

RESULTS OF PUBLIC MEETING AND CORRESPONDENCE RECEIVED

Planning and Development Committee
Regular Meeting – October 5, 2020
City File Number – OZS-2020-0012

Members Present

Regional Councillor M. Medeiros - Wards 3 and 4
Regional Councillor P. Fortini - Wards 7 and 8
Regional Councillor R. Santos - Wards 1 and 5
Regional Councillor P. Vicente - Wards 1 and 5
Regional Councillor M. Palleschi - Wards 2 and 6
Regional Councillor G. Dhillon - Wards 9 and 10
City Councillor D. Whillans - Wards 2 and 6
City Councillor J. Bowman - Wards 3 and 4
City Councillor C. Williams - Wards 7 and 8
City Councillor H. Singh - Wards 9 and 10

Staff Present

Chief Administrative Officer, D. Barrick
R. Forward, Commissioner, Planning, Building and Economic Development
A. Parsons, Director, Planning, Building and Economic Development
R. Conard, Director, Building, and Chief Building Official
B. Bjerke, Director, Policy Planning
J. Humble, Manager, Land Use Planning
S. Ganesh, Manager, Development Services
E. Corazzola, Manager, Zoning and Sign By-law Services
J. Avbar, Manager, Enforcement and Property Standards
M. Michniak, Development Planner
H. Katyal, Development Planner
T. Sidhu, Development Planner
C. LaRota, Policy Planner
P. Fay, City Clerk
C. Gravlev, Deputy City Clerk
S. Danton, Legislative Coordinator

Members of the Public

None

At the meeting of the Planning and Development Committee held on October 5, 2020 this application was item 5.1 on the meeting agenda.

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

Following the presentation there were no questions or pre-registered delegations.

The following is a summary of the concerns raised by area residents prior to the Statutory Public Meeting.

Issue:

The proposed development will result in traffic congestion.

Response:

While it is anticipated that the proposed development will generate vehicular trips, the Traffic Impact Study submitted with this application found that traffic impacts from this development are minimal and intersections will operate at acceptable levels.¹

Staff have reviewed the Traffic Impact Study and concluded that it addresses the potential for traffic related issues for the proposed development.

Issue:

The proposed development will negatively impact the provision of services such as schools, water supply, sanitary sewers, stormwater management, and utilities.

Response:

This application was accompanied with a Functional Servicing Report which demonstrated how the proposed development can be serviced. The report found that “the site will be serviced by the existing services located on Ebenezer Road.”²

1. Candevcon Limited, Traffic Impact Study: Your Home Development Corporation Proposed Infill Residential Development 4316 Ebenezer Road City of Brampton (Brampton, 2020), 27-28.

2. Candevcon Limited, Functional Servicing Report: Your Home Developments (Ebenezer) Inc Proposed Residential Condominium 4316 Ebenezer Road (Brampton, 2020), 12.

Staff have reviewed the Functional Service Report and concluded that it addresses the potential for service related issues for the proposed development.

This proposal was circulated to the local school boards for comment. None of the boards identified any capacity issues in their responses. The full comments are available in Appendix 12 – Results of Application Circulation.

This proposal was circulated to the local utility providers for comment. None of the utilities identified any capacity issues in their responses. The full comments are available in Appendix 12 – Results of Application Circulation.

Issue:

This area does not contain enough open space for residents and this site would be better suited as a park.

Response:

The Bram East Secondary Plan was developed to specify the desired pattern of land uses within the plan area. This plan includes a system of open space including valleyland, woodlots, and parks to serve the community. This proposal will add to that space by designating land within The Gore Road Tributary as “Open Space” and “Valleyland” in the Official Plan and Secondary Plan respectively. Furthermore, the proposed development will include an outdoor amenity area for future residents.

CORRESPONDENCE RECIEIVED

From: tamayah edwards _____
Sent: 2020/10/05 7:14 PM
To: City Clerks Office <City.ClerksOffice@brampton.ca>
Subject: [EXTERNAL]PROPOSED TOWNHOMES CONCERN

Hi my name is Tamayah Edwards my question pertains to the proposed 78 stacked townhomes for 4316 Ebenezer Rd . I am concern that this development is a part of an increasing trend in the area to fill up any empty landscape with homes. For example, the City Pointe development on Gore Rd and Ebenezer Rd. The space on 4316 Ebenezer Rd space is much better used as a plaza or a park not another set of homes as their is already too many and not enough schools to in fact match the growing population. Not too mention the space that used to be Riverstone Gym is just empty and nothing is being used of it to in fact benefit the area. The last thing needed is additional homes.

Sincerely,

Tamayah
Sent from [Mail](#) for Windows 10

Michniak, Mark

From: Joti Jaswal
Sent: 2020/09/15 9:04 PM
To: Michniak, Mark
Subject: [EXTERNAL]ward #8 development

Dear Mark Michniak,

I want to express my opposition to the 78 townhouses being built in ward #8. The additional townhouses would only increase the congestion on the already very busy roads. Also, there are already many houses being built on Gore Road and Queen ST E. Another well-known fact is that there are multiple families living in each house which would make this part of Brampton even more overpopulated. I feel like something better could be made in this location like a park.

Regards,

Joti

Michniak, Mark

From: Lilly Jas
Sent: 2020/09/15 10:33 PM
To: Michniak, Mark
Subject: [EXTERNAL]Opposition to development proposal

Dear Mark Michniak,

I am sending this email to express my intense opposition to the application. I live right next to the area being considered and can very confidently say the roads are already congested, hospitals are filled and there is no more room for an additional 78 townhouses. Instead, it would be incredible if a park were to be built in that location as most of the children that live on my street are always playing on the road which is quite dangerous. The nearest park is 10mins away and requires the crossing of many busy roads. Please don't build the townhouses. There are already many new homes being made in the area and many families live in each home. A suggestion would be to invest that money into building hospitals, as everyone is struggling during these times and there is a lack of.

Sincerely,

Leana Jaswal

Michniak, Mark

From: Madanjit Jaswal
Sent: 2020/09/15 8:53 PM
To: Michniak, Mark
Subject: [EXTERNAL]Commentary on development proposal

Dear Mark Michniak,

I am sending this email to express my intense opposition to the application. I live right next to the area being considered and can very confidently say the roads are already congested, hospitals are filled and there is no more room for an additional 78 townhouses. Instead, it would be incredible if a park were to be built in that location as most of the children that live on my street are always playing on the road which is quite dangerous. The nearest park is 10mins away and requires the crossing of many busy roads. Please don't build the townhouses there are already many new homes being made in the area and many families live in each home.

Sincerely,

Madanjit Jaswal

Michniak, Mark

From: Ivan KRALOVIC
Sent: 2020/10/03 3:39 PM
To: Michniak, Mark
Subject: [EXTERNAL]Virtual Public Meeting Process - Comment

From: Ivan Kralovic
Brampton, ON
Attn: Mark Michniak

Re: Comment
Virtual Public Meeting Process
Official Plan Amendment, Zoning By-Law Amendment, and Draft Plan of Subdivision
Your Home Developments (Ebenezer) Inc. - Candevcon East Limited
4316 Ebenezer Road
Ward: 8
Files: OZS-2020-0012

Dear Mr. Mark Michniank,

I have received a letter regarding the above mentioned addition of new houses in our area. I and my whole family of four are strictly against building these houses. There are currently so many new subdivisions under construction around (The Gore Road & Hwy7, The Gore Road & Fogal Road & Hwy50, etc.) that the concentration of habitants in this area is already extremely high. This means too much stress on infrastructure (high volume of traffic resulting in car accidents, stress on water supply, sewers as well as hydro and telecommunication grid resulting in lower quality of services at consistently rising prices, etc.). Overcrowded streets result in increased noise and parking problems causing tension between residents as well as high criminality and easier spread of diseases and viruses. Our lives are busy and we do not have time to express our opinions to be heard I'm sure if all residents would have expressed their opinions, building of this subdivision would have been already rejected. What we need in our area is more parks, playgrounds for kids and parking lots for visitors. And not more houses!

Regards,

Ivan Kralovic
and family