

Appendix 6 - Summary and Response to Public Comments

Below is a summary of the comments received at the March 2019 open house meeting, through the on-line presentation in July to August 2020, at the statutory public meeting and through the duration of the Study with respect to the undeveloped lands.

General Correspondence

The following is a summary of the comments that were submitted through the duration of the Study. A response is provided below each comment.

- When did staff receive direction to proceed with the Toronto Gore Density Policy Review Study?

The Council direction to proceed with the Toronto Gore Density Policy Review goes back to December 2012 (Introduction to the City of Brampton Official Plan Review), where staff identified that the Official Plan review presents the opportunity for the City to review the potential for permitting urban residential densities on full municipal services in the Toronto Gore that are compatible with the existing estate residential community. There were three (3) open houses held in May 2013 to consult with the public on what aspects of the Official Plan need to be reviewed. In October 2013, staff reported to Council with a proposed scope of work for the Official Plan Review. The Toronto Gore Density Policy Review was identified as a “Ward-Specific” focus area of the Official Plan Review. In May 2014, staff reported to Council with a work plan for the Official Plan Review, including a work plan for the Toronto Gore Density Policy Review Study. This report also stated that a consultant would be retained to complete the Toronto Gore Density Policy Review Study. SGL Planning and Design Inc. was retained by the City in 2016 to undertake the Study.

- The undeveloped land needs to fit in with the character of the estate lots

The policy directives in settlement areas and designated greenfield areas are to achieve intensified, compact form and a mix of land uses in appropriate areas that efficiently use land, services, infrastructure and public finances, while taking into account the characteristics of existing communities. Based on the analysis provided in both SGL’s report and within this report, the undeveloped lands in Toronto Gore are an appropriate area to permit more density and housing choices than what is currently permitted by the “Estate Residential” designation. The proposed Official Plan amendment includes a policy that there shall be a gradual and sensitive transition in density provided between the established estate residential area and the future Secondary Plan area. It is through the preparation of the Secondary Plan where a more detailed analysis will be undertaken and where specific policies will be formulated to ensure that the land uses on the undeveloped lands are compatible with the surrounding estate residential community.

- If Brampton wants more intensification then add a dead-end off Ryckman Lane.

The proposed Official Plan Amendment includes the requirement to prepare a Secondary Plan for the undeveloped lands and that the future Secondary Plan shall include the following policies:

- a) That no vehicular connections between the adjacent established Estate Residential Area and the Gore Meadows Secondary Plan area shall be provided; and
 - b) That the extension of Ryckman Lane shall be prohibited.
- The possible extension of Ryckman Lane into the undeveloped lands was only contemplated under the 'Estate Residential' designation in the Official Plan. Not for any other designation.

As noted above, the proposed Official Plan Amendment includes a policy to prohibit the extension of Ryckman Lane.

- There are significant floodplain areas within the undeveloped lands. Has the Toronto and Region Conservation Authority provided any comments on the Study?

Yes, the Toronto and Region Conservation Authority (TRCA) have provided comments on the Study. In summary, TRCA's regulated areas within the undeveloped lands would be confirmed through studies and field verification and may include additional regulated areas than what is conceptually shown on Brampton's Official Plan schedules. A Master Environmental Servicing Plan will be required to evaluate the features/hazards as part of a Secondary Planning process for the undeveloped lands. A copy of TRCA's comments can be found in Appendix 8.

- Full studies, especially a transportation impact analysis and environmental impact assessment regarding the TRCA flood plain maps shall be completed in advance of the Official Plan Amendment to determine whether the recommendations to redesignate the land to "Residential" are even feasible.

In areas that are designated for residential purposes within the City's "Designated Greenfield Areas", the Official Plan requires that the lands shall not be developed for such purposes until a Secondary Plan and associated studies have been formulated. Since the undeveloped lands are located in a "Designated Greenfield Area", a Secondary Plan and associated technical studies are required regardless if the lands are developed for estate residential purposes or for other types of residential uses.

The Official Plan amendment proposes to add a policy to the Residential section of the Official Plan to specify that the undeveloped lands are to be comprehensively planned as part of a future Secondary Plan.

As described in SGL's Report (Appendix 3) there are local services, public service facilities and infrastructure that either exist or are planned for to support the development of urban densities on the undeveloped lands. SGL's report includes a high-level review of what the development of urban densities on the undeveloped lands will have on the transportation network and servicing infrastructure, and the adequacy of parks and open space areas. More detailed background component studies will be prepared as part of the Secondary Plan process for the undeveloped lands, such as subwatershed management, transportation, open space and recreation, urban design and streetscape, heritage, servicing, financial and phasing, community services, and residential and housing allocation.

- Please create some policy that addresses connectivity to the Gore Meadows Community Centre while protecting the TRCA floodplain.

The proposed Official Plan Amendment includes the requirement to prepare a Secondary Plan for the undeveloped lands and that the future Secondary Plan shall include the following policy:

- a) That pedestrian and cyclist linkages between the Natural Heritage System and Gore Meadows Community Centre shall be provided where it has been demonstrated that the functions of the Natural Heritage System will not be adversely impacted.
- Will a topographical survey be required to properly plan a community based on the topography of the area?

Yes, the limits of the natural heritage features on the undeveloped lands will be confirmed through studies and field verification as part of the future Secondary Plan process.

Open House Meeting Comments

SGL's Report includes a summary of the open house comments (refer to Appendix 3 - Parts E and G). In addition to the open house comments summarized in SGL's Report, below is a summary of the comments that were received at the open house meeting on March 19, 2019 and received through the on-line presentation that was available for the public to view between July-August 2020.

Issue – Road Access and Ryckman Lane

- Ryckman Lane shall remain a closed street that does not extend into the undeveloped area.
- Support for the inclusion of policy language that will prohibit vehicular connections between the adjacent established "Estate Residential Areas" and the Secondary Plan lands.

Response

The proposed Official Plan Amendment includes the requirement to prepare a Secondary Plan for the undeveloped lands and that the future Secondary Plan shall include the following policies:

- a) That no vehicular connections between the adjacent established Estate Residential Area and the Gore Meadows Secondary Plan area shall be provided; and
- b) That the extension of Ryckman Lane shall be prohibited.

Issue – Privacy and Separation

- Can a buffer be established on the south side of Ryckman Lane between the existing homes and the undeveloped area to reduce noise and pollution?
- There should be an open space buffer between the undeveloped lands and the existing estate residential properties.
- Will there be adequate separation between the existing homes and the new homes to be built?
- The privacy of the existing properties abutting the undeveloped lands shall be protected.

Response

Staff is recommending that a gradual and sensitive transition in density be provided between the established estate residential area and the future Secondary Plan area as part of the proposed Official Plan amendment. It is through the preparation of the Secondary Plan where a more detailed analysis will be undertaken and where specific policies will be formulated to address the transition and compatibility of land uses between the established community and the new community.

The range and distribution of land uses (i.e. residential, parks, open space, natural heritage system, roads) on the undeveloped lands will be determined through the Secondary Plan process and will involve consultation with the community.

Issue - Density

- Support for the addition of policy language that would direct development of the undeveloped lands within the Toronto Gore to only permit densities which are the same as or similar to the existing densities of the “Estate Residential Areas”;
- Preference is to have the undeveloped area remain as estate residential;
- Lot sizes in the undeveloped lands should be for executive single detached homes especially adjoining the estate lots south of Ryckman Lane and adjoining the estate lots west of Ryckman Lane;
- Would like to see an overall density of 30 -50 units per hectare for the undeveloped lands; and
- Is there any affordable housing proposed?

Response

The findings and conclusions of SGL's report are that estate residential housing will continue to have a limited role in fulfilling future housing demand in Brampton. Given the provincial policy directives to efficiently use land, infrastructure and public services, it is recommended that the undeveloped lands in the southern quadrant of Toronto Gore be redesignated from "Estate Residential" to "Residential" in the Official Plan to provide a range and mix of housing options.

As noted above, the proposed Official Plan Amendment requires that a Secondary Plan be prepared for the undeveloped lands to establish the goals and objectives for this new community. This will include the formulation of land use policies pertaining to density, built form, appropriate transition between the established estate residential community and the undeveloped lands, road and pedestrian connections, parks and open space, the natural heritage system, cultural heritage, urban design and servicing.

In accordance with the Official Plan, the City shall, for new secondary plan areas or portions thereof as identified on Schedule "G", specify the overall residential density and housing mix targets in the applicable Secondary Plan. New secondary plan areas within the Designated Greenfield Area are to achieve a density of 51 persons and jobs per hectare over its Designated Greenfield Area by 2031, in accordance with the Growth Plan policies for measuring density. It is through the preparation of the Secondary Plan where the overall mix of housing, including the forms and density of residential dwellings will be determined.

The proposed Official Plan Amendment includes the requirement to prepare a Secondary Plan (Gore Meadows) for the undeveloped lands and that the future Secondary Plan shall include the following policy:

- a) To provide a diverse range and mix of housing options, including affordable housing.

Issue – Open Space

- Why is more residential density being proposed instead of providing more green space/ parks for the environment?
- The vacant lands should be saved as green belt or used as park. We certainly do not need more houses in this area to increase more population and traffic.
- There is a lot of open space in the study area. Difficult to determine what is currently being used as a recreational uses and what will be developed for future municipal recreational uses.

Response

The undeveloped lands are located within the City's "Designated Greenfield Area" where it is expected that growth and development will occur to meet provincial growth targets and to create complete communities. Leaving the entirety of the undeveloped lands as open space does not conform with provincial, regional and municipal policies and regulations.

Some of the undeveloped lands are designated “Valleyland/Watercourse Corridor”, “Woodland” and “City Wide Park” in the Official Plan. The “City-Wide Park” designation applies to the lands that are located on the north side of Castlemore Road between McVean Drive and the West Humber River. This area forms part of the Gore Meadows Community Park and is intended to be used for passive recreation uses. The proposed Official Plan amendment is not deleting the “Valleyland/Watercourse Corridor”, “Woodland” and “City Wide Park” Official Plan designations that apply to a portion of the undeveloped lands. A Master Environmental Servicing Plan will be prepared as part of the Secondary Plan process that will develop recommendations with respect to the protection and management of the natural heritage features located on the undeveloped lands.

A field review of existing parkland, open space and recreation facilities was conducted by SGL as part of the Toronto Gore Density Policy Review Study (refer to Appendix 3). The amount and location of open space and parkland will be determined through the preparation of the Secondary Plan for the undeveloped lands.

Issue – Transportation and Servicing

- The Study notes that services would have to be brought into the new areas without any mention of sewer service for the existing areas.
- There is not a proper transportation network to handle any more housing.

Response

The existing estate residential properties in Toronto Gore are not serviced by municipal wastewater services. Each estate residential property is serviced by private sanitary services. Currently, there are no plans to extend wastewater services to the existing privately serviced lots in Toronto Gore.

The Region of Peel has indicated that the undeveloped lands can be serviced through the existing trunk sewers on McVean Drive and The Gore Road without resulting in capacity constraints. Extension of local sanitary sewers into the undeveloped lands will be required along with the construction of a new pumping station to discharge flows to the nearest trunk sewer. The details of required servicing upgrades of the facilities or the existing infrastructure will need to be confirmed through the necessary technical studies as part of a future Secondary Plan process.

Water supply to the undeveloped lands will be provided from the Airport and Tullamore Pumping Stations, and the details of required servicing upgrades of the facilities or the existing infrastructure will need to be confirmed through the necessary technical studies as part of a future Secondary Plan process.

Costs associated with the extension of local services to accommodate residential development on the undeveloped lands will be borne by the developers.

The transportation analysis contained within SGL’s report indicates that the existing transportation network is feasible to accommodate future demand in the area, including the potential future development of the undeveloped lands in the Toronto Gore Community for increased densities. Any required improvements to the road network to

accommodate growth will be determined through more detailed technical studies as part of the future Secondary Plan process.

Other Issues

- Will the property value of the existing estate residential house be impacted?
- Brampton is only building houses no businesses. Economic growth needs more business not cookie cutter houses.
- Would like to see linear roads and cul-de-sacs on the undeveloped lands to encourage community involvement

Response

The concern that estate residential housing values will depreciate because of the proposed Official Plan amendment to change the designation from “Estate Residential” to “Residential” is difficult to prove. A change in property value is not a planning consideration that can be evaluated pursuant to the requirements of the *Planning Act*.

The undeveloped lands are currently designated for estate residential purposes in the Official Plan, which does not permit any complementary uses. This Official Plan amendment proposes to change the designation from “Estate Residential” to “Residential”. The “Residential” designation allows complementary uses such as schools, libraries, parks, community and recreation centres, health centres, day care centres, local retail centre, neighbourhood retail, convenience retail, or highway and service commercial uses, subject to specific Secondary Plan policies and designations. Through the Secondary Plan process, the type and location of complementary uses will be determined for the undeveloped lands.

The urban design objectives and policies for the undeveloped lands will also be determined through the Secondary Plan process.

Virtual Statutory Public Meeting Correspondence Comments

There were no members of the public in attendance at the virtual statutory public meeting held on April 12, 2021. There were six (6) pieces of correspondence that were submitted with respect to the proposed Official Plan Amendment that was presented at the statutory public meeting. Below is a summary of the correspondence that was submitted:

- Ryckman Lane shall remain a dead end street.
- For the sake of those people that live at the end of Ryckman Lane, a small buffer zone should be provided. This could be a small park or a borderland band of slightly lesser housing density.
- The undeveloped lands shall be developed for low density uses, which would reflect the current estate residential neighborhood.
- Support of the redesignation of the undeveloped lands from “Estate Residential” to “Residential”;
- It is logical and fair that the density on the undeveloped lands be updated;
- It is those that cannot afford large lot/houses that can best benefit from having libraries and community centres within walking distance; and

- Increased densities will result in a neighbourhood that is better serviced, more accessible and more affordable to a greater number of people.

Below is a response to the comments received:

Ryckman Lane and Sensitive Transition

The proposed Official Plan Amendment includes the requirement to prepare a Secondary Plan for the undeveloped lands and that the future Secondary Plan shall include the following policies:

- a) To provide a gradual and sensitive transition in density between the adjacent established estate residential area and the Gore Meadows Secondary Plan area;
- b) That no vehicular connections between the adjacent established Estate Residential Area and the Gore Meadows Secondary Plan area shall be provided; and
- c) That the extension of Ryckman Lane shall be prohibited.

Low Density Uses on Undeveloped Lands

There is clear policy direction to move away from estate residential housing development within settlement areas as this type of housing does not contribute to the development of compact built form and does not make efficient use of infrastructure and public service facilities. The undeveloped lands are located within a “Designated Greenfield Area” where new communities are to provide a diverse range of land uses and create an urban form that supports walking, cycling and transit. New communities are to be well designed to meet people’s needs for daily living throughout an entire lifetime and to provide a full range of housing to accommodate a range of incomes and household sizes.

The proposed Official Plan amendment requires that a Secondary Plan be prepared for the undeveloped lands to establish the goals and objectives for this new community. This will include the formulation of land use policies pertaining to density, built form, appropriate transition between the established estate residential community and the undeveloped lands, road and pedestrian connections, parks and open space, the natural heritage system, cultural heritage, urban design and servicing. Through the preparation of the Secondary Plan, there will be opportunities for members of the public to participate and to provide comments.

Support of Redesignation of Undeveloped Lands from “Estate Residential” to “Residential”

For the reasons set out in this report, staff recommend that the Official Plan be amended to redesignate the undeveloped lands in Toronto Gore from “Estate Residential” to “Residential”.