
RESULTS OF PUBLIC MEETING

RESULTS OF PUBLIC MEETING

Planning and Development Committee
Regular Meeting – June 20th, 2022
City File Number – OZS-2022-0013

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 H. Singh - Wards 9 and 10
Regional Councillor G. Dhillon - Wards 9 and 10

Staff Present:

Allan Parsons, Director, Development Services, Planning, Building and Economic Development
Rick Conard, Director, Building and Chief Building Official, Planning, Building and Economic Development
Bob Bjerke, Director, Policy Planning, Planning, Building and Economic Development
Gurdeep Kaur, Director, Strategic Projects, Planning, Building and Economic Development
Elizabeth Corazzola, Manager, Zoning and Sign By-law, Planning, Building and Economic Development
Steve Ganesh, Manager, Planning Building and Economic Development
Jeffrey Humble, Manager, Policy Planning
Andrew McNeill, Manager, Official Plan and Growth Management, Planning, Building and Economic Development
David Vanderberg, Manager, Planning Building and Economic Development
Claudia LaRota, Principal Planner/Supervisor, Planning, Building and Economic Development
Angelo Ambrico, Development Planner, Planning, Building and Economic Development
Emma De Melo, Development Planner, Planning, Building and Economic Development
Kelly Henderson, Development Planner, Planning, Building and Economic Development
Nitika Jagtiani, Development Planner, Planning, Building and Economic Development
Andrew VonHolt, Deputy Fire Chief, Fire and Emergency Services
Peter Fay, City Clerk Charlotte Gravlev, Deputy City Clerk
Sonya Pacheco, Legislative Coordinator

Results of the Public Meeting:

A meeting of the Planning Design and Development Committee was held on June 20, 2022 with respect to the subject application. Notices of this meeting were sent to property owners within 240 metres of the subject lands in accordance with the Planning Act and City Council procedures.

Nitika Jagtiani, Development Planner, Planning, Building and Economic Development, presented an overview of the application that included the location of the subject lands, area context, proposal, Official Plan designation, Secondary Plan designation, Zoning By-law and Zoning By-law amendment,

planning policy summary, issues/opportunities and next steps. The following delegations addressed Committee and expressed their views, suggestions, concerns and questions with respect to the subject application:

1. Samir Shah, Credit Valley Residents Association, Brampton Resident
2. Kuljit Singh, Brampton Resident

The following registered delegation was not present at the meeting:

1. Jasbir Singh, Credit Valley Residents Association, Brampton Resident

The City Clerks Office received 42 resident correspondence emails from the community. The residents provided their views, suggestions, concerns and posed questions with respect to traffic concerns, housing typology, property value, privacy, and clarification on the development and timing of the proposal.

The following is a list of the primary concerns raised by area residents.

Built Form Compatibility

Residents raised concerns that the development would not fit the character of the area. Primarily the concern lies with the proposal of semi-detached homes within the area.

Response: The applicant had originally submitted an application for an amendment to the Zoning By-law and for a Draft Plan of Subdivision to permit 30 units with a mix of single and semi-detached dwellings on subject lands. The applicant revised their proposal to 23 single-detached homes to better fit with the existing character of the neighborhood. The applicant has also submitted a revised Urban Design Brief prepared by John G Williams Architect and Strybos Barron King Ltd. Landscape Architecture to which Urban Design Staff has reviewed and is satisfied with. The proposal has also demonstrated consistency with the “Springbrook Community – Block 2 Credit Valley Secondary Plan Area 45 Community Design Guidelines”.

Property Value

Residents have raised concerns with regards to property values being affected due to the proposal consisting of semi-detached homes within the residential area of primarily singles.

Response: The applicant has since revised their application to only include detached homes. Staff note that this is not expected to have a significant effect on property values.

Urban Design Staff has reviewed the proposal and it has demonstrated consistency with the “Springbrook Community – Block 2 Credit Valley Secondary Plan Area 45 Community Design Guidelines”. As such staff is satisfied that the proposal remains consistent with the existing neighborhood context.

Impact on the Natural Heritage Features/Wildlife

Residents raise concerns in regards to the proposed development and the impact it may have on the natural heritage features and mature trees on subject lands, as well as the wildlife in the area.

Response: An Arborist Report was completed for this application and circulated to staff for review and comment. The report provides recommendations and tree protection measures for all trees to be preserved prior to construction. These recommendations will need to be implemented during the construction of the development. Staff will determine whether to take cash-in-lieu compensation for tree removals or agree to additional planting during the detailed design review stage for the development. Open Space staff have evaluated the Arborist Report and Tree Inventory and Tree Preservation Plans and have found it satisfactory.

Traffic Impact

Residents had concerns about traffic congestion, and increased car volume.

Response: The Transportation Impact Study provided by CGH Transportation had been revised for the new proposal of 23 detached units. The study found that the proposed development will have a minor impact on the Study Area road network and that the proposed access will operate well within the existing neighborhood context.

Proposed development with Condominium Block and Condominium Road

Residents had concerns about the proposed development being a condominium tenure with a private condominium road accessible through Innismoor Road. More specifically, residents raised their concerns about the visitor parking on site.

Response: The proposed subdivision of 23 single-detached dwellings will be comprised of 10 single-detached freehold dwellings fronting along Creditview Road and Innismoor Road and 13 single-detached common element condominium dwellings which will front along the proposed 7m (23 ft) internal condominium road. The units along this road are proposed to have access to shared visitor parking area comprising of 6 spaces. These visitor parking spaces will reduce the need for visitors to park on the street. The condominium tenure is proposed to facilitate the creation of the private road, which has been reviewed and found to be satisfactory from a transportation perspective. The condominium tenure will not affect the character of the homes or the sizes of the lots being proposed for the site, which are consistent with those in the surrounding neighborhood.