



Delegation Request

For Office Use Only:
Meeting Name:
Meeting Date:

Please complete this form for your request to delegate to Council or Committee on a matter where a decision of the Council may be required. Delegations at Council meetings are generally limited to agenda business published with the meeting agenda. Delegations at Committee meetings can relate to new business within the jurisdiction and authority of the City and/or Committee or agenda business published with the meeting agenda. **All delegations are limited to five (5) minutes.**

Attention: City Clerk's Office, City of Brampton, 2 Wellington Street West, Brampton ON L6Y 4R2

Email: cityclerksoffice@brampton.ca Telephone: (905) 874-2100 Fax: (905) 874-2119

Meeting: ☐ City Council ☒ Planning and Development Committee
☐ Committee of Council ☐ Other Committee:

Meeting Date Requested: December 6, 2021 Agenda Item (if applicable): Application to amend the official pl

Name of Individual(s): Anjan Rakshit

Position/Title:

Organization/Person being represented: Mount Pleasant North Homeowners Group

Full Address for Contact:

Telephone:

Email:

Subject Matter to be Discussed:

SUBMISSION BY MOUNTPLEASANT NORTH PHASE 9 HOMEOWNERS GROUP

Action Requested:

PRE-REGISTRATION TO SPEAK AT THE MEETING

A formal presentation will accompany my delegation: ☒ Yes ☐ No

Presentation format: ☒ PowerPoint File (.ppt) ☐ Adobe File or equivalent (.pdf)
☐ Picture File (.jpg) ☐ Video File (.avi, .mpg)

☐ Other:

Additional printed information/materials will be distributed with my delegation: ☐ Yes ☒ No ☐ Attached

Note: Delegates are requested to provide to the City Clerk's Office **well in advance of the meeting date:**

- (i) 25 copies of all background material and/or presentations for publication with the meeting agenda and /or distribution at the meeting, and
- (ii) the electronic file of the presentation to ensure compatibility with corporate equipment.

Submit by Email

Once this completed form is received by the City Clerk's Office, you will be contacted to confirm your placement on the appropriate meeting agenda.

Personal information on this form is collected under authority of the Municipal Act, SO 2001, c.25 and/or the Planning Act, R.S.O. 1990, c.P.13 and will be used in the preparation of the applicable council/committee agenda and will be attached to the agenda and publicly available at the meeting and on the City's website. Questions about the collection of personal information should be directed to the Deputy City Clerk, Council and Administrative Services, 2 Wellington Street West, Brampton, Ontario, L6Y 4R2, tel. 905-874-2115.

SUBMISSION BY MOUNT PLEASANT NORTH PHASE 9 HOMEOWNERS' GROUP

IN RESPECT OF PROPOSED AMENDMENT TO OFFICIAL PLAN &
ZONING BYE – LAW

REF: CITY FILE OZS -2021-0007 & 21T-21003B

Presented by: Anjan Rakshit on behalf of MPN9 homeowners

Date: December 6, 2021

Venue: Virtual Public Meeting convened by the City of Brampton

Why is this submission?

Mount Pleasant North (MPN) Phase 9 homeowners' group strongly oppose any amendment which will drastically reduce the available area for commercial property zone to 7% (from 23,200 to 1600 sq.meters) in the North West corner of the Mount Pleasant North (MPN) community.

This submission is intended to convey serious concerns of the existing homeowners in respect of the recommendations of the Planning & Development (P&D) Dept which will cause imbalance in the current plan. The P&D response to the issues expressed by homeowners in the previous meeting dated June 21, are mostly subjective and in some cases these are contradicting.

Homeowners' concern 1 : Purchasing decision was based on plan for large commercial zone at Northwest corner of Mount Pleasant North. Drastic Reduction of this planned commercial space will result into significantly lesser appreciation of property values

- P&D response:
- **Landowners are entitled to make an application under the Planning Act to make a change to land-use permissions on their property. These applications are processed under the Planning Act, and are evaluated against provincial and municipal policies as well as technical merits. Based on the applicant's submission, staff have recommended approval of this development application.**
- **The impact of a development on neighbouring properties is not considered a planning matter in the Planning Act. There is little evidence that suggest that property values are significantly affected by nearby development.**

Homeowners' concern 1 (Contd.) : Purchasing decision was based on plan for large commercial zone at Northwest corner of Mount Pleasant North. Drastic Reduction of this planned commercial space will result into significantly lesser appreciation of property values

- **Homeowners' counter response:**
- **The P&D view on property value impact is baseless and not supported by any research.**
- **The values of properties are significantly impacted by the location and its access to transit, schools and retail complexes. Every MLS listing for resale and the new home builders' advertisement and brochures publicises these for attracting customers.**
- **Our purchasing decision of purchasing our home in this area were largely influenced by the nearness to large commercial complex. The map attached to our legal purchasing agreement showed this plan.**

Homeowners' concern 2 : Residents need easier access to retail establishments such as large retail department stores, home improvement retail warehouses, retail warehouses and gas stations.

- P&D response:
- **These types of retail establishment are based on market need. As noted in the Commercial Assessment the market is trending toward larger stores with fewer locations.**
- **In addition, due to the quantity of goods usually purchased at these stores, an automobile is usually need to access these stores. The distance of these larger establishments from this area is reasonable.**
- **With respect to gas stations, although it is acknowledged that residents need cars, especially for the uses noted in this section, it is preferred that the need for cars is reduced, especially when it is intended that communities are more walkable. Generally, the goal is to increase the walkability of a City in general to decrease the need for gas stations.**

Homeowners' concern 2 (Contd.): Residents need easier access to retail establishments such as large retail department stores, home improvement retail warehouses, retail warehouses and gas stations.

- **Homeowners' counter response:**

- **The P&D view on market trend is subjective and not supported by any research by any globally reputed consulting firm (like Deloitte).**
- **The location decision by large retail chains will not be based on short term pandemic period but will be based on long term opportunity of retail traffic in the location. In the presentation on 21 June, 2021 meeting, the distances of most of the nearest location major retail chains from this neighbourhood were mentioned as quite far e.g.**
 - Walmart 7 Km
 - HomeDepot 13 Km
 - Costco 19 Km.
- **Under no circumstances, these distances can be considered reasonable, particularly when many of the homeowners in this neighbourhood are seniors and have difficulty in driving to long distances.**

Homeowners' concern 2 (Contd.): Residents need easier access to retail establishments such as large retail department stores, home improvement retail warehouses, retail warehouses and gas stations.

- **Homeowners' counter response (Contd.):**

- **The P&D argument of discouraging car ride contradicts their admission “it is acknowledged that residents need cars, especially for the uses noted in this section”.**
- **So far all homeowners in Mount Pleasant North and other adjoining communities have been provided one to two car garage and driveways, resulting in addition of thousands of car population in the neighbourhood. The proposed amendment to build 260 more residential units may also result in driving the car population by another 500 cars minimum. Providing no gas station for such a large car population of Mount Pleasant North and adjoining communities cannot be considered a good planning.**
- **If the gas station is not provided in the community on the grounds of need for building walkable community, we the existing homeowners demand that 260 residential units proposed in the amendment should not be approved if these include any car parking space.**

Homeowners' concern 3 : Need to keep retail to create jobs

- **P&D response:**
- **It is acknowledged that the retail sector does create jobs, but mainly temporary positions, often relatively low paying. These jobs can be beneficial as they enable residents who want to work part time the opportunity to gain income.**
- **For employment purposes, the City emphasis the creation of industrial, skilled and office type positions which generally has higher compensation packages.**

Homeowners' concern 3 (Contd.) : Need to keep retail to create jobs

- **Homeowners' counter response:**
- **P&D contradicts its own admission “that the retail sector does create jobs”. “These jobs can be beneficial as they enable residents who want to work part time the opportunity to gain income”.**
- **the City's emphasis for the creation of industrial, skilled and office type positions which generally has higher compensation packages is not the valid ground for drastic reduction of retail spaces in favour of 260 residential units, as building of residential units do not meet the need of large number of existing residents – particularly housewives and students - to augment their family income by working in part-time in flexible retail jobs paying minimum living wage guaranteed by the provincial Government.**

Conclusions

The concerns expressed in this submission are not only applicable for MPN9 but are also applicable to the entire Mount Pleasant North and adjoining communities.

The city's notice to us for the public meeting was dated November 10, 2021, did not include recommendations (summary or the detailed report). Instead the recipients of the notice were told that such report will be available at [www. Brampton.ca](http://www.Brampton.ca) by November 26, 2021. which provided very tight deadline for the recipients to provide comments.

This short period given to the receivers of notices gives a red flag on whether the P&D team is attempting to get the amendment approved hastily without adequate public consultation on the amendment for which P&D had been working for last 6 months but giving only 6 days time to us to respond.

Therefore, it is our humble submission to the City Council to address these concerns and not to approve the proposed amendment in haste under pressure from vested interests like landowners and developers.

We sincerely hope that the council directs the concerned city officials to work out a compromised amendment so that there is no need for residents to appeal the city's decision to the Ontario Municipal Board.

Conclusions

The concerns expressed in this submission are not only applicable for MPN9 but are also applicable to the entire Mount Pleasant North and adjoining communities.

Therefore, it is our humble submission to the City of Brampton to address these concerns and not to approve the proposed amendment which will cause imbalance in the current plan.