

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

OZS-2021-0044

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
Regional Councillor G. Dhillon - Wards 9 and 1

Members Absent:

nil

Staff Present:

Planning, Building and Economic Development:

R. Forward, Commissioner
A. Parsons, Director, Development Services
B. Bjerke, Director, Policy Planning
J. Humble, Manager, Policy Program and Implementation
A. McNeil, Manager, Official Plan and Growth Management
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
Stephen Dykstra, Development Planner, Planning, Building and Economic Development
Nicholas Deibler, Development Planner, Planning, Building and Economic Development

Kelly Henderson, Development Planner, Planning, Building and Economic Development

Rob Nykyforchyn, Development Planner, Planning, Building and Economic Development

Corporate Services:

S. Akhtar, City Solicitor, Legislative Services

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

City Clerk's Office

P. Fay, City Clerk, Legislative Services

C. Gravlev, Deputy City Clerk, Legislative Services

S. Danton, Legislative Coordinator, Legislative Services

P. Morrison, Commissioner, Legislative Services

Item 5.4

Staff Report re: Application to Amend the Official Plan and Zoning By-law, GSAI – Umbria Developers Inc., South-West Corner of Chinguacousy Road and Bonnie Braes Drive, Ward 4 – File: OZS-2021-0044

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

1. Jayant Patel, Brampton Resident
2. Gurinder Singh Saini, Brampton Resident
3. Bisman Kaur, Brampton Resident
4. Mandeep Hayer, Brampton Resident
5. Kartik Patel, Brampton Resident
6. Sushil Kumar, Brampton Resident
7. Manmeet Sibal, Brampton Resident
8. Nikhil Vyas, Brampton Resident
9. Balwant Gill, Brampton Resident
10. Harmandeep Rai, Brampton Resident
11. Darryl Wolfe, Brampton Resident

Staff Response to Comments

The application has received input and interest from the surrounding community. Staff is in receipt of 8 pieces of written correspondence in addition to the aforementioned delegations, which are included as Appendix 10A of this report. Staff also note that a petition with 264 signatures in opposition of the proposed development was signed by City of Brampton residents.

Correspondence in support of the application were also received by the City. Feedback received in support of the application commented on the opportunity for the medium density development to add additional housing supply and address the so-called 'missing-middle' housing gap. Members of the public in support also commented on the opportunity to provide more diverse housing stock in the neighbourhood (other than single detached housing) offering more options in terms of size and affordability.

Comments in opposition to the application will be summarized below, followed by a response from staff where appropriate.

Appropriateness of the Density in This Location

Issue: Area residents were concerned with the proposed density of the stacked townhouse / back-to-back townhouse format.

Response:

The proposed development represents an appropriate built form along a major arterial road that is also designated as a 'Primary Transit Corridor' in the Official Plan. Policy 3.2.8.6 of the Official Plan states development of areas outside the Urban Growth Centre and Central Area should not generally be permitted in excess of 200 units per net hectare of a floor space index of 2.0. The development is proposing a density of approximately 148 units per hectare and a proposed Floor Space Index of 1.5, and therefore conforms to the Official Plan.

The proposed development represents intensification of a vacant site with a compact built form, which will efficiently use the land and existing infrastructure. Providing a variety of housing options in the City of Brampton is supported by land use policy documents. The applicant has provided appropriate justification for higher density on the subject property based on the applicable Provincial, Regional and local policies.

Change of Use from Institutional to Residential

Issue: Area residents were concerned with the change of use from an institutional to residential use

Response:

The land owner has the right to file an application with the City to change the intended purpose of the land. Within the Secondary Plan, under Policy 5.5.3.1, lands designated 'Place of Worship' may be zoned to permit suitable alternate residential uses consistent with adjoining residential development after the three year reserve period from the date

of registration of the subdivision plan. This subdivision plan was originally registered in 2013, and therefore the secondary plan policies support the conversion of land to a residential use.

Transportation Considerations

Issue: Area residents were concerned that the development would generate additional traffic and congestion in the neighbourhood.

Response:

The applicant has provided appropriate justification for the proposed increase in density based on the applicable Provincial, Regional and local policies. The Transportation Impact Study (TIS) prepared by C.F Crozier & Associates Inc. was completed in accordance with the City of Brampton Traffic Impact and Parking Study Terms of Reference (2019) and approved by City of Brampton Traffic department.

The Study found that the traffic generated from the proposed residential development will not materially impact operations of the boundary road network. The report concluded that the proposed development can be supported from a traffic operations perspective as the boundary road system can accommodate the increase in traffic volumes attributable to the proposed development. The Report was approved and found satisfactory by the City's Traffic department.

Strain on Servicing and Infrastructure

Issue: Area residents were concerns that the development would cause additional strain on infrastructure (e.g. Sewage, water, storm water).

Response:

The applicant provided a Functional Servicing Report (FSR) prepared by Skira & Associates Limited to determine the availability of water and sanitary services for the subject property, as well as propose an appropriate storm water management plan to support the proposed development. Based on finding from the report, the proposed development can be fully serviced by existing infrastructure and to the satisfaction of the Region of Peel and City of Brampton.

Other Matters Raised

Issue: Area residents were concerned about the availability of parks, schools and other amenities such as community centres available to residents.

Response:

The City uses parkland dedication rates to determine the amount of parkland required by the proposed development. The applicant will be required to provide cash-in-lieu of parkland as per City of Brampton Parkland Dedication By-law 283-2013 prior to the issuance of a building permit.

As part of this application, both school boards (Peel District School Board and Dufferin Peel Catholic District School Board) were circulated the application. They have reviewed the application and provided their conditions of approval. The school boards did not express any concerns with their current or anticipated levels of service and ability to accommodate more students due to the proposed development.

Staff also note that the Flower City Community Campus is located approximately 2.2 kilometres from the subject property, as well as a number of outdoor park amenities located at Teramoto Park, which is approximately 1.7 kilometres away. Both parks and community centres are large facilities that offer a range of community amenities to Brampton residents and are in relatively close proximity to the proposed development that will serve both the existing and new community.

Issue: Area residents were concerned about availability of hospitals and healthcare services

Response:

The administration of health care is the responsibility of the Provincial government and not the City of Brampton. City of Brampton planning staff is unable to comment on the matter.

Issue: Area residents were concerned about secondary dwelling units and basements dwellings in the proposed development

Response:

The development is proposing stacked and back-to-back townhouse typologies which will not have underground basements, such as a traditional freehold townhouse. Therefore, there are no opportunities to create secondary units in the proposed development.

Issue: Area residents were concerned about noise pollution during the construction phase.

Response:

It is understood that there will be some noise and dust during construction. There are City By-laws that exist that the applicant is required to adhere to during construction, which are intended to limit disruption to the community as best possible. An Environmental Noise Feasibility Study prepared by HGC Engineering also determined that road traffic from Chinguacousy Road and Bonnie Braes is the dominant source of noise affecting the proposed development.