

Incompatibility With The Existing & Established Neighborhood

June 20, 2022
Agenda Item:



Original Development Guidelines for Springbrook

- The Development Guidelines for the Springbrook area specify "*a selection of upscale traditional architectural styles derived from the classical periods of architecture (Georgian, Tudor, Victorian, French Eclectic, etc.) will be promoted to generate visually appealing streetscapes.*"
- It further provides that "*the design of each building should have distinguishing elements characteristic of a single identifiable architectural style....and that...incompatible styles in close proximity to each other shall be avoided*" achieving a consistent level of design quality.

Future Land Use Guidelines from 2019

- In Jan 2019, the City used tax payer money to retain a **consultant (WSP Canada Group Ltd.)** to guide future land use and development proposals within the Springbrook Settlement Area.

Brampton Staff Report that was shared at a Council Meeting in March 4, 2019 indicated the consultants and city planners supported:

- Low Density development
- Hamlet Residential development
- Hamlet Mixed-Use which consists of **at-grade** commercial development **that frames the streetscape**
- The report suggested that when it came to the segment of Queen Street West , redevelopment within the Springbrook Settlement Area should be compatible with the existing rural uses within the hamlet.

The proposed development would significantly deviate from the original approved plan for the area and deviate from the development recommendations from 2019.

Multi-story developments in this low density area will actually create an unsightly, cramped subdivision.