

Results of the Public Meeting and Correspondence Received

Planning and Development Committee
Regular Meeting – April 8, 2019
City File Number: C04E11.008

Members Present:

Regional Councillor M. Medeiros – Wards 3 and 4 (Chair)
Regional Councillor P. Vicente – Wards 1 and 5
Regional Councillor R. Santos – 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 H. Singh – Wards 9 and 10
City Councillor C. Williams – Wards 7 and 8 (returned from recess
at 8:48 p.m. – other municipal business)
Regional Councillor G. Dhillon – Wards 9 and 10

Members Absent:

nil

Staff Present: Planning and Development Services:

R. Conard, Interim Commissioner
A. Parsons, Director, Development Services
B. Bjerke, Director, Policy Planning
B. Steiger, Manager, Development Services
E. Corazzola, Manager, Zoning and Sign By-law Services
C. LaRota, Policy Planner
D. VanderBerg, Central Area Planner
Corporate Services:
A. D'Andrea, Legal Counsel
A. Wilson-Peebles, Legal Counsel
J. Avbar, Manager, Enforcement and Property Standards
City Clerk's Office:
P. Fay, City Clerk
C. Gravlev, Deputy City Clerk
S. Danton, Legislative Coordinator

Several members of the public were present for this item and a presentation was requested. However, no member of the public requested to speak to this matter.

Results Of The Public Meeting:

A Statutory Public Meeting was held on April 9, 2019 in the Council Chambers, 4th Floor, 2 Wellington Street West, Brampton, Ontario, commencing at 7:00 p.m. with respect to the subject application. Notices of this meeting were sent to property owners within 240 metres of the subject lands in accordance with the Planning Act and City Council procedures. At the Public Meeting, several members of the public were present for this item and a presentation was requested. However, no member of the public requested to speak to this matter. Six pieces of correspondence were received in regards to this application.

Public comment:

Suggestion to build a noise wall between the development and existing residential houses to the north and remove the tall trees and replace with new plants.

Staff response:

The proposal includes a 6 feet tall privacy fence along the northern property line. It also proposes to remove the existing trees at the north interface and plant new vegetation.

Public Comment:

The proposed trail will intrude on the privacy of the properties in the existing neighbourhood.

Staff response:

Staff does not support the trails within the restoration area. The restoration zone will be fully revegetated and re-naturalized in a manner that effectively re-establishes the forest edge. The trails have been removed in the latest concept plan.

Public comment:

Visitors to the townhouses may put pressure on parking on local streets in the surrounding area.

Staff response:

The development consists of eight townhouse units. According to the Zoning By-law 270-2004, 3 visitor parking spaces are required. The proposal provides 3 visitor parking spaces which complies with the Zoning By-law. Staff is satisfied that visitor parking can be accommodated within the complex and will not generate spillover parking onto local streets.

Public comment:

Concerns about insufficient spacing to the existing houses on Willow Park Drive which may cause privacy concerns as well as creating noise and light pollution.

Staff Response:

The proposed townhouse Building B have a 9 metre setback between the side wall and the back yards of the adjacent properties. Building A has a setback of 12 metres between the building face and the rear yards of the adjacent lots. The setbacks are considered sufficient to minimize the impacts of noise and light from the new development.

A 2.0 metre landscape buffer is provided between the private lane and the existing lots and a 6 metre high privacy fence will be installed along the property line. The new vegetation planted within the buffer area together with the privacy fence will provide sufficient screening of noise and light pollution and protect the privacy of the neighbouring development.

Public comment:

Concerns about the impact of construction activities on climate change and degrading natural environment.

Staff Response:

The development represents intensification of a vacant site within a built up area. The proposed townhouse units creates a compact urban form which will efficiently use the land and existing infrastructure. The development also includes a 15 metre environmental buffer that contributes to conserving and protecting the City's natural heritage system.

Public comment:

Impact on property values of the existing houses which were advertised as 'Private Ravine Lots'.

Staff Response:

The amount charged for purchase of a property deals with private matters between the purchaser and the builder. The land owner has the right to file an application with the City to change the intended purpose of the land. There is no indication that the existing property values will decrease on the market. Planning staff cannot comment on the future property valuation.

Public comment:

Concerns about increased population in the area and overcrowding in schools.

Staff Response:

The proposed development contributes to the growth target set out by the Province and the Region that a minimum of 40% of all new residential development will occur within the built-up area. The Peel District School Board and Catholic District School Board reviewed the application and anticipated a total yield of eight students and have no objection to this development.

Public comment:

Development will result in serious safety risk posed to motorists and pedestrians due to the extra traffic and critical entrance point to complex.

Staff Response:

A Traffic Impact Study was submitted by the applicant and approved by the City's Traffic Planning staff. The Study concludes that proposed development would generate minimal traffic volumes, and thus have minimal traffic impacts on the surrounding road network. The nearby intersections, in addition to the proposed access to the development are expected to continue operating well under future traffic conditions.

In regards to pedestrian safety, through the development of the site, new sidewalk will be constructed connecting to the existing municipal sidewalk on the west side of Bramalea Road. It is required that proper treatment to the private street such as a "woonerf" style be provided where pedestrians, cyclists and vehicles share the road. Details will be finalized at the Site Plan stage.

Appendix 8a

Correspondence Received
City File Number: C04E11.008

Xiao, Yinzhou

From: Satnam Sehmbi [REDACTED]
Sent: 2019/04/06 11:12 AM
To: Xiao, Yinzhou
Subject: Amend the Official Plan and Zoning By-Law meeting on April 8th, 2019

Follow Up Flag: Follow up
Flag Status: Completed

I am resident of [REDACTED], my suggestion is to make a noise wall in between and get rid of the tall trees and plant new plants.

thnaks

Sincerely,

Satnam Sehmbi
[REDACTED]

Xiao, Yinzhou

From: Behruz Daroga [mailto:3885@...]
Sent: 2019/04/08 10:52 AM
To: Xiao, Yinzhou
Subject: file C04E11.008

Dear Yin Xiao,

Application to amend Plan and Zoning By-Law
Gagnon Walker Domes Ltd. development of 8-9 townhouses

I am writing to express my strong opposition to the application. We bought our homes with a view and for privacy but the trails will intrude on that. Visitors to the townhouses may park on our street Willow Park Drive. In addition, I cite noise pollution and increased population density in this area. I say no.

Behruz Daroga.

Xiao, Yinzhou

From: Vijeyalakshmi Daroga [mailto:vijeyalakshmi.daroga@gmail.com]
Sent: 2019/04/08 11:12 AM
To: Xiao, Yinzhou
Subject: File C04E11.008 Application to amend Plan and Zoning By-Law

Dear Yin Xiao, development planner,

I am writing to express my opposition, in the strongest terms, to the application. The trails will cause an intolerable intrusion of privacy for which we bought our home in this location. In addition, visitors to the townhouses, if they cannot find a parking space, may resort to parking on our street Willow Park Drive. I strongly object to this development.

Vijeyalakshmi Daroga.

Xiao, Yinzhou

From: Gurmit Singh [mailto:gsingh1988@gmail.com]
Sent: 2019/04/10 8:46 PM
To: Xiao, Yinzhou
Subject: 10196 Bramalea Road

Hi there,

I currently reside at [REDACTED] crescent with my parents, right across the road from the planned development zone.

I do understand the application has yet to be completed, however I'm keen to stay informed on when I'll be able to book these townhouses. Is there a way to stay updated on once the booking phase opens?

Xiao, Yinzhou

From: Gurvinder Virk [mailto:gurvinder174@yahoo.ca]
Sent: 2019/04/18 9:30 AM
To: Xiao, Yinzhou
Subject: Re: C04E11.008 Application to amend Plan and Zoning By-Law, 10196 Bramalea
Attachments: scan0050.pdf; scan0051.pdf; Case File# - Copy.docx

Follow Up Flag: Follow up
Flag Status: Completed

Hi Yin,

I have attached a copy of current thoughts from community members and their signatures regarding the housing project on **10196 Bramalea Road**. Please take your time to review all the points. We are in process of getting more thoughts and signatures from community members. We are more than happy to discuss this matter further. Thanks for all your time and consideration.

Regards

Gurvinder Virk

On Thursday, April 11, 2019 7:57 PM, Gurvinder Virk [mailto:gurvinder174@yahoo.ca] wrote:

Thanks Yin,
This matter has been discussed by all the concerned neighbors and will be sending you our concerns in writing by next week.

Regards

Gurvinder

On Thursday, April 11, 2019, 4:15:25 p.m. EDT, Xiao, Yinzhou <Yinzhou.Xiao@brampton.ca> wrote:

Dear Guvinder Virk,

You have expressed interest in the above mentioned application. Your input is very important to us.

We will notify you by email when a Recommendation Report is prepared and we look forward to hearing more from you.

Yin Xiao, MCIP, RPP

Planner I, Development Services
Planning & Development Services Department
City of Brampton | 2 Wellington Street West | Brampton, Ontario | L6Y 4R2
yinzhou.xiao@brampton.ca
p: 905-874-2867
f: 905-874-2130

City File No. C04E11.008

Application Type ZBA/OPA

This application is written to oppose the proposal for a housing project at 10196 Bramalea Road. As a community we strongly feel the current plan will decrease the quality of life of our residents. Please take the time to consider some of the important information listed below when making your decision to approve the housing project proposal.

Environmental Impact

Climate change and the decreasing natural environment is a global issue, and activities of construction projects is a chief contributor. With global efforts to decrease these threats, we are discouraging on site activities which contribute to atmospheric pollution, endanger wildlife species, water pollution, and dislocate animals from their homes.

Lack of Spacing-There seems not enough spacing buffer between the properties on Willow park Dr. which will create some privacy concerns and also issues of traffic noise and lights.

Parking and Traffic Flow

With the construction of eight complexes and possibly one more, there are only three visitor parking spots allotted to the site. There are not enough visitor parking spots for all these units, which will result in an overflow of parked cars on residential streets specifically Willow Park Drive and Needlewood Lane. It is already extremely hard to manage the flow of traffic in a family friendly neighborhood which will only cause more distress among community members and make the streets unsafe for kids.

Devaluation of Current Houses

Houses that have been bought by community members backing up the ravine will decrease in property value. When these units were originally purchased, members bought these units at a higher price as they were advertised as “Private Ravine Lots”. It is unfair to homeowners to purchase these homes with the intent to sell their homes in the future at greater value. The current small piece of land was projected as private property, which is now not the case.

School Over Crowding

The elementary school in this community is already over crowded and kids are spending up to 2-3 years in portables. Creating new complexes is going to increase number of children in classrooms, lack of resources to support these children, and a result their learning environment will not be able to help children reach their full potential.

We really hope you take all these points into consideration before approving the proposed plan. As a community we are more than happy to help out in any way possible. Thank you for your time and consideration. We are more than happy to set up a meeting to further discuss our issues and come to a resolution.

Sincerely,

Concerned Residents

NAME PHONE #
SATNAM SEHNI [REDACTED]
ADRIK SOSP [REDACTED]
HARBIR MUKHA [REDACTED]

Mitzie & Hugh Burrell [REDACTED]

Avis Hall and Shane Griffith [REDACTED]

Kevin Shrels [REDACTED]
SULAKHAN SINGH GILL
[REDACTED]

Behruz Dargu [REDACTED]

MANPREET SINGH AUJLA
[REDACTED]
GURDEV SINGH GOSAL
[REDACTED]

GURINDER VIRK [REDACTED]
SANJAY RAWAL [REDACTED]
RAJWINDER GILL [REDACTED]
AMRIT PAL SINGH [REDACTED]
ROHIT VERMA [REDACTED]

Henry [REDACTED]

NAME PHONE #
MOHAMMAD KHAN [REDACTED]
STEVE MACKENZIE [REDACTED]

THANK TRAN [REDACTED]

TEJENDER SIDHU [REDACTED]

PARAMJIT KANG [REDACTED]

Halkam Singh [REDACTED]

Mahesh Patel [REDACTED]

MARCELO NUÑEZ [REDACTED]
AVTAR SINGH [REDACTED]

Scott Bowman [REDACTED]

Karajit Kaur [REDACTED]

~~Harbhajan Dhindsa~~ [REDACTED]

I agree with our people against prys

Shajwul Husein

[REDACTED]

Xiao, Yinzhou

From: Tavares, Cassandra
Sent: 2020/05/21 1:26 PM
To: Xiao, Yinzhou
Cc: Dhillon, Gurpreet - Councillor; Singh, Harkirat - Councillor
Subject: FW: [EXTERNAL]File C04E11.008

Follow Up Flag: Follow up
Flag Status: Completed

Hi Yin,


Please see the below e-mail regarding C04E11.008 and assist if possible.

Thank you,

Cassandra Tavares

Business Services Clerk
Planning and Development Services
City Hall – 3rd Floor | 2 Wellington Street West | Brampton, Ontario | L6Y 4R2
E: cassandra.tavares@brampton.ca | T: 905.874.2899 | W: www.brampton.ca

Our Focus Is People 

From: JAGJEEVAN JHAJJ 
Sent: 2020/05/21 1:04 PM
To: Planning Development <Planning.Development@brampton.ca>; Dhillon, Gurpreet - Councillor <Gurpreet.Dhillon@brampton.ca>; Singh, Harkirat - Councillor <Harkirat.Singh@brampton.ca>
Subject: [EXTERNAL]File C04E11.008

Hello

This is in reference to the above file and development on 10196 Bramalea Road.

I live close to development and drive by property everyday and have following serious concerns.

The proposed site was single dwelling and is vacant for many decades. City want to allow it to be developed as multi dwelling townhouses without any consideration of traffic flow on Bramalea Road. Development will result in serious safety risk posed to motorists and pedestrians due to the extra traffic and critical entrance point to complex.

Considering the safety and well being of people it should not be allowed.

Raj Jhajj
Brampton

Results of the Application Circulation
City File Number: C04E11.008