

## VALLEY CREEK - PHASE II

1965-1975 COTTRELLE BLVD. BRAMPTON

**Application to Amend the Official Plan and Zoning By-Law (To permit the development of a stepped, seven (7) storey condominium apartment building with 72 residential units, two (2) townhouse blocks comprised of twelve (12) residential units per block for a total of twenty-four (24) stacked, residential townhouse units.) Jindal Developments Ltd. – GeForce Planners 1965-1975 Cottrelle Boulevard West of McVean Drive, south of Cottrelle Boulevard Ward: 6**





# Recommendation Report to Council

## March 8, 2021


- Recommendation by Planning Staff
- **THAT Official Plan Amendment and Zoning By-law amendment applications**  
*submitted by GeForce Planners on behalf of Jindal Developments Ltd., Ward: 6, Files C08E08.008 and Report Number: Planning, Bld & Ec Dev-2021-099, as revised, **be approved, on the basis that:***
- it does **represent good planning,**
- including that it is consistent with the Provincial Policy Statement,
- conforms to the Grown Plan for the Greater Golden Horseshoe,
- conforms to the Region of Peel Official Plan and the City's Official Plan
-



# Reasons set out in the recommendation report-Provincial Policy


- Positively support the provision of a full range of housing within the City.
- Promotes a development that is designed to be sustainable, to support public transit and to be oriented to pedestrians
- Promotion of a built form that (i) is well-designed and (ii) encourages a s
- Through a detailed review, it has been determined that, overall, the proposal is consistent with the Provincial Policy Statement. Sense of place
- The development represents the development of a more intense form of development that provides a housing type that is lacking within the City's overall home ownership.
- Promote densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit.
- Provides for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.



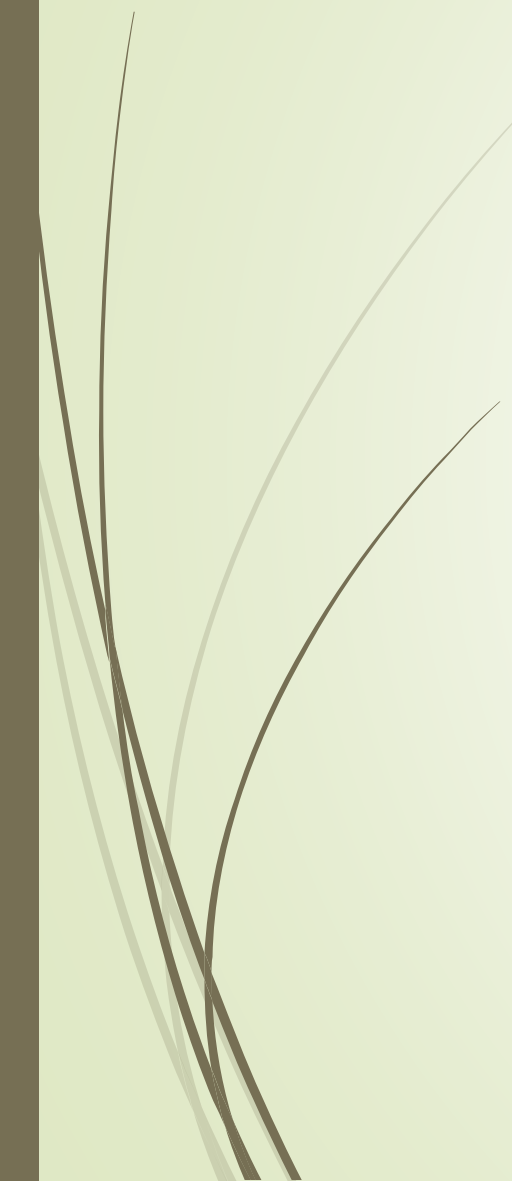


# Reasons set out in the recommendation report-Growth Plan for the Greater Golden Horseshoe

- Support the achievement of complete communities
- Support a range and mix of housing options, including additional residential units and affordable housing, to serve all sizes, incomes, and ages of households.
- The subject proposal includes 72 apartment units (including 1, 2, and 3 bedroom units) and 24 stacked townhouse units. Both of these housing types are severely underrepresented within the City of Brampton
- Represents infill development that will contribute positively to providing a mix of housing that serves a variety of household sizes, incomes and ages.
- The subject application contributes positively to the goal of creating complete communities by adding to the supply of housing of a neighbourhood that provides a generally limited range of housing options.



# Reasons set out in the recommendation report-Regional Official Plan

- The subject proposal represents an intensified form of development for this neighborhood, while providing an appropriate transition and scale as it relates to the surrounding single detached dwellings
  - Crime Prevention through Environmental Design (CPTED) Policies are applied to the design and will be refined at the Site Plan stage
  - The proposal is considered to maintain the objectives of and conform to the Policies of the Region of Peel Official Plan
- 



# Reasons set out in the recommendation report-City Official Plan/Secondary Plan

- The addition of these townhouse and apartment units within this development will provide opportunities to accommodate a new range of household types within the neighborhood. (Section 4.2.1.2 & Section 4.2.1.3 – Range of Housing)
- The proposed re-designation of the Phase II lands for “Cluster and High Density Residential” to facilitate the proposed development of an apartment building and stacked townhouses is considered to maintain the objectives of the Official Plan and its policies, specifically around housing provision.
- The proposed Official Plan and Zoning By-law amendments are considered to maintain the objectives of and conform to the Residential policies of the Official Plan.



# Reasons set out in the recommendation report-Urban Design

- Design based not only on the new concept for the property, but also **feedback received** from the surrounding neighborhood at the public meeting, the **City's Urban Design Review Panel**, and comments received from **Urban Design Staff**
- The objectives and principles adhered to realizing key objectives of a number of City of Brampton policies including:
  - • Bram East Secondary Plan (Area 41);
  - • The City of Brampton's Development Design Guidelines;
  - • The Flower City Strategy;
  - • The Gateway Beautification Program;
  - • The Pathways Master Plan; and • The Street Corridor Master Plan.



# Recommendation Report

*(The future of housing is about more than just housing.)*


➤ **This application help to fill the “missing middle” of housing in Brampton.**

➤ **BRAMPTON**

## **Total ownership housing stock in the City**

- 63% were single detached, (2021) 19% semis,
- 13% towns, and just
- 5% apartments.
- 92.2% of the owned housing units are single or semi-detached dwellings.





# Recommendation Report-Sustainability Score

- The Project scores **69 POINTS**
  - **It meets the silver threshold of sustainability** defined by the City.
- 



# Recommendation Report-Residents Concerns

- Crime –Recommendations made to mitigate crime through a CEPTD STUDY AND ANALYSIS
- Traffic- Mitigated with the Traffic Study and turning lane
- Privacy- Mitigated through a 1.8m wall, step backs and relocation of balconies
- Adequacies of Parks and Schools- Confirmed capacity in schools
- Property Values- Not a planning criteria
- Shadow- Study concludes minimal shadow
- Noise- Noise study concluded



# Refusal of Application

## ➤ WHY

- 1200 signatories to a petition to deny- *Most signs were of residents outside the neighborhood and had nothing to do with this project*
- 20 Delegated- *Show of force*

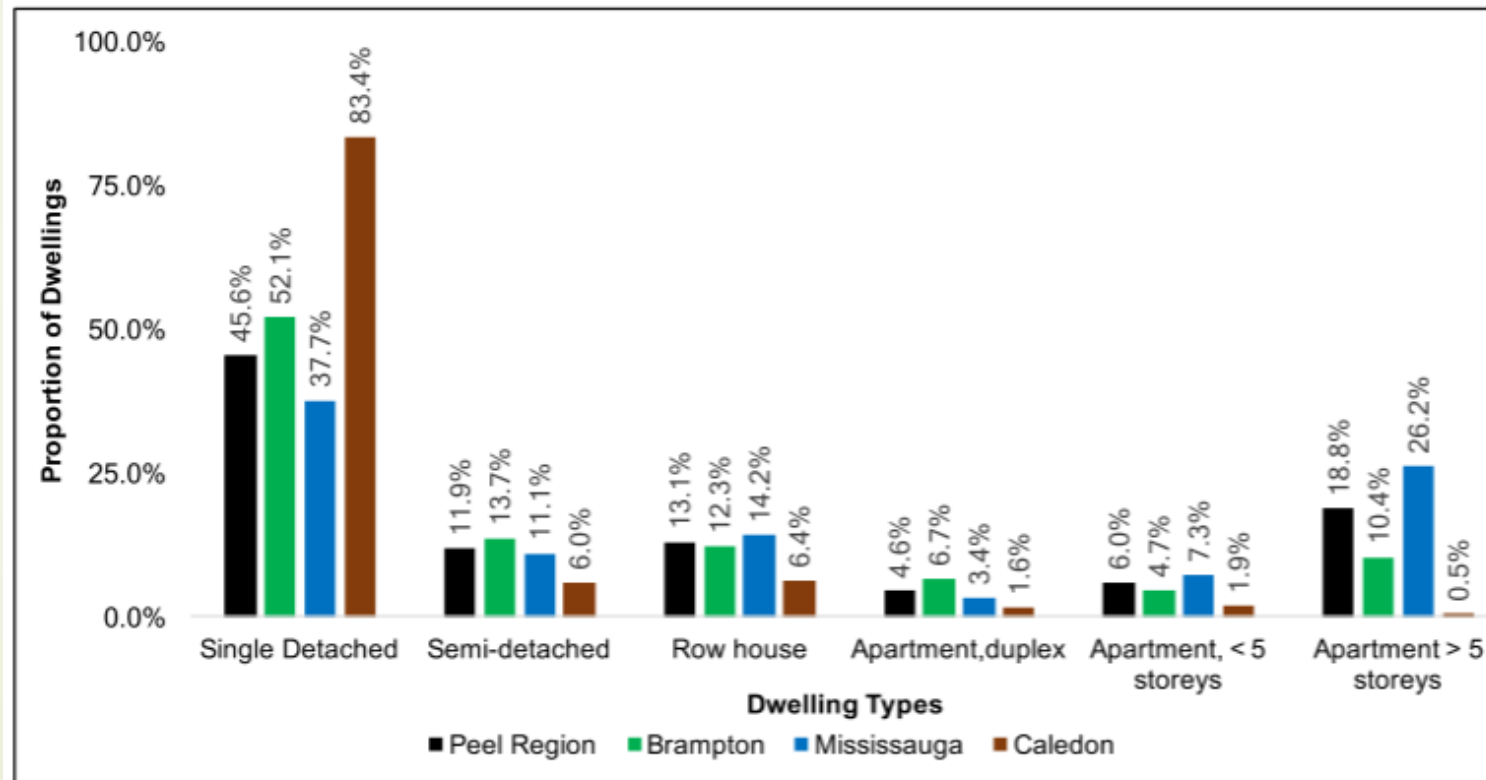
*Question is*

*Does the Neighborhood demands come first or should we look towards a better Brampton*

*The Provincial and Regional Policies actually provide for change despite local resistance*


# Why Change- Closing the Gap

**Figure 28:** Housing Supply by Dwelling Type: Peel Region and Local Municipalities; 2016



Source: Statistics Canada Community Profiles 2016





Dwelling characteristics			
	BRAMPTON	MISSISSAUGA	DIFFERENCE
<u>Total - Occupied private dwellings by structural type of dwelling - 100% data</u> <u>Census data footnote5</u>	168,010	240,910	143.39%
Single-detached house	87,550	90,780	103.69%
Apartment in a building that has five or more storeys	17,535	63,130	360.02%
<u>Other attached dwelling</u> <u>Census data footnote6</u>	62,905	86,670	137.78%
Semi-detached house	23,035	26,730	116.04%
Row house	20,670	34,115	165.05%
Apartment or flat in a duplex	11,235	8,120	72.27%
Apartment in a building that has fewer than five storeys	7,945	17,630	221.90%
Other single-attached house	20	80	400.00%

*Figure 4 Dwelling Characteristics of two cities*



# Why Change

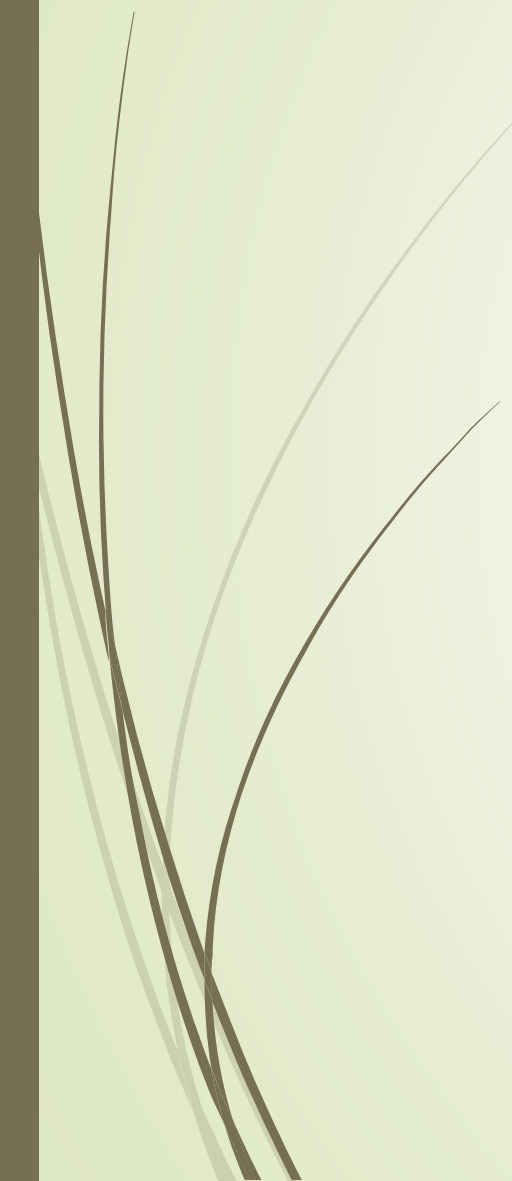


- City of Brampton has an average population density of 2228 persons/sq. km. This density is lower than the City of Mississauga which has a density of 2468 persons/sq. km. The area under Brampton is 266 KM<sup>2</sup> with a 2016 population figure of 593,638 people, while that of the City of Mississauga is 293 KM<sup>2</sup> with a 2016 population of 721,599 people. The percentage change between 2011 and 2016 was 13.3% for Brampton and 1.1% for the City of Mississauga. This indicates that the City of Mississauga is built out, while the City of Brampton is still continuing to construct on Greenfields which it still has in plenty. Unfortunately, Brampton has still not geared itself fully for making optimum use of land as seen below.
- While comparing Dwelling types we notice that the City of Mississauga has 63,130 apartments in a building that has five or more stories which is 360% higher than Brampton. By comparison, the City of Brampton has nearly the same amount (3.7% lower) of the number of single detached dwellings than the City of Mississauga, despite having an area less than Mississauga and a population far lower than that City. Vast expanses of single detached dwelling subdivisions are seen everywhere that have contributed to underutilization of resources and infrastructure.



Are these types of Development being approved elsewhere in the City

➡ YES

- ➡ This project has taken 4 years to come to a point where the Region and the City Staff have shown confidence that it meets there policy objectives.
  - ➡ WE are requesting that COUNCIL reconsider in light of their recommendation.
- 



THANK YOU