



## 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](mailto: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: 2022-12-12 Agenda Item (if applicable): 5.2 File: OZS-2022-0038 1724 & 1

Name of Individual(s): Samir Shah

Position/Title: President

Organization/Person being represented: Credit Valley Residents Association

Full Address for Contact: Elbern Markell Dr, Brampton, ON

Telephone:

Email:

Subject Matter to be Discussed: 5.2 Staff Report re: Application to Amend the Official Plan and Zoning By-law, KLM Planning Inc. – Cal-Markell Developments Inc, 1724 and 1730 Queen Street West, Ward 5, File: OZS-2022-0038

Action Requested: Change the proposed plan to low-density residential development.

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.

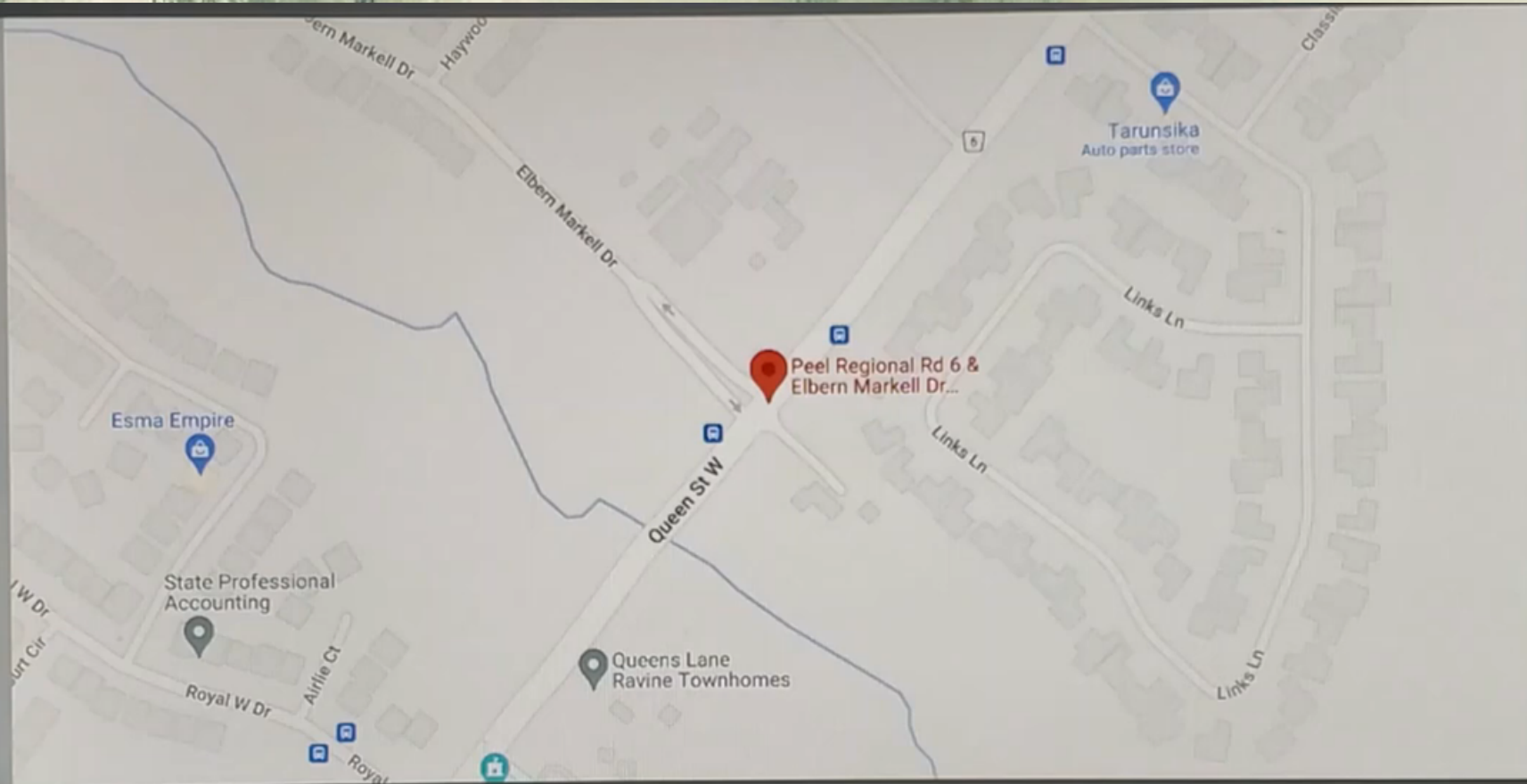


OZS-2022-0038  
- 1724 & 1730 Queen Street West

2022.12.12







Elbern Markell Dr & Queen St W

Intersection

CURRENT/PAST

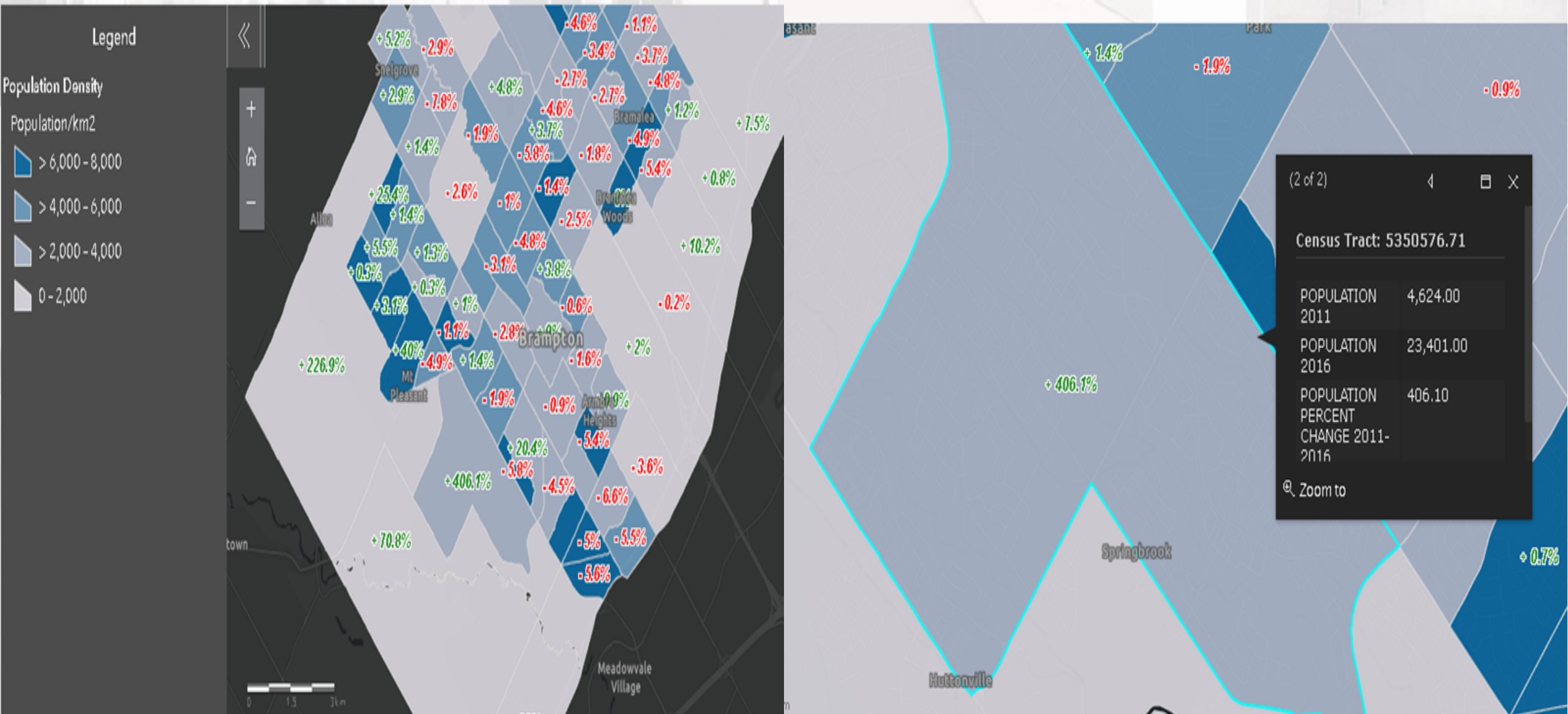


# History

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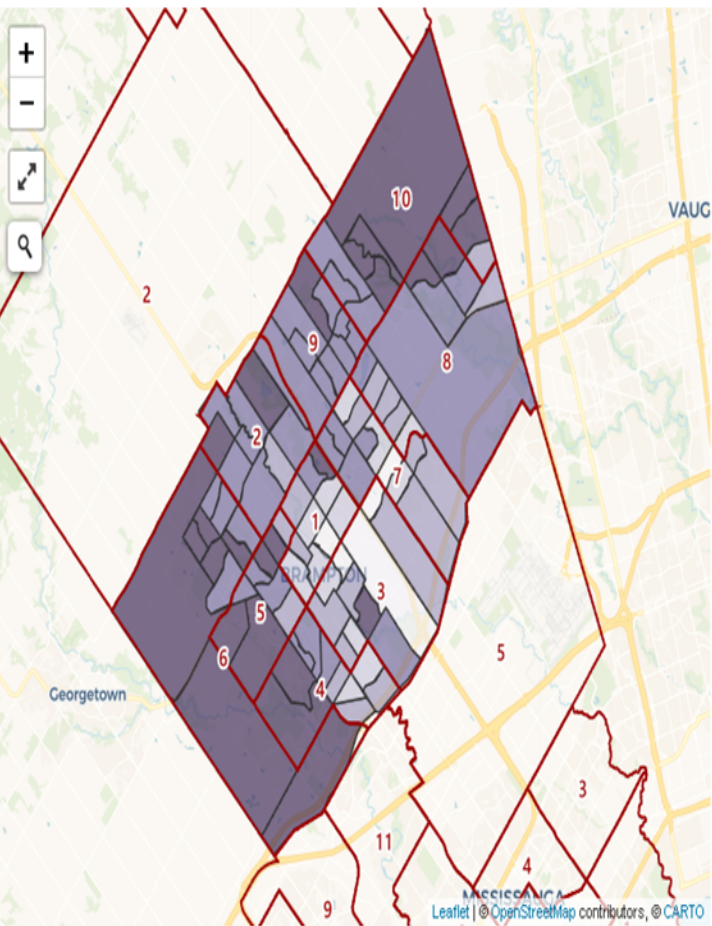


CURRENT/PAST



# Neighbourhood Index

- Mississauga
- Brampton
- Caledon



Map Legend

Index Values by Census Tract

78 - 95 (High)

64 - 77

49 - 63

36 - 48

15 - 35 (Low)

Index scores represent high or low wellbeing.

\*Includes recreation centres, community centres, aqua centres, arenas, and sports centres.

Assets

☐ Community Centre\*

☐ Early Years Site\*\*

☐ Food Bank

☐ Fresh Food Market

☐ Health Centre

☐ Library

☐ Parks

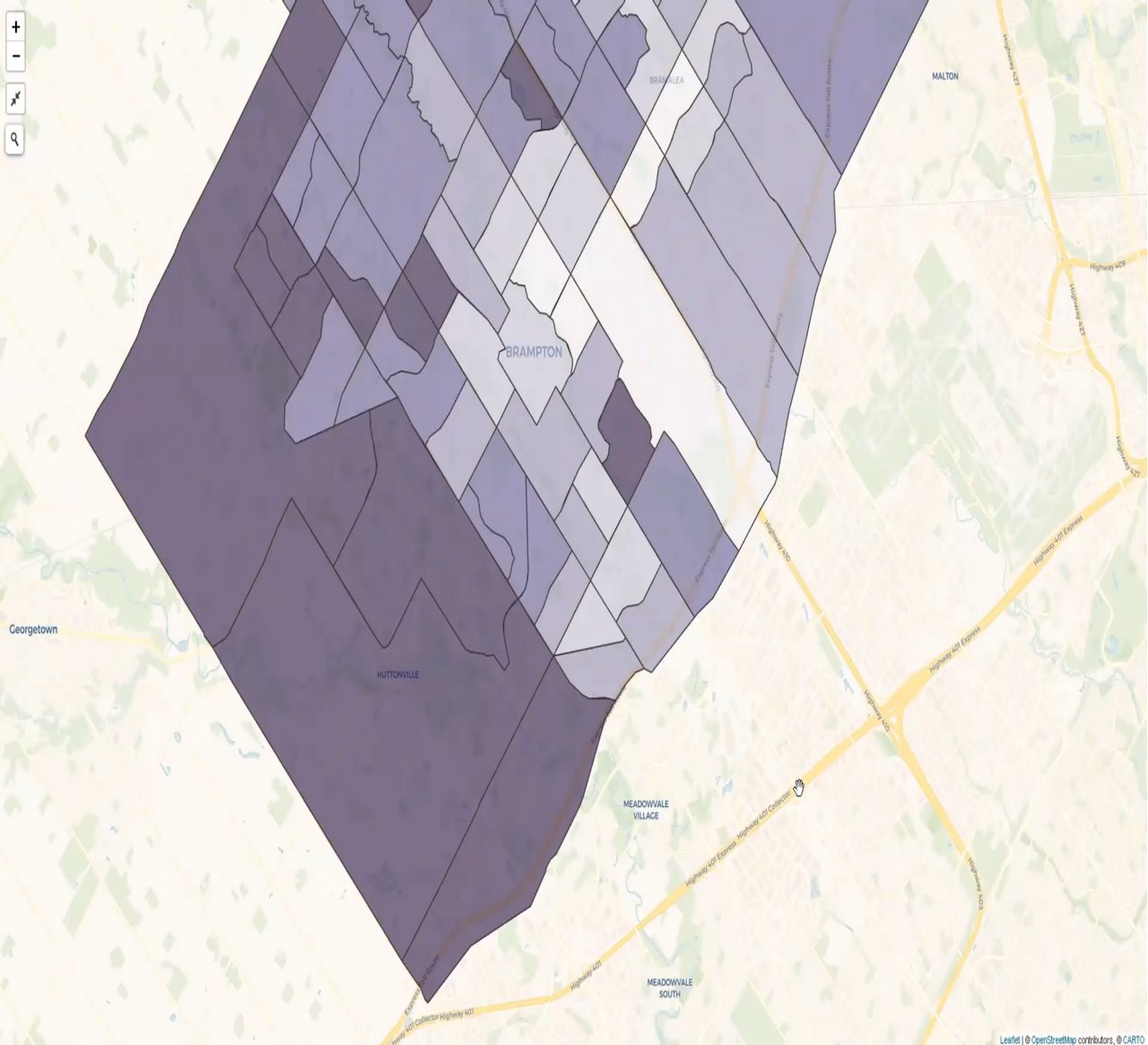
☐ Place of Worship

☐ Settlement Service

☐ School\*\*\*

☐ Shelter

☒ Regional Wards



CURRENT/PAST

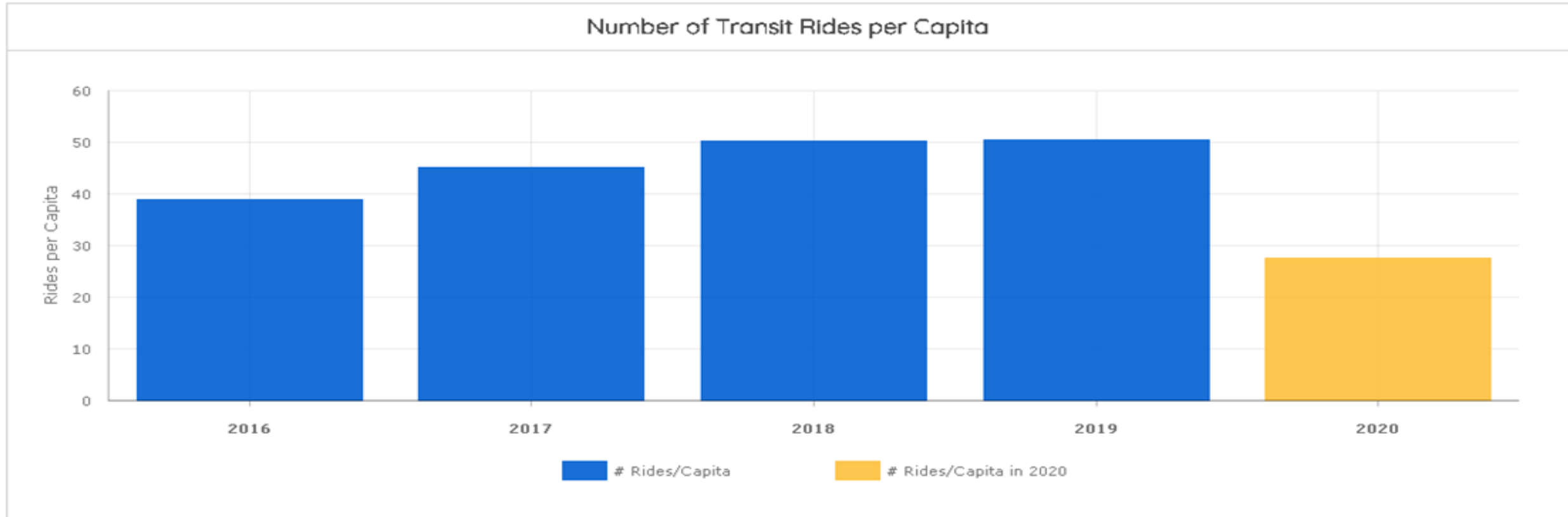




# Transit Ridership per Capita

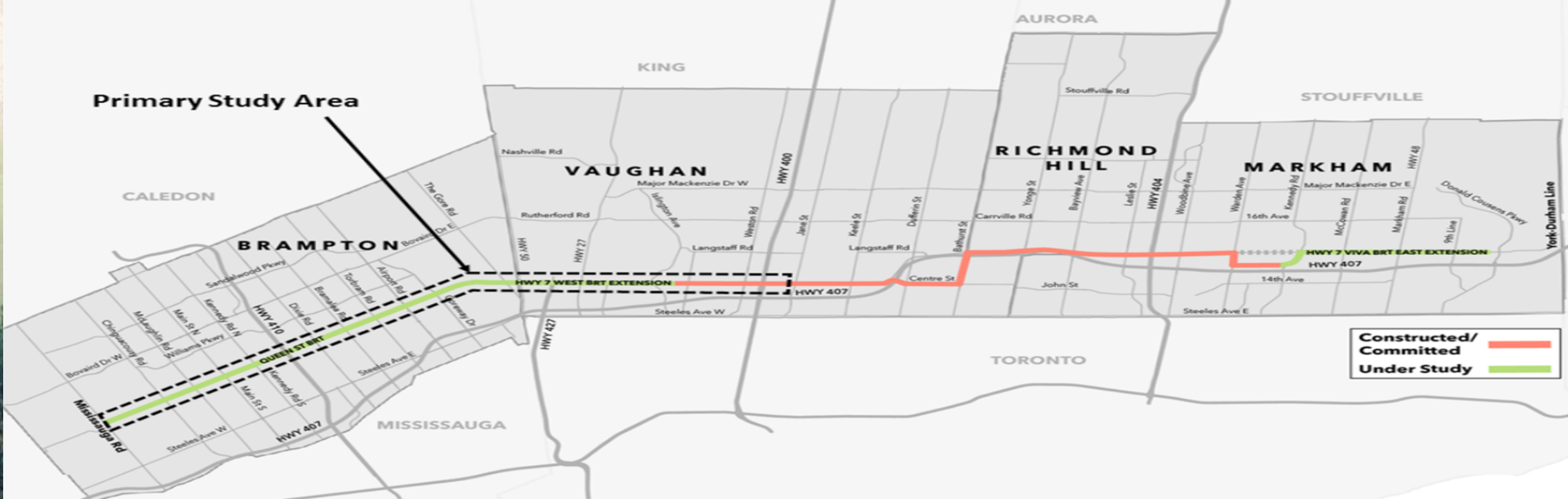
✗ Needs Improvement

Target: We have set a target of 71 rides per capita by 2041.



Transit?





We are here



Queen BRT???





Brampton

Downtown

Brampton

ROAD SEGMENT	SEGMENT LENGTH (M)	INFRASTRUCTURE CONSTRAINTS	CONFIGURATION
MISSISSAUGA RD TO CHINGACOUSY RD	2,710	Bridge over drain crossing (east of James Porter Rd)	Bus exclusive (1 veh lane per direction)
CHINGACOUSY RD TO MCMURCHY AVE	2,070	Bridge over creek (east of McLaughlin Rd)	Bus exclusive (1 veh lane per direction)
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CROSSING OF HIGHWAY 410	225	Highway overpass	Bus exclusive (2 veh lane per direction)
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Queen BRT???



# City Services

Quality. Experience. Excellence.



Meeting Target ▾



Near Target ▾



Needs Improvement ▾



Monitoring ▾

Service Brampton (311)  
Service Level

**56%**

Calls answered within 30 seconds  
(2020)



Transit On-Time Performance

**88%**

Buses arriving on time  
(2020)



Quality of  
Transit Service

**20.8K**

Rides per complaint  
(2020)



Compliance with By-law  
Violation Notices

**98%**

Resident compliance with by-law  
complaint interactions  
(2020)



FOI Request Compliance Rate

**60.9%**

Compliance rate for processing  
Freedom of Information requests within  
legislated timelines  
(2020)



Fire Response Times

**78%**

Of calls responded to within 384  
seconds  
(2020)



Animal Services  
Calls Attended

**13.1K**

Calls attended and completed  
(2020)



Meeting Target ▾



Near Target ▾



Needs Improvement ▾



Monitoring ▾

City Services???







Consolidation???





File Number	Application Title	Proposal Description
PRE-2019-0034	1817 and 1831 Queen St W	71 unit townhouse development on a condominium road. Site plan precon
PRE-2019-0031	1061 Queen Street	Place of worship with educational and caretaker facility - 3 Storey Building Site Plan Preconsultation
PRE-2020-0020	1879 Queen Street	To develop the property in accordance with the attached concept plan showing 56 townhouses, 9 attached dwelling, one <b>12-storey apartment building (approx 200 units)</b> part of SWM pond, a park, public roads, a vista block, and NHS areas with related buffers. The concept is generally consistent with the endorsed Tertiary Plan.
PRE-2020-0027	1453 Queen St. W	New building proposed for a mid-rise mixed-use residential. The main and 2nd floors consist of retail and office spaces and <b>multi family residential suites on the upper 6 floors</b> . Please refer to attached Project Description and Design Rationale. Development.
PRE-2020-0049	1030 Queen St. W	To develop a <b>nine (9) storey residential</b> development which will consist of approximately <b>124 units</b> .
PRE-2020-0052	1951 Queen St.	This is a pre-application leading to a future site plan application to develop Blocks 7, 8 and 9 with freehold townhouses that will front onto the proposed Street 'A', and Block 10 with condominium townhouses, including lane-based townhouses, back-to-back townhouse and dual frontage townhouses.
PRE-2020-0158	1857 Queen Street West	<b>Two (2) multi-storey residential apartments.</b>
PRE-2021-0073	1724 & 1730 Queen Street West	The purpose is to facilitate a draft plan of subdivision consisting of single detached dwellings, townhouse units, and a mid-rise <b>apartment building</b> . A new public street is proposed to comply with the Springbrook Tertiary Plan and a new private street is proposed to provide access to the medium density units. Primary access for all units is from Elbern Markell Drive and parking will be provided at street level for townhouse units and underground for the apartment building. <b>An Amendment to the Zoning by-law is required to change the land use and an amendment to the secondary plan is required to change the residential density.</b>
PRE-2021-0186	1286, 1298, 1300 and 1306 Queen Street West	Official Plan and Zoning By-law Amendment to facilitate stacked townhouse redevelopment.
PRE-2021-0231	1724-1730 Queen Street West	Proposal for a combined total of 512 residential dwelling units to be developed in two phases. Phase one consists of the northern portion of the site, and includes 132 three-storey residential stacked townhouse dwellings. Phase two consists of the southern portion of the site, and includes <b>366 apartment dwelling units within two residential towers of eighteen-storeys and fourteen-storeys</b> in height on a common podium incorporating 14 integrated two-storey residential townhouse units facing Queen Street West and Elbern Markell Drive. A large private amenity space is contemplated central to the site, a 10 metre buffer has been provided adjacent to the <b>woodlot east of the site</b> , and a 9 metre landscaped buffer has been provided along the north extent of the lands to accommodate <b>existing vegetation</b> and to provide physical separation to <b>existing low density residential uses</b> abutting to the north. Vehicular access is provided via two access points from Elbern Markell Drive and an internal private road network. The majority of parking is provided within a two-level <b>underground parking garage</b> and a limited quantity of surface parking is available at grade. Parking has been provided in accordance with the City of Brampton Parking requirements at 1.2 spaces per unit.
PRE-2021-0236	0 Queen Street W	To permit a mixed-use development consisting of a <b>12 storey building with approximately 240 units</b> including 8-10 retail/commercial units at grade. The remainder of the site is proposed to consist of 42 stacked townhouse units, 32 back-to-back townhouse units, visitor parking and a central amenity area.
PRE-2022-0003	1626, 1646 and 1654 Queen Street West	To develop a <b>10-storey</b> mid rise building with 339 residential units consisting of 228 one-bedroom and 111 two-bedroom units with an FSI of 3.48
PRE-2022-0025	1490 Queen Street W, Brampton	Proposed <b>12-storeys mixed-use</b> development comprising of 2-1/2 levels of underground parking garage, 2 levels of commercial retail units and professional offices, and 186 residential units from 2nd to 12th floors including 2-levels of penthouse units (11th-12th floors).
PRE-2022-0047	1550 Queen St W, Brampton	Proposed place of worship building
PRE-2022-0058	1358 Queen Street West	Proposed <b>Youth Shelter with a maximum height of four storeys</b> and 40 units at 1358 Queen Street West. A total of 19 parking spaces, two of which are barrier-free, will be located to the rear of the property behind the proposed building.
PRE-2022-0151	1402 & 1420 Queen Street West	Preconsultation for OPA and ZBA to permit up to 99 Stacked Townhouse Units (Standard Condominium). See Cover Letter and Concept Plan.

# Consolidation???





# Proposal!

1. Re-Zoning and removal of Housing Special Policy Area designation!
2. Proposal of multi-storey buildings!!
3. Incompatibility with immediate streets!!!



# Feedback

1. Incompatibility
2. Lack of comprehensive studies
3. Valuation
4. Overcrowding of Schools
5. Traffic Congestion & Road Safety Concerns
6. Environmental
7. increase in crime







The way to get started is to quit talking and begin doing.

Walt Disney







*Incompatibility*

Can't take it anymore!



## Summary: STRONG OBJECTIONS

Intensification (such as the type being proposed within this area) should be prioritized in areas that can benefit from revitalization, are in close proximity to provincial highways, large transit hubs, shopping centers, hospitals, or post-secondary institutions and where the surrounding infrastructure can be expanded to accommodate for growth.





# Thank you!

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Credit Valley Residents Association

creditvalleyresidents@gmail.com

<https://www.creditvalleyresidentsassociation.ca/>



**SAYS YES  
TO**

**2-3 Stories  
Low Density  
Sensible Development**



**SAYS NO  
TO**

**Multi Stories  
High Density  
Traffic Congestion**

THANK YOU!

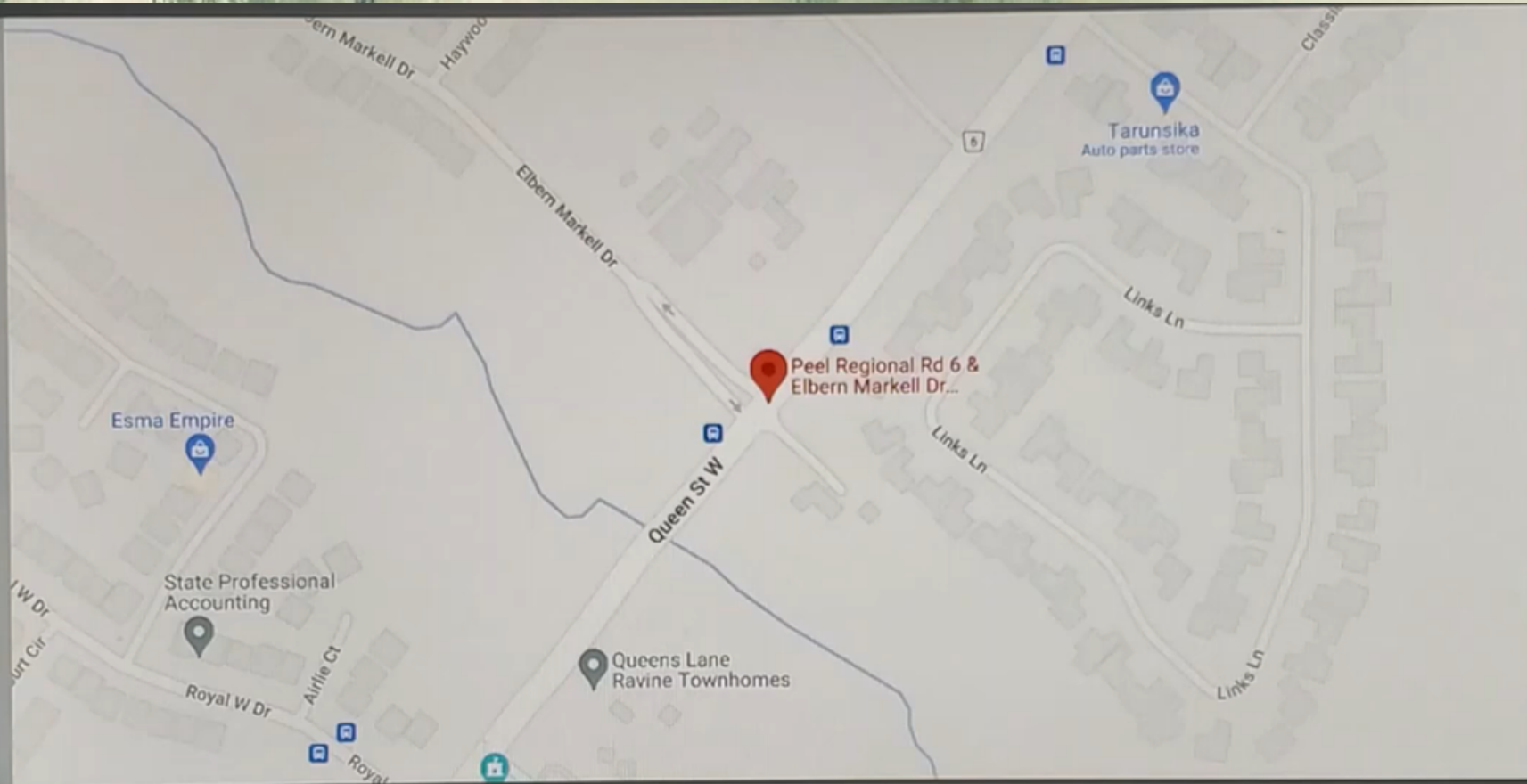




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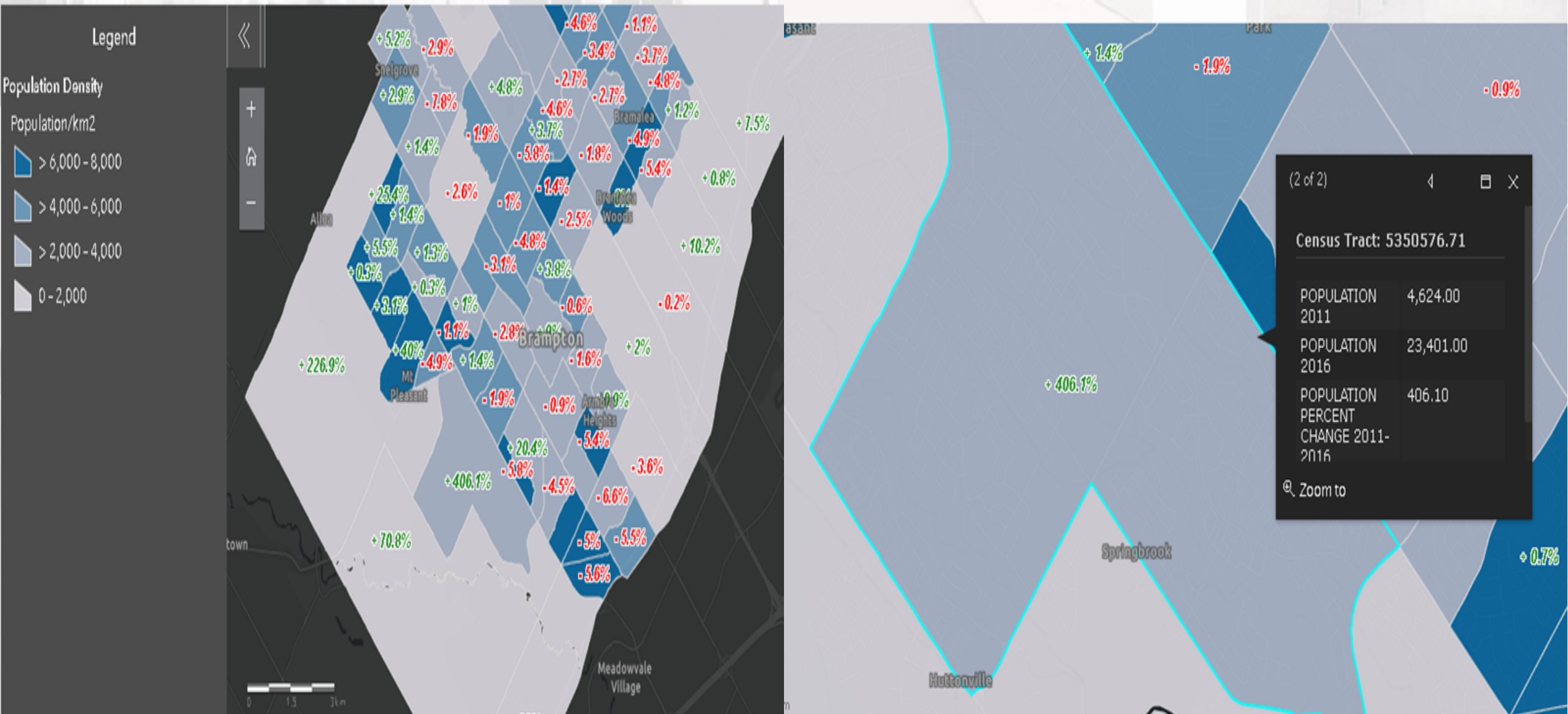


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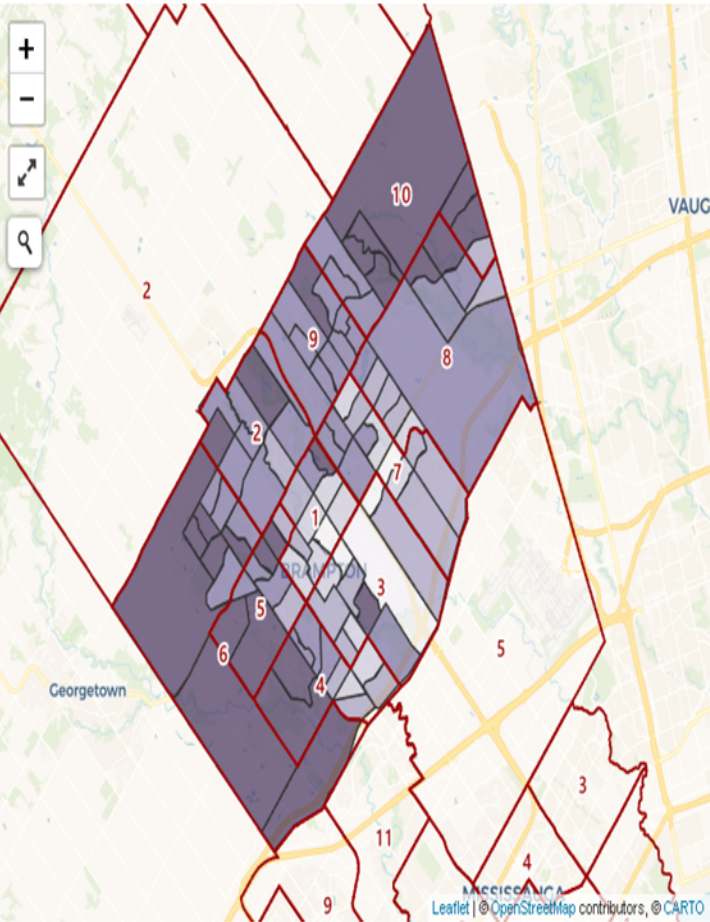


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Brampton

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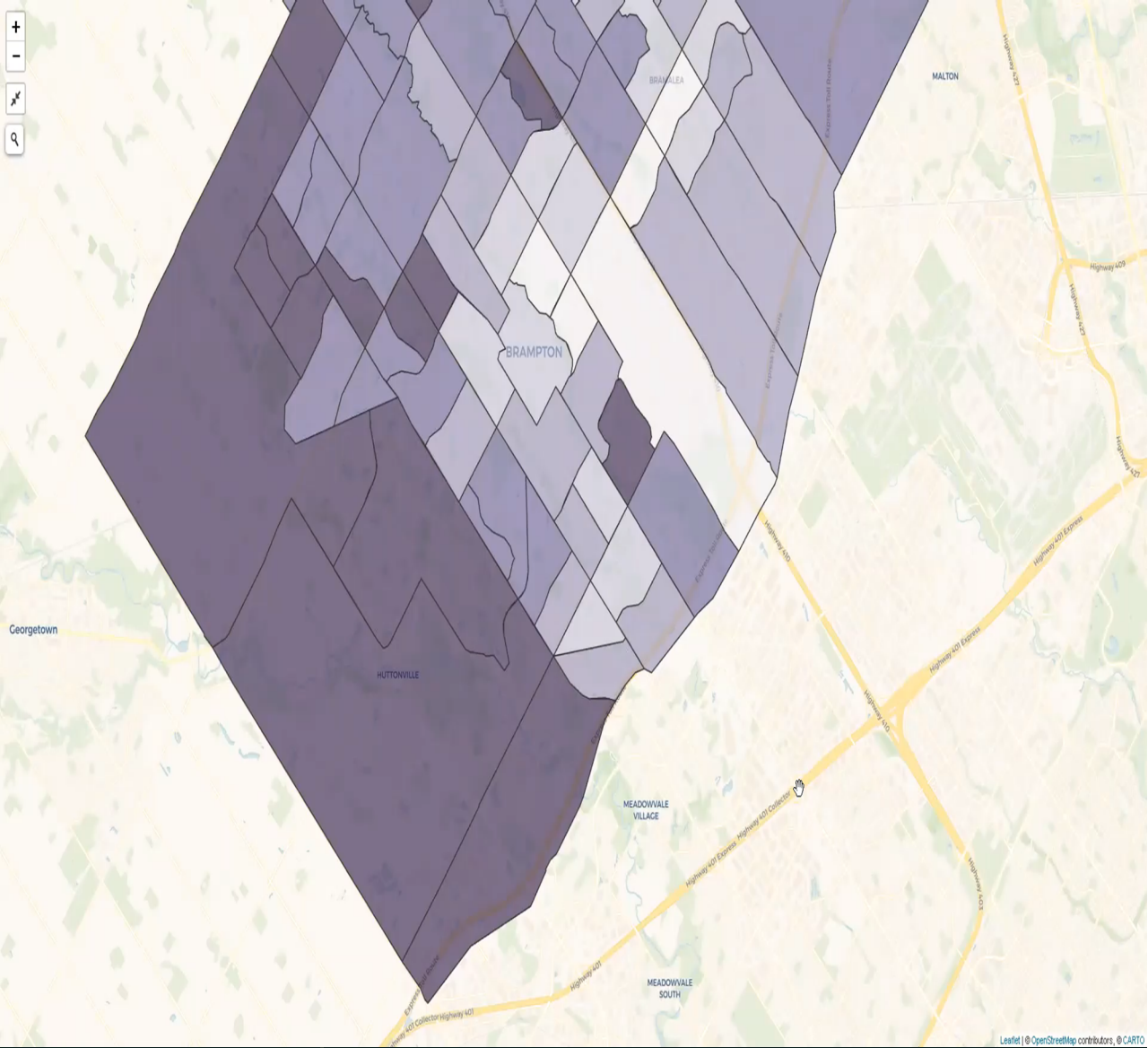
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**Assets**

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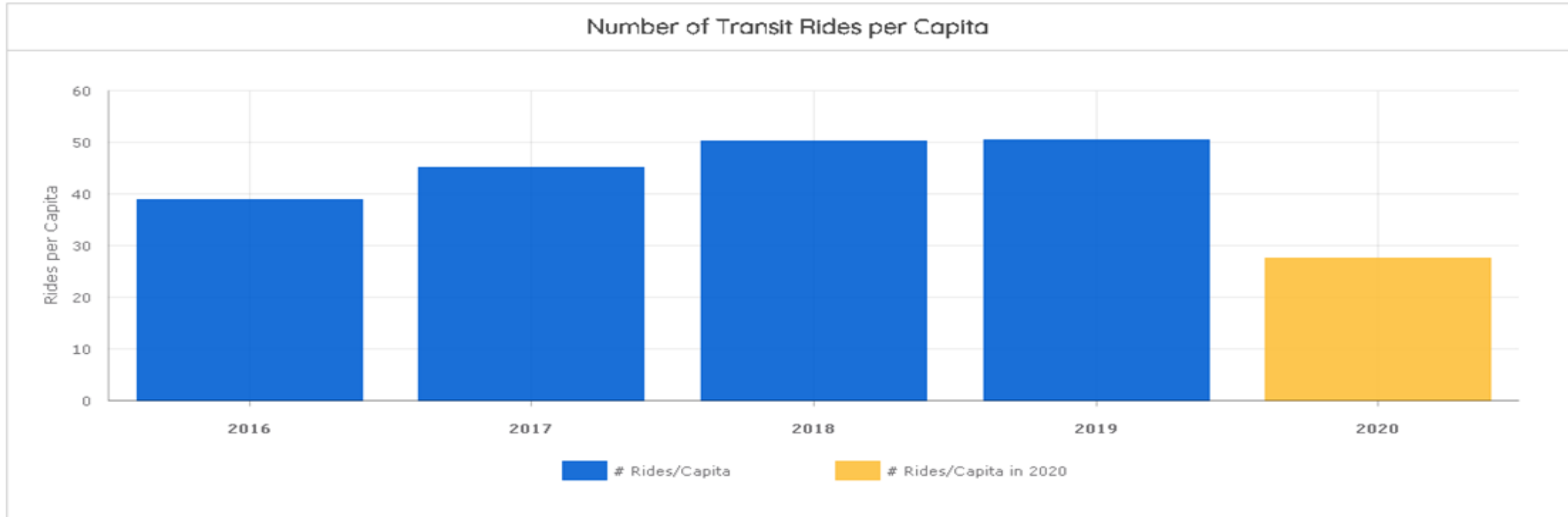
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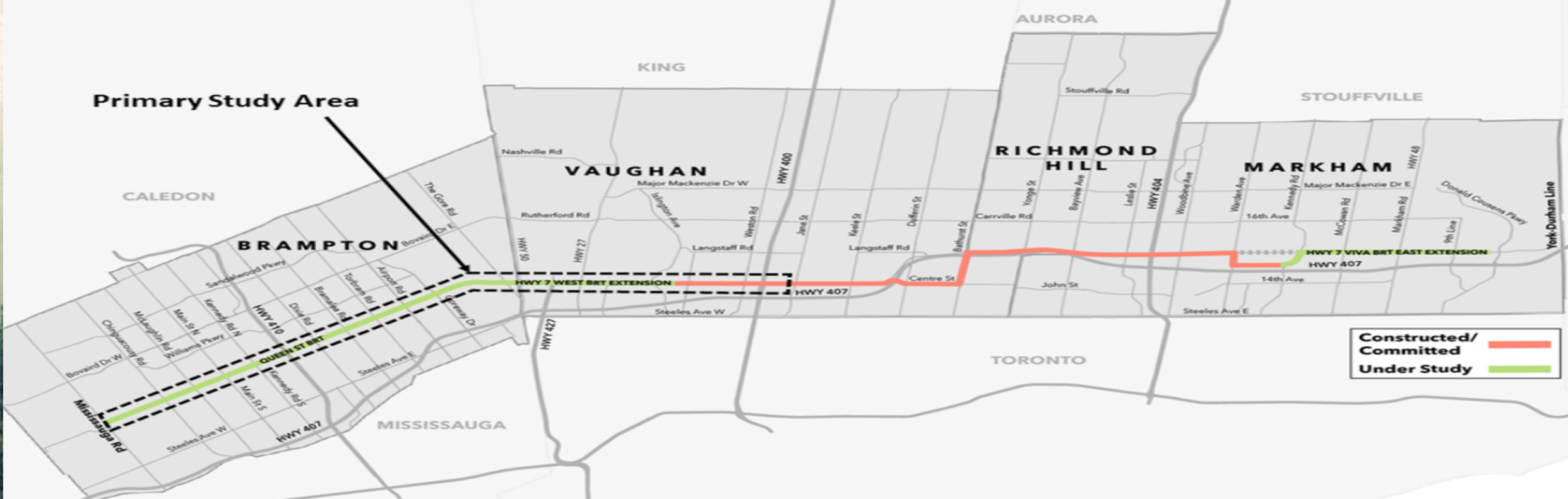
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Queen BRT???





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Meeting Target ▾



Near Target ▾



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Monitoring ▾

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TO**

**2-3 Stories  
Low Density  
Sensible Development**



**SAYS NO  
TO**

**Multi Stories  
High Density  
Traffic Congestion**

THANK YOU!