

**RESULTS OF PUBLIC MEETING AND CORRESPONDENCE RECEIVED**

Planning and Development Committee  
Regular Meeting –July 6, 2020  
City File Number – OZS-2019-0012

**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  
E. Corazzola, Manager, Zoning and Sign By-law Services  
C. Crozier, Manager, Development Planning  
D. VanderBerg, Manager, Development Planning  
M. Gervais, Policy Planner  
N. Mahmood, Policy Planner  
M. Michniak, Development Planner  
S. Dykstra, Development Planner  
N. Jagtiani, Development Planner  
S. Swinfield, Development Planner  
A. Wilson-Peebles, Legal Counsel  
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 July 6, 2020 this application was item 5.5 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 from staff there were questions of staff from the committee. There were no questions or pre-registered delegations from members of the public.

The following is a summary of the concerns raised at the meeting and through written correspondence.

Issue:

Is the proposed density appropriate for this neighbourhood?

Response:

The Countryside Villages community was planned to accommodate a minimum of 50 persons and jobs per hectare in accordance with the Growth Plan density targets. Staff have reviewed the proposal and found that the proposed density is consistent with the densities set out on in the Countryside Villages Secondary Plan and Block Plan. The majority of the area is designated low density with medium density located along Inspire Boulevard and mixed use areas at the intersection of Inspire Boulevard and Torbram Road.

Issue:

Is the location of the stormwater management pond (Block 536) appropriate?

Response:

The location of the stormwater management pond was determined through the creation of the Block Plan for Sub Area 48-2 of the Countryside Villages Secondary Plan. Staff have reviewed the proposal and found that it is consistent with the Block Plan.

Issue:

Does the proposal support active transportation, transit, and pedestrian connectivity?

Response:

Staff have reviewed this proposal and found that it results in the creation of a community that supports active transportation, transit, and pedestrian connectivity. In particular, Inspire Boulevard, which is an east-west collector road, has been designed to facilitate movement throughout the subject property, the rest of the Countryside Villages community, and the adjacent communities. The road ties together a variety of destination points including school site, parks, valleyland, and mixed use with the residential areas of the neighbourhood.

Issue:

Does the proposal contain an appropriate mix of uses?

Response:

The subject area is designated "Residential" in the Official Plan which permits residential uses in various built forms with complementary uses which may include commercial, institutional and public uses. The Secondary Plan further refines these uses by designating areas for retail, schools, mixed-use, and parks. Staff have reviewed the proposal and found that the proposed uses are consistent with the designations in the Official Plan and Secondary Plan.

Issue:

Is the non-participating parcel located on Mayfield Road east of Torbram Road incorporated into the proposed development?

Response:

The Block Plan for Sub Area 48-2 of the Countryside Villages Secondary Plan designates the non-participating parcel located on Mayfield Drive east of Torbram Road for low density residential development. Staff have reviewed the proposed draft plan of subdivision and have found that it is consistent with the Block Plan in that it will permit the planned development.

**CORRESPONDENCE RECIEIVED**

**Danton, Shauna**

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**To:** City Clerks Office; Fay, Peter; Gravlev, Charlotte  
**Subject:** RE: [EXTERNAL]RE-ZONING- PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT- OZS-2019-0013 - 0 MAYFIELD ROAD

**From:** KASH AUJLA < >  
**Sent:** 2020/07/06 2:54 PM  
**To:** City Clerks Office <[City.ClerksOffice@brampton.ca](mailto:City.ClerksOffice@brampton.ca)>; Singh, Harkirat - Councillor <[Harkirat.Singh@brampton.ca](mailto:Harkirat.Singh@brampton.ca)>; Dhillon, Gurpreet - Councillor <[Gurpreet.Dhillon@brampton.ca](mailto:Gurpreet.Dhillon@brampton.ca)>  
**Subject:** [EXTERNAL]RE-ZONING- PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT- OZS-2019-0013 - 0 MAYFIELD ROAD

*Dear Mr. Peter Faye,*

*I am (2452190 Ontario Inc.) the owner of 1.3 acre lot PIN:142220223 and Roll Number:211007000917910 (CHINGUACOUSY CON 6 EHS PT LOT 17 RP 43R18218 PART 1 PT PART 2) 0 Mayfield Rd. located in Brampton.*

*I see that the DG Group has a proposed subdivision on their land adjacent to my property on Mayfield Road for tonight's public meeting. Their proposed subdivision shows future single detached dwelling on my property. I wanted to advise the Planning Committee and the DG Group that we do not intend to develop my property as single detached dwelling. Instead, we intend to seek an amendment to the City's Official Plan and Zoning By-law for either mixed-use residential or mid-rise residential building.*

*We would like our neighbouring developer DG Group to reflect our desired intended use on my property and adjust their subdivision accordingly. In addition, we would like to access to the future public road that is directly adjacent to our land where we can develop our land without relying upon taking additional land from the DG Group.*

*Thanks kindly.*

**KASH AUJLA**

Confidentiality Warning: This message and any attachments are intended only for the use of the intended recipient(s), are confidential, and may be privileged. If you are not the intended recipient, you are hereby notified that any review, retransmission, conversion to hard copy, copying, circulation or other use of this message and any attachments is strictly prohibited. If you are not the intended recipient, please notify the sender immediately by return e-mail, and delete this message and any attachments from your system. Not intended to solicit persons already under contract. Thank you.

**Danton, Shauna**

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**To:** City Clerks Office  
**Subject:** RE: [EXTERNAL]Country Trails Plaza Owned by Harbour View Investments Limited - Concerns with Municipal File Nos.: OZS-2019-0013 & 21T-19020B

**From:** Mark Crowe <>  
**Sent:** 2020/07/06 2:17 PM  
**To:** Michniak, Mark <[Mark.Michniak@brampton.ca](mailto:Mark.Michniak@brampton.ca)>  
**Cc:** 'Gilbert Boland' <[gilbert.boland@rogers.com](mailto:gilbert.boland@rogers.com)>  
**Subject:** [EXTERNAL]Country Trails Plaza Owned by Harbour View Investments Limited - Concerns with Municipal File Nos.: OZS-2019-0013 & 21T-19020B

July 6<sup>th</sup>, 2020

Mr. Mark Michniak  
Development Planner  
Planning and Development Services  
2 Wellington Street West, 3<sup>rd</sup> Floor  
Brampton, ON L6Y 4R2

Dear Mr. Michniak:

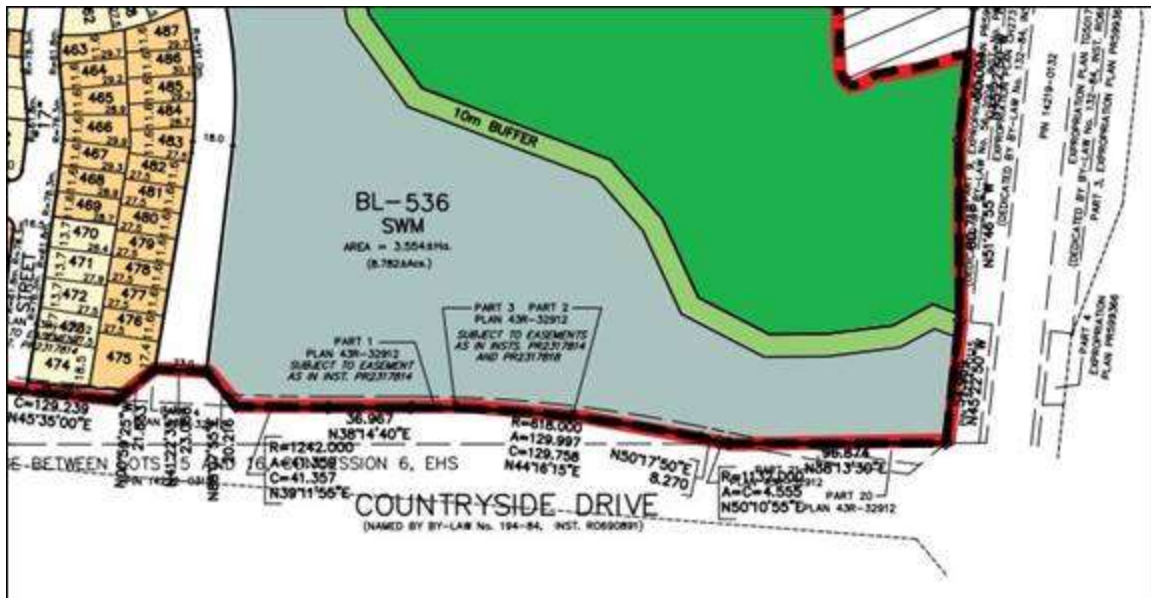
**Re: Harbour View Investments Limited (“Harbourview”) Comments  
Zoning By-law Amendment and Draft Plan of Subdivision  
5603 Mayfield Road, 11825 Torbram Road, 0 Torbram Road and  
2 Unassigned Parcels (the “Subject Lands”)  
Municipal File Nos.: OZS-2019-0013 & 21T-19020B (the “Applications”)**

Harbourview has a strong interest in the Applications due to their impact on the public realm and connectivity at the Intersection.

The *Planning Act* requires Council to have regard to conformity between the Plan of Subdivision with its surroundings, and among other things, to the effect of the subdivision on the overall character of the area.

As depicted on the next page, the Applications propose a 3.55 hectare Stormwater Management Pond (the “Pond”) immediately at the Intersection. At 3.55 hectares, the Pond is by far the largest in the proposed development and has considerable frontage on Countryside Drive. The Applications will not conform with their surroundings, since the location of the Pond will result in a sterile public realm along Countryside Drive in contrast to the urbanized condition immediately to the south.

The Pond location also results in a lack of connectivity in the area around the intersection. Though the Pond will have a gravel trail around it for maintenance purposes, it is not clear that the trail would effectively and appropriately connect the proposed development to its surrounding context. Furthermore, it is not clear that a gravel trail around a Pond distant from “eyes on the street” would be accessible to and safe for all members of the community.



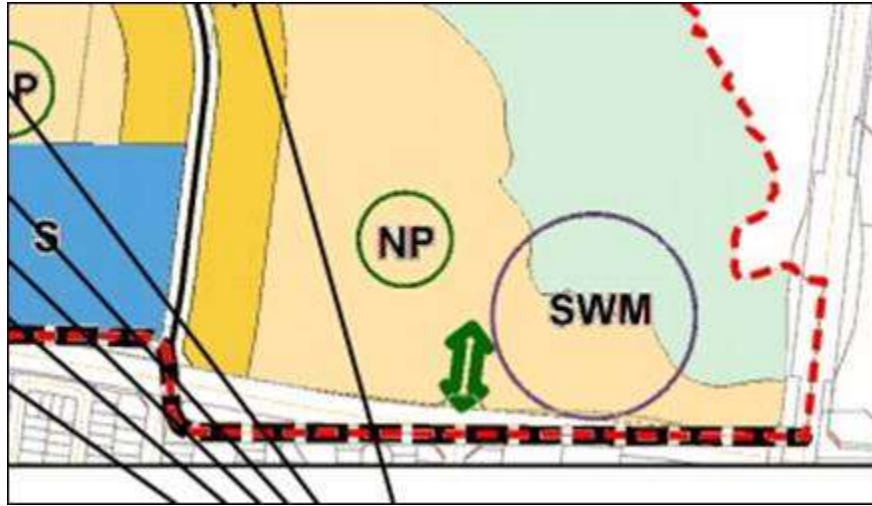
The *Provincial Policy Statement, 2020* requires land use patterns to be supportive of active transportation. The Pond does not provide for active transportation from the proposed development to the Intersection and then on to local destinations.

In place of the Pond, consideration should be given to a residential block, preferably at a high density, which would allow for active transportation permeability through this important part of the proposed development while simultaneously contributing to the mix and affordability of housing. A residential development in this location would also provide an opportunity for greater connectivity between the location where people shop proximate and within easy walking distance to where individuals would be residing.

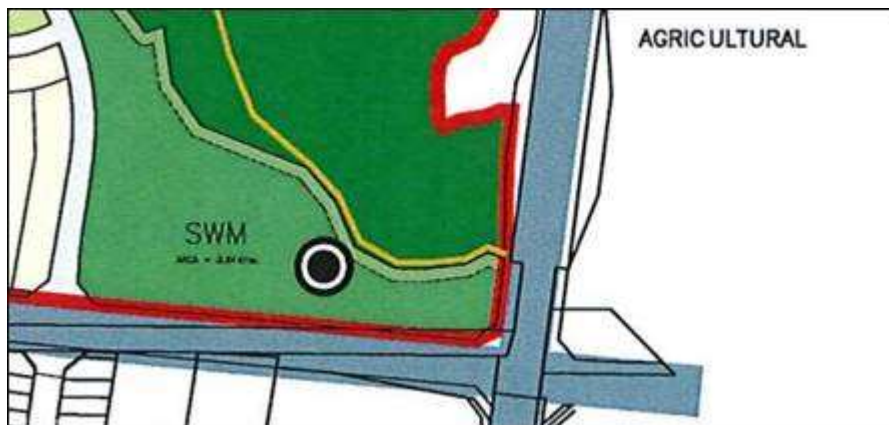
The Regional Official Plan designates the Subject Lands as “Urban System”. One objective of the Urban System is to achieve an urban structure, form and density which is pedestrian friendly and transit supportive. As mentioned, the location of the Pond is counterproductive to the attainment of this objective.

The Subject Lands are designated “Communities”, “Designated Greenfield Area” and “Open Space” Schedule 1 of the Brampton Official Plan and “Residential” and “Open Space” on Schedule A. Accessible environments that are walkable and exhibit attractive streetscapes are promoted within Residential areas. In our view, as a result of the Pond location the proposed development will be poorly integrated with its surroundings from an active transportation (i.e walking, cycling and rollerblading) perspective.

As shown below, the Countryside Villages Secondary Plan, 48(b) indicates a conceptual location for the Pond. In the conceptual location shown, the Pond would be setback far enough from Countryside Drive to allow for residential development nearer to the Intersection in support of connectivity and walkability objectives.



Block Plan 48-2 was approved on April 27, 2016 and provides conceptual mapping that is consistent with the present placement of the Pond in the Subdivision Plan (see below). The Pond is in the same location in the applicable Design Guidelines.



However, one of the organizing principles of Block Plan 48-2 is to create a street network that promotes pedestrian accessibility to destinations such as schools, parks and shopping areas. The Pond placement results in a lack of pedestrian connectivity to the shopping area at Country Trails Plaza. The Pond location should be revised to allow better connectivity to the shopping area and transit.

The applicable Design Guidelines illustrate that the gravel trail, which is provided for maintenance access around the Pond is not connective, but loops around on itself without providing access to the



sidewalk along Countryside Drive. Again, we question the utility and safety of such a trail for connectivity and utilitarian purposes.



For the foregoing reasons, the Applications should be deferred until such time as the Applicants have had an opportunity to reconsider the approach to stormwater management and create a design that better supports the public realm along Countryside Drive and connectivity and walkability to the Intersection and to local destinations.

**Danton, Shauna**

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**To:** City Clerks Office  
**Subject:** RE: [EXTERNAL]OZS-2019-0013 Ward 10

**From:** Carmen Jandu <>  
**Sent:** 2020/06/30 7:40 PM  
**To:** Michniak, Mark <[Mark.Michniak@brampton.ca](mailto:Mark.Michniak@brampton.ca)>  
**Subject:** RE: [EXTERNAL]OZS-2019-0013 Ward 10

Good Afternoon Mr. Michniak,

Thank you for the information that you have provided me regarding Application OZS-2019-013 submitted by the KLM Planning Group.

I represent the owners of the Neighbourhood Plaza located at the corner of Airport Road and Countryside Drive known as the Country Trails Plaza. After a review of the proposal please be advised that we have concerns regarding the proposed draft plan of subdivision and zoning by-law amendment and would like opportunity provide further comments after we have heard the presentation at the July 6<sup>th</sup> pubic meeting. We will be signed on to the virtual meeting on July 6<sup>th</sup>.

By copy of this email, we request that Harbour View Investments Limited receive a copy of any staff reports and or any approvals or advancements of the draft plan of subdivision application or the proposed passing of the zoning by-law.

Thank you for your assistance.

Carmen Jandu, RPP

**VENTAWOOD MANAGEMENT INC.**

2458 Dundas Street West, Suite 9 Mississauga ON L5K 1R8  
Cell: 416-938-3838 Office: 905-822-2615 x 8 Fax: 905-822-9155

**Danton, Shauna**

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**To:** City Clerks Office  
**Subject:** RE: [EXTERNAL]Regarding Planning File # ozs-2019-0013 & 21T-19020B.

**From:** anthony melo < >  
**Sent:** 2020/07/05 1:06 PM  
**To:** City Clerks Office <[City.ClerksOffice@brampton.ca](mailto:City.ClerksOffice@brampton.ca)>; Michniak, Mark <[Mark.Michniak@brampton.ca](mailto:Mark.Michniak@brampton.ca)>  
**Cc:** Brown, Patrick - Mayor <[Patrick.Brown@brampton.ca](mailto:Patrick.Brown@brampton.ca)>; Dhillon, Gurpreet - Councillor <[Gurpreet.Dhillon@brampton.ca](mailto:Gurpreet.Dhillon@brampton.ca)>  
**Subject:** [EXTERNAL]Regarding Planning File # ozs-2019-0013 & 21T-19020B.

Regarding 5603 Mayfield Road, 11825 Torbram Road and 0 Torbram Rd. (Files#: ozs-2019-0013 & 21T-19020b):

I have read the entire two Development Proposal(s).

I am asking the City of Brampton to:

Mediate with these developers to design a proper functioning neighbourhood plan where density is not the focus but quality of life, nature and safety is the focus.

The proposals includes unreasonably high and dense streets severely lacking in creating a complete neighbourhood as identified in Vision2040.

Please:

- 1). Lower the density of these plans by 50%. The current format is unsustainable. North Brampton is an incomplete neighbourhood to begin with and adding a large population base to an already incomplete neighbourhood - will destroy the quality of life for people who live there.
- 2). I see zero neighbourhood parks in this proposal for the 0 Torbram application. At minimum there should be 1.

I am asking the city to consider the following:

- 1). There is a beautiful Valleyland system in this neighbourhood but zero connection to this Valleyland. The city should work with the developer to create a trail system which would connect parts of the development to this natural forest or at least run butt edge to it.
- 2). Consider Why do these valuable lands Around Countryside Dr continue to develop into sprawling high sense communities with very little employment? There should be employment! Also, developers are getting away with incorporating “employment commercial” spaces to meet quotas, but these establishments become services to which not a lot of people are actually employed. And in the case on Inspire Blvd, become convenience stores- which are getting robbed.
- 3). Many subdivisions around this area deal with car accidents, and some shops deal with robberies frequently (ask the shop owners on Inspire Blvd and they will tell you).

Our goal is to create a well rounded and connected city and this part of Brampton is not connected. Building a police station in this neighbourhood is an example of completing the area.

4). Creditview Activity Park and El Dorado Park are great parks in western Brampton. The North Eastern part of Brampton should receive a similar fun place. The water park at Creditview is a great thing which people are proud of. Wholesome Pride is what makes people believe in their area and we have to push that more. Food for thought in planning to come.

Thank You,  
Anthony Melo