
Results of Public Meeting and
Responses to Concerned Citizens

Planning and Development Service Committee
Regular Meeting – June 06, 2022
City File Number: Dev-2022-776

Members Present:

Regional Councillor M. Medeiros - Wards 3 and 4 (Chair)
Regional Councillor P. Fortini - Wards 7 and 8 (Vice-Chair)
Regional Councillor R. Santos - Wards 1 and 5
Regional Councillor P. Vicente - Wards 1 and 5
City Councillor D. Whillans - 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
Mayor Patrick Brown (ex officio)

Staff Present:

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
Cynthia Owusu-Gyimah, Manager, Planning Building and Economic Development
Paul Morrison, Acting Chief Administrative Officer

Legal Council

Sameer Akhtar, City Solicitor

City Clerk's Office

Peter Fay, City Clerk
Charlotte Gravlev, Deputy City Clerk
Tammi Jackson, Legislative Coordinator

Members of the Public Present:

Deepi Purba, Brampton Resident
Jasbir Singh, Brampton Resident
Vipul Shah, Brampton Resident
Kuljit Singh Janjua, Brampton Resident
Dezi Yang, Brampton Resident

Teghbir Singh Kairon, Brampton Resident
Rohit Airriderz, Brampton Resident
Samir Shah, Brampton Resident
Weiguo Xie, Brampton Resident
Amy Chen, Brampton Resident
Charanjit S. Khaira, Brampton Resident
Nash Jeevraj, Brampton Resident
Manvir Dulai, Brampton Resident
Dan Zakovitz, Brampton Resident
Satinder Malhotra, Brampton Resident
Mandeep Singh Kochar, Brampton Resident
Vikas Hanrou, Brampton Resident
Tushar Mahendra, Brampton Resident
Manesh Patel, Brampton Resident
Paramjit Chahal, Brampton Resident
Meetu Mahendra, Brampton Resident
Sharon Zhang, Brampton Resident
Sally Fasulo, Brampton Resident
Gagan Tantry, Brampton Resident

Neil Chadda, Policy Planner, Planning, Building and Growth Management, presented an overview of a City-initiated Official Plan Amendment that included the location of the subject lands, area context, proposal, design details, official plan designations, secondary plan designations, block plan designation, next steps and contact information.

Item 6.1 and 11.1 were brought forward. There were pre-registered delegations, who presented to the Committee on the subject city-initiated application. The order of speakers was varied with committee approval. Following the presentation, it was indicated that there were no questions of clarification from pre-registered delegations. Chair Medeiros for clarification asked the Chief Planner to explain the school boards and Credit Valley Conservation authority as a commentating partner.

Allan Parsons, Director, Development Services, Planning, Building and Economic Development, explained that development applications have a fulsome set of technical work that every property owner who wants to develop a property has to put forward alongside with their development application. Technical work submitted by the property owner include environmental, school, engineering and urban design matters are looked at with a high degree of accuracy, by experts within City staff. After all matters and due diligence has been completed, only then does a recommendation report come forward.

Bob Bjerke, Director, Policy Planning, Planning, Building and Economic Development, explained that amendments have been circulated to the Region and following the public meeting we will continue to work with the Peel School Boards and conservation authority and what the implications are and how they will be addressed through their process. Height and density proposed by property owners will fit with the area and be

consistent with adjacent properties and appropriate transitions. Additional work such as more consultation with the neighbourhood and looking at opportunities to refine the information we have and bring forward a recommendation report with the findings of the additional work.

The application received delegations from 24 members of the public, correspondences received by approximately 130 members of the public, and a petition was received from the community. Additionally, two (2) letters from KLM Planning Inc., on behalf of Cal-Markell Development Inc., and Denford Estates Inc., as well as Kaneff, Davies Howe LLP on behalf of Crystal Homes Corporation were received. Prior to the public meeting, City staff met with KLM Planning Inc., Kaneff and Cal-Markell Developments regarding development on their respected properties. At the time of the public meeting, area residents provided their views, suggestions, concerns and posed questions with respect to height, built form compatibility, traffic impact, density, crime, property value, park space, school enrolment, privacy and the environment.

After the public meeting, City staff met individually with Arup Datta Architects, Fateh Developments Inc., Crystal Homes Corporation, Cal-Markell Developments, Royal Pine and Kaneff Properties Ltd., to discuss the Springbrook Tertiary Plan Area and the proposed amendments. Specifically, City staff have communicated to the Springbrook development group that they must submit a comprehensive master servicing plan for the entire Springbrook Tertiary Plan Area, prior to development approval.

The public Meeting for this City-initiated Official Plan Amendment was held on June 6, 2022. Notice of the meeting was sent to property owners within 240 metres of the subject lands in accordance with and exceeding the *Planning Act* requirement of 120 metres for such applications. Planning staff received several communications prior to and after the Public meeting in regards to this City-initiated Official Plan Amendment.

The following is a list of the primary concerns raised by area residents prior to and at the Statutory Public Meeting.

Height

Residents raised concerns about the impact of shadows from the mid-rise buildings and townhouses.

Response: Staff note that when a future development application is received, a shadow study should be submitted for City staff to review.

The height permissions in the Springbrook Tertiary Plan Area are dependent on the submission of appropriate technical studies to justify a proposed height during the rezoning process. The Springbrook Tertiary Plan does not give as of right permissions for height. For example, on the corner of Elbern Markell Drive and Queen Street West, the developer has proposed 18 and 14 storeys. It is the position of City staff that the Springbrook Tertiary Plan Area will not approve heights in excess of 14 storeys, so that we may maintain a medium density for this segment of Queen Street West. Only at the

key intersections of Queen Street West and Elbern Markell Drive as well as Queen Street West and Creditview Road will 14 storeys be permitted. A shadow study will be required to demonstrate that there will be no negative impacts on the existing low-rise residential neighbourhood. Additionally, heights will be transitioned appropriately when adjacent to existing residential and developers will provide a high quality of landscaped buffering and set back requirement. These requirements will ensure that new medium density developments will fit within the Springbrook neighbourhood and help achieve a complete and walkable community.

Two new land use designation have been proposed for the Springbrook Tertiary Plan Area.

1. Medium Density Residential (Mid-Rise)

Lands within the Medium Density Residential (Mid-Rise) designation shall be developed for mid-rise apartment buildings ranging in height between five (5) to (12) storeys. Commercial uses shall be at grade and a high quality architectural treatment is to be incorporated. In order to achieve superior streetscapes, a superior standard of built form is required. This shall include gradual transition of height, setback, scale and massing along individual streetscapes.

2. Mixed Use Medium-High Density Residential

Lands within the Mixed Use Medium-High Density Residential designation may be developed for mid-rise apartment buildings with a maximum height of (14) storeys at key intersections. The intent of this designation is to ensure that buildings at the intersections of Queen Street West with Creditview Road and Elbern Markell Drive act as a gateway to the Springbrook community. Design of commercial areas are to be based on design principles intended to generate active, street-focused activity of traditional main streets. Buildings shall be sited close to the public streets to create a consistent street edge, with parking and loading located at the rear or side of buildings.

Developer delegations have insisted that increased heights should be permitted. After taking into consideration the comments received by concerned citizens, developers and from the City's internal and external stakeholders, City staff believe that a maximum cap of 14 storeys would be appropriate for the subject lands at key intersections.

The Growth Plan has growth projections for the Region of Peel to be approximately 2,280,000 people by 2051. The Province has directed much of this growth to the City of Brampton within both settlement and built-up areas. *Bill 23, More Homes Built Faster Act, 2022* ('Bill 23') has established housing targets of 113,000 new homes in Brampton by 2031, which equates to approximately 400,000 new residents. This 10-year housing target represents an annual average of 11,300 new households per year, equating to an annual increase in total housing growth nearly three times the City's historical average over past 20 years. This amount of growth was originally intended to be spread out over the next three decades to 2051; however, *Bill 23* now requires the City of Brampton to meet these targets within the next decade (2031). City staff are currently reviewing the passage of *Bill 23*.

Built Form Compatibility

Residents raised concerns that mid-rise developments would not fit the character of the area.

Response: Staff note that all future developments will be of a high architectural design and when adjacent to existing low density residential, building heights will be transitioned appropriately and landscaping will be utilized as a buffer. The landscape buffer requirement between new townhouse, midrise and existing residential developments will be buffered by high quality landscaping. A wood privacy fence will also be required along the property line next to existing residential developments. In addition, all development applicants will be required to go through the site plan and rezoning process, in order to ensure compatibility with the surrounding executive housing area. During this stage of the development review process, City staff will review and ensure that the development proposals align with City direction and policy.

Additionally, with the implementation of *Bill 23*, which requires the City of Brampton to comply with the residential housing unit and density targets. Specifically, the City of Brampton was to meet the Growth Plan target of additional growth over the next three decades. As a result of *Bill 23*, the City must meet these population and residential unit targets over the next decade (2031), which represents an annual average of 11,300 new householders. City staff are currently reviewing the passage of *Bill 23, More Homes Built Faster Act 2022*.

Traffic Impact

Residents were concerned about traffic congestion with the increase in density.

Response: Staff note that each development proponents must provide to the City and the Region a Transportation Impact Study (TIS). The City will also require that all developers within the Springbrook Tertiary Plan Area work together as part of a Cost Sharing Agreement, or another agreement (approved by the City and Region) in order to submit all relevant technical studies such as a master servicing plan. The Region of Peel and City's Transportation Planning staff will review all development applications including supportive studies such as a Traffic Impact Study. Both the Region of Peel and City staff must be satisfied that the surrounding road networking and key intersection can accommodate the traffic generated by any future proposed development. Additionally, the mixed-use character aligns with the Brampton Plan (Official Plan) and draft Brampton Plan, in terms of promoting walkability. The mixed-use character and design will aim to achieve a high degree of pedestrian access for neighbouring residential areas, helping to create a more walkable and complete community.

Increase in Crime

Residents were concerned that by allowing medium density forms of housing such as townhouses and mid-rise buildings will attract criminals to the area and increase in property and violent crime.

Response: Staff note that there is no correlation between townhouses and mid-rise buildings and an increase in crime. Additionally, City staff look to incorporate Crime Prevention Through Environmental Design (CPTED) principles to help mitigate potential crime through the development application process. CPTED first recognizes that the physical environment can be manipulated to produce behavioral effects that will reduce the fear and incidence of crime while improving quality of life. CPTED also provides a conceptual framework, derived from this insight, which serves to develop and ensure a better designed property.

Additionally, site plan controls ensure the design of new buildings are integrated into the existing urban fabric, support sustainability metrics and the goal and objectives of the community area. However, *Planning Act* changes as a result of the passage of *Bill 23*, may limit the City's Urban Design team ability to comment on the design elements during the site plan stage. However, there may be an opportunity for Urban Design staff to comment during the rezoning stage. City staff are currently reviewing the passage of *Bill 23, More Homes Built Faster Act 2022*.

Need for more Park Space/Open Space

Residents raised concerns in regards to the need of a community park, since there will be an increase of people living within the community.

Response: City staff note that as per the Springbrook Tertiary Plan Area, park space is planned. Additionally, private developers are required to provide private park space for their residents. Residential developments located within the Credit Valley Secondary Plan Area (the "CVSP") are subject parkland dedication requirements and will be required to pay cash-in-lieu of parkland (CIL) in accordance with the *Planning Act* and the City's Parkland Dedication By-law.

Additionally, *Planning Act* changes as a result of the passage of *Bill 23, More Homes Built Faster Act 2022*, has decreased the amount of parkland dedication a municipality may ask a developer for, or how much cash-in-lieu of parkland may be taken. City staff are reviewing the amount of land that can be set aside for parks in light of *Bill 23*.

School Capacity

Residents raised concerns that the local schools have reached their capacity and children are now in portables. Specifically, residents raised concerns as to how will new children attend schools, when the schools have reached capacity.

Response: Any future development application will be circulated to the School Boards for comments and that decisions regarding school capacity are independent from a municipality. Additionally, the Peel District, Catholic and French School Boards have been circulated as part of this Official Plan Amendment. The school boards have indicated that they have no concerns regarding an increase in the student population. As part of the development review process, each development application will be circulated to the School Boards for their review.

Impact on the Natural Heritage Features/Wildlife

Residents were concerned with the loss of habitat for local animals.

Response: Staff note that an Environmental Impact Assessment (EIA) will be reviewed as part of a future development application. In addition, developers in the Springbrook Tertiary Plan will be required to ensure that all applicable reports/studies are completed to the satisfaction of City staff and stakeholders such as the Credit Valley Conservation.

The Springbrook Creek is a regulated Redside Dace habitat and the Ministry of the Environment, Conservation and Parks will be consulted regarding any requirement for proposed development in proximity to the creek. Additionally, it should be noted that environmental studies will be required through the development application process to confirm limits to the Natural Heritage Systems (NHS) (i.e. natural hazards and natural heritage features with appropriate buffers), and the NHS should be protected through appropriate zoning and site planning. All development application in the Springbrook Tertiary Plan Area will be forwarded to the Credit Valley Conservation authority for their review. A comprehensive Environmental Impact Study (EIS) will be required as part of the development review process that covers all the properties within the Springbrook Tertiary Plan Area. This process will ensure to limit any negative impacts to the natural environment including, but not limited to the Redside Dace and the Springbrook Creek. Developers within the Springbrook Tertiary Plan Area are to ensure all relevant studies have been completed and submitted to the City and conservation authority for review.

Additionally, *Planning Act* changes as a result of the passage of *Bill 23, More Homes Built Faster Act 2022*, reduces the ability to protect, conserve, and manage the natural heritage system, leading to loss of protected lands. *Bill 23* is attempting to streamline approvals by only permitting the Conservation Authority to focus on natural hazards impacts on people and their property, as opposed to protecting the Natural Heritage System as a whole. Now developments may occur on lands that were previously protected. Natural features are cost-effective strategies for climate resilience and protecting property from flooding. City staff are reviewing the effects of the passage of *Bill 23* has on protecting the natural environment.