
RESULTS OF PUBLIC MEETING

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Planning and Development Committee
Regular Meeting – April 25th, 2022
City File Number – OZS-2022-0014

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
Mayor Patrick Brown (ex officio)

Staff Present:

Paul Morrison, Acting Chief Administrative Officer
Jason Schmidt-Shoukri, Commissioner, Planning, Building and Economic Development
Allan Parsons, Director, Development Services, Planning, Building and Economic Development
Bob Bjerke, Director, Policy Planning, Planning, Building and Economic Development
Jeffrey Humble, Manager, Policy Planning
Steve Ganesh, Manager, Planning, Building and Economic Development
David Vanderberg, Manager, Planning Building and Economic Development
Nitika Jagtiani, Planner, Development Services, Planning, Building and Economic Development
Cynthia Owusu-Gyimah, Manager, Planning, Building and Economic Development
Sameer Akhtar, City Solicitor
Peter Fay, City Clerk
Charlotte Gravlev, Deputy City Clerk
Tammi Jackson, Legislative Coordinator

Staff Report:

Nitika Jagtiani, 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.

A Statutory Public Meeting for this application was held on April 25th, 2022. There were nine members of the public in attendance to speak to this item at the statutory public meeting. Written correspondence from eleven members of the public were received and presented at the Planning and Development Committee Meeting and Planning Staff received over 60 emails throughout the review process.

At public meeting area residents provided their views, suggestions, concerns and posed questions with respect to compatibility, safety, traffic, environmental, loss of trees, property values, community parks, location of sales office on Creditview Road and concerns with the minimum size of the lots being proposed, as well as the appropriateness of the proposed development.

Further to the April 25th Planning and Development Committee Meeting, Councilor Medeiros and Councilor Bowman along with Staff arranged an additional information meeting outside the a resident property on Pride Court. The meeting was attended by over 80 residents of the Pride Court and Links Lane Lionhead Estates Community.

Additionally, a petition was filed by the area residents with over 100 signatures. The petition cites concerns with rezoning of agricultural lands, compatibility with the existing neighborhood, stormwater management, and lack of open space for children. The following is a list of the primary concerns raised by area residents throughout the public consultation process.

Built Form and Compatibility with Existing Neighborhood

Residents raised concerns that the development is not compatible to the existing neighborhood. The subject neighborhood is home to larger executive homes with lot frontages of over 70 feet.

Response: Planning Staff have reviewed the application and the submitted Planning Justification Report and is of the professional opinion that the proposed development is satisfactory based on the applicable provincial, regional and local 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 Queen Street.

The applicant has submitted an Urban Design Brief prepared by Adesso Design Inc. The proposed development is to follow the City of Brampton's Vision as outlined in the Development Design Guidelines and the Credit Valley Secondary Plan (SPA45) built form guidelines to achieve a neighborhood that is visually attractive built environment with distinct character with high quality materials and finishes throughout the proposed development. It notes that the proposed development will incorporate upscale architectural design, reflective of the form and heights of the surrounding single family residential lots. City Urban Design Staff have reviewed the brief and have determined that it is satisfactory to the City requirements.

Traffic Concerns

Residents had raised concerns with regards to increased traffic on Creditview Road through the proposed extension of Classic Drive. Residents are concerned with the 3-

way stop at Creditview Road. Creditview road has no curbs and no sidewalks which may create concerns for the pedestrian concerns.

Response: The Traffic Impact Study submitted pertaining to this application was reviewed and approved by Traffic Planning Staff. The Traffic Impact Study prepared to assess the proposed development indicates that the extension of Pride Court that connects with Classic Drive will accommodate future traffic flow in the neighbourhood without any negative impacts. It found that the impacts from additional traffic from the development is acceptable.

The road connection between Links Lane and Pride Court has previously been planned for. Traffic staff is working with the Traffic consultant to ensure consistency of the municipal right-of-way on Classic Drive and the neighboring roads, which will be finalized through the detailed design stage. The construction of the future municipal road is to be in accordance with city requirements.

The new development has proposed a sidewalk on Classic Drive and will have a future pedestrian connection through the adjacent parcel to the immediate north to Queen St.

Safety Concerns

Residents had concerns with the extension of Classic Drive and pedestrian access to bus routes and emergency vehicular access to the site.

Response: In addition, the plan of subdivision introduces a 1.5m concrete sidewalk around Classic Drive that will be designed, constructed and maintained to be safe for residents in the neighborhood. There is an existing sidewalk to the east of Creditview Road for pedestrians as well.

Noise Concerns

Noise levels generated from the proposed development were identified as a concern.

Response: A Noise Feasibility Study prepared by HGC Engineering confirmed that the traffic from the proposed development will be small relative to the existing traffic volumes.

Stormwater and Drainage Concerns

Residents cited concerns with stormwater management and water draining to existing lots in the neighborhood.

Response: The applicant has submitted a Functional Servicing and Stormwater Management Report prepared by Schaeffer's Consulting Engineering. City Staff are working with the consultant to ensure that the supporting documentation and calculations depict adequate capacity for the additional flows without adversely affecting connected properties, which will be finalized at the detailed design stage. A Hydraulic Grade Line Analysis has been requested at the detailed design stage to confirm that the proposed subdivision is consistent with the existing subdivision and not negatively impact the adjacent properties. Staff have reviewed the report and have no concerns with regards to stormwater management/drainage on the site.

Loss of Trees and Biodiversity

Residents have raised concerns regarding loss of mature trees and biodiversity on site to facilitate the development.

Response: The applicant has submitted a Tree Inventory and Conservation Plan. A total of 24 trees were identified for preservation. Some trees identified are cedar hedge located along the property line. The report provided recommendations and tree protection measures for all trees to be preserved prior to construction. At the subdivision detailed design stage, Staff will determine to take cash-in-lieu compensation for tree removals or agree to additional planting. Open Space staff have evaluated the Arborist Report and Tree Inventory and Tree Preservation Plans and have found it satisfactory.

With respect to the loss of biodiversity, the subject lands do not contain/about a natural heritage feature.

Property Values:

Residents were concerned that the nature of the proposed development would impact property values.

Response: Planning staff cannot comment on the future potential valuation of land. This application is reviewed on the merits of criteria set out in the "Planning Act" and City, Regional and Provincial policies regarding land use planning

Community Parks

Residents were concerned that there are no potential parks proposed for the area.

Response: The Credit Valley Secondary Plan identifies a series of parks to serve the area. The subject site is not designated for a park. In addition, the subject site is in close proximity to Eldorado Park located approximately 1.8 km south from the subject site on Creditview Road.

Tertiary Plan

Residents state that the proposed development does not meet the stated Springbrook Tertiary Plan.

Response: The Springbrook Settlement Area is located within the Credit Valley Secondary Plan, more specifically at the intersection of Queen Street and Creditview Road and covers an area of approximately 12.5 hectares (31 acres).

On October 28, 2020, City Council adopted a modified Tertiary Plan for the Springbrook Area. At the request of Planning Committee, properties located along the Queen Street West frontage have been removed from the Tertiary Plan boundaries and will be subject to a separate review to identify opportunities for higher density development. The property is not located within the approved Springbrook Community Block Plan for Sub Area 45-2.

Location of Heritage Home - Edwin Trimble House

Residents are concerned with the location of the Heritage Home on site.

Response: City Staff and the Heritage Consultant have worked together and finalized that the Edwin Trimble House will be relocated to Lot 60 on the proposed plan of subdivision (Appendix 1). A Heritage Conservation Plan was prepared in accordance with the guidelines set out within the City's Terms of Reference for Heritage Impact Assessments shall be submitted and approved to the satisfaction of the Director of City Planning and Design. The applicant shall provide financial securities for all of the work outlined in the Heritage Conservation Plan in a form and amount satisfactory to the Director of City Planning and Design.

Location of the Sales Office

Residents have raised concerns regarding the location of the Sales Office. More specifically, the temporary sales office proposed on site and may generate additional traffic during sales and excavation. Furthermore, residents are apprehensive about construction truck or delivery trucks allowed access from Creditview Road and its impact on safety and parking on road.

Response: The applicant has submitted a Committee of Adjustment application (A-2022-0022) to permit a temporary sales office for a period of three (3) years whereas the by-law does not permit the proposed use in an Agricultural Zone. The sales office will be fronting on Creditview Road with the driveway aligned with George Robinson Dr. The proposed temporary sales office will have 8 parking spaces (including one accessible parking space). Cars will back onto a three-way stop sign on Creditview Road and George Robinson Dr. making it safe for the public to back onto Creditview Road. The application to committee of adjustment has been deferred on three occasions until City Council have made a decision on the proposed development for this application.

With respect to the construction of trucks and delivery trucks on site, the applicant will provide a construction management plan prior to any site servicing of the proposed development. The City will review the submitted documents and ensure that appropriate construction management techniques (including time of day permitted for construction) are applied to the subdivision development.