

Results of Public Meeting (June 7, 2021) and Correspondence Received

OZS-2021-0006

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
City Councillor D. Whillans - Wards 2 and 6
Regional Councillor M. Palleschi - 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

Members Absent: Regional Councillor G. Dhillon – Wards 9 and 10

Staff Present:

D. Barrick, Chief Administrative Officer
R. Forward, Commissioner
A. Parsons, Director, Development Services
R. Conard, Director of Building and Chief Building Official
E. Corazzola, Manager, Zoning and Sign By-law
B. Bjerke, Director, Policy Planning, Planning, Building and Economic Development
A. McNeill, Manager, Official Plan and Growth Management, Planning, Building and Economic Development
J. Humble, Manager, Policy Program and Implementation
S. Ganesh, Manager, Planning, Building and Economic Development
D. Vanderberg, Manager, Planning, Building and Economic Development
C. Owusu-Gyimah, Manager, Planning, Building and Economic Development
M. Palermo, Policy Planner, Planning, Building and Economic Development
C. Caruso, Central Area Planner, Planning, Building and Economic Development
H. Katyal, Development Planner, Planning, Building and Economic Development
K. Henderson, Development Planner, Planning, Building and Economic Development
S. Dykstra, Development Planner, Planning, Building and Economic Development

N. Deibler, Development Planner, Planning, Building and Economic Development

Xinue (Jenny) Li, Development Planner, Planning, Building and Economic Development

C. La Rota, Policy Planner, Planning, Building and Economic Development

S. Eshesh, Policy Planner, Planning, Building and Economic Development

B. Shah, Policy Planner, Planning, Building and Economic Development

A-G. D'Andrea, Legal Counsel, Legislative Services

Peter Fay, City Clerk, Legislative Services

Charlotte Gravlev, Deputy Clerk, Legislative Services

Shauna Danton, Legislative Coordinator, City Clerk's Office

Item 5.2

Staff report re: Application to Amend the Zoning By-law - Sukhman Raj - Corbett Land Strategies Inc. - File OZS-2021-0006

Nicholas Deibler, Development Planner, Planning, Building and Economic Development presented an overview of the application that included location of the subject lands, area context, design details, current land use designations, preliminary issues, technical considerations, concept plan, next steps and contact information. Items 6.1 and 11.4 were brought forward at this time. The following delegations addressed Committee and expressed their views, suggestions, concerns and questions with respect to the subject application:

1. Jonabelle Ceremuga, Corbett Land Strategies Inc. agent for application
2. Dennis and Ruth Taylor, Brampton resident
3. Carlo Cedrone, Brampton resident
4. Shawn Power, Brampton resident - not present
5. Mark Symington, Brampton resident - did not delegate due to technical difficulties
6. Dunc Gibson, Brampton resident
7. John Marskell, Brampton resident - not present
8. Beverly Dalziel, Brampton resident, via pre-recorded video
9. Megan Bennet, Brampton resident - not present

A petition signed by 80 residents, shared by Beverly Dalziel was also received at this meeting (and is attached to this Appendice).

Staff Response to Comments

The application has received input and interest from the surrounding community. Staff are in receipt of 11 pieces of written correspondence in addition to the aforementioned delegations. Comments in opposition to the application have been summarized below, followed by a response from staff, where appropriate.

Appropriateness of the Building Height and Density in This Location

Issue:

The height and density of the townhouse development is excessive for the neighbourhood, which currently consists of primarily 1-2 storey single-detached homes.

Response:

The applicant has provided appropriate justification for the increase in height and density based on the applicable Provincial, Regional, and local land use and planning policies. This includes the Provincial Policy Statement which supports the efficient use of land and resources through intensification, as well as the Growth Plan for the Greater Golden Horseshoe which promotes redevelopment and intensification in close proximity to transit-supportive areas. In terms of City policy, the subject site is located within the Central Area and Queen Street Primary Intensification Corridor. These areas are generally planned to accommodate intense, high-density mixed-use development that optimizes the use of existing infrastructure while accommodating a significant portion of population growth. The proposed townhouse development supports the City's vision to direct population growth within the Central Area, and to provide for a range of housing types and built form within this area. The proposed townhouse development will provide an appropriate intensification transition between the existing and planned development along Queen Street and existing low density development in the surrounding area. In addition, the housing intensification is intended to take advantage of the existing public transit in the Central Area and to encourage transit ridership.

Building Design and Articulation

Issue:

Insufficient setbacks have been proposed.

Response:

Staff have worked with the applicant since the original application submission and has resulted in an increased setback from Jessie St (exterior side yard), from 1.5 metres to 3.7 metres now being proposed. The applicant has also provided an Urban Design Brief (UDB), by Corbett Land Strategies, updated March 2022, in support of the proposed townhouse development, and the City's Urban Design Section has found this UDB to be acceptable. This is based on the UDB demonstrating that the proposed townhouse development will achieve an appropriate site design approach to the public

and private realms, will provide an acceptable built form with respect to the building envelope, massing and transitions, and will achieve an appropriate “Silver” sustainability target for the overall application and community. The proposed setbacks along Haggert Avenue are considered to be appropriate for this development, and will balance the existing character of the neighbourhood with the new built form being proposed.

Issue:

Proposed corner unit does not have an entrance to Jessie St. and otherwise has a “blank wall” facing this yard.

Response:

Since the initial submission of this application, staff has worked with the applicant to improve the architectural design treatment of the corner units so as to improve the visual appearance at the corner of Jessie St. The main entrance to this unit is proposed to remain on Haggert Avenue in order to provide consistency with the rest of the townhouse block. The design treatment will be further refined at the detailed design stage of development (i.e. Site Plan Review Stage).

Issue:

Insufficient landscaping is proposed.

Response:

As previously mentioned, the Haggert Avenue setback has been increased to 3.5 metres which will allow for additional front yard landscaping. The narrow and long nature of the subject site renders large areas of landscaping difficult. Nevertheless the applicant is proposing that a total of 22% of the site be landscaped, an area that has been accepted by Open Space staff. Specific landscaping (i.e. plantings and material) will be reviewed at the detailed design stage of development (i.e. Site Plan Review Stage).

Issue:

Having the townhouse units fronting onto Haggert Ave will alter the character of the neighbourhood.

Response:

The character of the neighbourhood is unique in that it contains older one and two storey residential along with employment uses on the south side of Queen Street and existing and former industrial uses located about 300 metres south of the subject property. Redevelopment of these lands is proposed for 152 back-to-back stacked townhouses and 250 mid-rise condominium apartment buildings. Given the long, narrow nature of the subject site, it has been determined that townhouse frontages for the block can only be supported along Haggert Ave. This also benefits pedestrian connectivity, as units are a short walk from Queen Street West and the transit services, retail and other amenities found there. Furthermore, the design has been altered since the original submission to lessen the

emphasis on its verticality and better reflect the low-density residential character of the neighbourhood. These design elements are captured through the updated Urban Design Brief and will be further refined at the detailed design stage (i.e. Site Plan Review Stage).

Issue:

The design of the townhouses is not compatible with the neighbourhood.

Response:

The Urban design Brief submitted in support of the proposed townhouse development states that the front building façade (on Haggert Avenue) will incorporate a combination of colour, building materials, architectural details and features to animate the public realm. In addition, the UDB advises that the development will incorporate traditional bricks, similar fenestration, and roof forms as that which is used within the existing neighbourhood. Since the original submission the design has been altered to lessen the emphasis on its verticality and to take design cues from the existing low-density residential character. This includes the addition of a pitched roof structure and brick veneer. These design elements are captured through the Urban Design Brief and will be further refined at the detailed design stage (i.e. Site Plan Review Stage).

Transportation Considerations

Issue:

The Traffic Study submitted in support of this application is insufficient.

Response:

A transportation impact study prepared by Maydan Municipal Engineering was submitted with the application to assess the transportation related aspects of the proposed development. The study includes a review and assessment of the existing road network, traffic volumes, as well as the transit network and Active Transportation Network. It concludes that the proposed development will not adversely impact the surrounding road network. The findings of this study have been accepted by Traffic staff.

Issue:

The on-site visitor parking supply may be insufficient and cause an increase in street parking.

Response:

In accordance with Section 10.9.3. of the Zoning by-law, the applicant is proposing to provide the required 2 visitor parking spaces. The number and arrangement of parking spaces has been reviewed and approved by Traffic Staff. Any matters pertaining to on street parking will be monitored by By-law Enforcement similar to that which is done throughout the City.

Issue:

Proposed front yard will pose a safety hazard to the intersection.

Response:

Daylight rounding will be dedicated to the City of Brampton during the detailed design (i.e. Site Plan) stage to ensure that the intersection remains clear and provides enough visibility for users. City Traffic staff has not identified any concerns from a traffic perspective.

Issue:

The proposed development will increase the amount of traffic along Jessie St. and could cause safety issues.

Response:

Traffic generated by the development, and potential concerns associated with it were explored by the Traffic Study prepared by Maydan Municipal Engineering. This report concluded that the proposed development will not adversely impact the surrounding road network and was approved by City Traffic Staff.

Issue:

Proposed parking layout may not be suitable.

Response:

The applicant has demonstrated that the proposed parking layout meets City requirements and it has been approved by Traffic Staff. Further refinement of the layout is anticipated to take place through the detailed design stage (i.e. Site Plan).

Other Matters Raised

Issue:

The proposed development will clash with the current socio-economic profile of the neighbourhood.

Response:

The socio-economic make-up of a residents is not considered to be a planning matter under the Planning Act.

Issue:

The proposed development has the potential to negatively impact the neighbouring property values.

Response:

The reduction of the property values is not considered to be a planning matter under the Planning Act.

Issue:

Permitting this Zoning By-law Amendment will set a precedence that makes it easier for future development applications.

Response:

Development Applications are assessed on their own merit and on an individual basis. Development of greater densities and heights is generally anticipated within the area of the subject property. The subject lands and the surrounding area is within Brampton's Urban Growth Centre, as defined by the 2017 Growth Plan for the Greater Golden Horseshoe, and are within Brampton's Central Area, as defined by the City of Brampton Official Plan. Furthermore, the subject lands are designated "Central Area Mixed Use" under the City of Brampton Secondary Plan Area 7 – Downtown Brampton. A number of higher-density developments are proposed, approved, or under-construction in this area.

Issue:

Construction may cause adverse impacts to neighbours.

Response:

It is acknowledged that construction on the site may be disruptive to some residents. Through the building permit review process there will be an evaluation of the construction methods to ensure the least amount of impact on the area residents. City Building Staff will also carry-out periodic inspections of the construction site. In addition, the developer of the land has a responsibility to minimize the impact on existing residents by providing them with regular updates.

Issue:

Winter snow clearance along Haggert Ave and waste-collection need to be appropriately addressed.

Response:

Per the City of Brampton's Level of Service for sidewalks the clearance of snow along Haggert Ave will be the responsibility of the property owners. It is anticipated that individual unit owners would provide this service, however, this matter will be further clarified at the Site Plan review stage. With regards to Waste Collection, it is proposed that collection carts be collected along Haggert Ave, with the bins being stored at the rear of each unit. The Region of Peel has confirmed that they will provide curbside collection of garbage, recyclable materials, organics material subject to the applicant satisfying Section 3.0 and 4.0 of the Waste Collections Design Standards Manual. Matters pertaining to garbage collection will be further refined through the detailed design review process (i.e. Site Plan stage).