

Fay, Peter

Subject: FW: [EXTERNAL]RE: DRAFT ZONING BY-LAW - July 31, 2023 Brampton Planning Committee Statutory Public Meeting - Item 5.4 - 9874 The Gore Road; City File: OZS-2023-0017; GWD PN 2330 Public Input

Attachments: 20230802162513069.pdf

From: Michael Gagnon <mgagnon@gwdplanners.com>

Sent: Wednesday, August 2, 2023 5:24 PM

To: Brown, Patrick - Mayor <Patrick.Brown@brampton.ca>; Vicente, Paul - Councillor <Paul.Vicente@brampton.ca>; Santos, Rowena - Councillor <Rowena.Santos@brampton.ca>; Palleschi, Michael - Councillor <Michael.Palleschi@brampton.ca>; Brar, Navjit Kaur (Councillor) <NavjitKaur.Brar@brampton.ca>; Medeiros, Martin - Councillor <Martin.Medeiros@brampton.ca>; Keenan, Dennis (Councillor) <Dennis.Keenan@brampton.ca>; Fortini, Pat - Councillor <Pat.Fortini@brampton.ca>; Power, Rod (Councillor) <Rod.Power@brampton.ca>; Toor, Gurpartap (Councillor) <Gurpartap.Toor@brampton.ca>; Singh, Harkirat - Councillor <Harkirat.Singh@brampton.ca>; Ganesh, Steve <Steve.Ganesh@brampton.ca>; Parsons, Allan <Allan.Parsons@brampton.ca>; Gervais, Michelle <Michelle.Gervais@brampton.ca>; LaRota, Claudia <Claudia.LaRota@brampton.ca>; Hemon-Morneau, Francois <Francois.HemonMorneau@brampton.ca>; City Clerks Office <City.ClerksOffice@brampton.ca>; Kaur, Rupinder <Rupinder.Kaur@brampton.ca>; Fay, Peter <Peter.Fay@brampton.ca>; Vani, Clara <Clara.Vani@brampton.ca>; Urquhart, Chandra <Chandra.Urquhart@brampton.ca>

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Good Afternoon. Please accept this submission and add it to the public record in connection with City File OZS-2023-0017.

I wish to thank Planning Committee for having afforded me the opportunity to address the Monday, July 31, 2023 Statutory Public Meeting in connection with the above noted Application. I am especially appreciative of Councillor Harkirat Singh for having graciously extended my Delegation, allowing me precious time to complete my remarks on behalf of the Fitzpatrick and Area Estate Residential Association.

Minimum Rear Yard Depth

I wish to address a statement made by Mr. Maurizio Rogato, Blackhorn Development Corp. regarding the assertion I made during my Delegation that the Applicants' Draft Zoning By-law includes a provision, which if approved, would permit a Minimum Rear Yard Depth of 3-metres (less than 10-ft.) to the west property line; which is shared with 10 Fitzpatrick Drive (the property owned by Dr. Sarbjit Singh).

Mr. Rogato suggested that I mis-spoke and that the Draft Zoning By-law had been prepared to include two (2) Minimum Rear Yard Depths; one provision for 'dual frontage townhouses' and a second provision for 'standard townhouses'. I can assure you that given the importance of this particular provision, my staff and I carefully reviewed the Draft Zoning By-law prior to the Statutory Public Meeting. We have done so again since Monday evening, and I am pleased to confirm by way of the attached Draft Zoning By-law (secured from the City of Brampton website) that I had not mis-spoke/erred in making the assertion that the Draft Zoning By-law includes a provision permitting a very shallow Minimum Rear Yard Depth of 3-metres (less than 10-ft.) (see attached highlighted sections of the Draft Zoning By-law).

I thought it important to clarify the matter of the Minimum Rear Yard Depth for several reasons; including namely:

1. I did not want any of you to be left with the impression that I had mis-spoke/erred, and in anyway consciously tried to mislead you. I have far too much respect for each of you and the Planning process, and as such I would not attempt to do so.
2. The issue of the Minimum Rear Yard Depth is of grave importance to Dr. Sarbjit Singh. As Dr. Singh mentioned during his Delegation, his rear yard will be in full view of no less than 3-blocks of townhouses, containing 16-units; an unacceptable and untenable situation. The Applicants' proposal is unreasonable and simply indefensible in the context of governing planning documents.

'Unique Communities'

I would like to address the statement I made during my Delegation regarding '*Unique Communities*' and Mr. Rogato's contention during his remarks thereafter to the effect that 'all communities are unique'. It is important to understand that the reference I made to '*Unique Communities*' pertains to the City of Brampton Official Plan designation on *Schedule 1 City Concept*, to the properties fronting onto Fitzpatrick Drive, Julian Drive and Princess Andrea Court as constituting one of Brampton's few designated '*Unique Communities*'.

The residents that reside on Fitzpatrick Drive, Julian Drive and Princess Andrea Court are knowledgeable about the form, structure and content of the City of Brampton Official Plan. They realize that they live in an area of the City which the Official Plan has designated as '*Unique Communities*' and also '*Estate Residential*' according to *Schedule A – General Land Use Designations*. With this in mind, they are respectfully requesting that City of Brampton Planning staff, and the Mayor and Members of Council defend the aforementioned long-standing designations in the City of Brampton Official Plan.

The neighbourhood consisting of Fitzpatrick Drive, Julian Drive and Princess Andrea Court is stable and worthy of preservation. It is not an area in decline, nor is it in transition. To the contrary, it is a neighbourhood which, in accordance with the City of Brampton Official Plan '*Unique Communities*' designation is characterized by well maintained '*Estate Residential*' lots and dwellings; precisely what the Official Plan seeks to maintain.

Consistent with Section 4.2(ii) of the Brampton Official Plan, the *Fitzpatrick and Area Estate Residential Association* respectfully requests that "*the City recognizes the limited supply of these housing forms ('Estate Residential') in the long term*" and consistent with Section 3.2.10 of the Brampton Official Plan protects the "*rural lifestyle within an urban setting and (that) adds to the City's diverse housing choice(s) as well as sense of identity.*"

Thank you for your time. Should any of you have any questions, please do not hesitate to contact the undersigned.

Michael Gagnon, B.E.S., M.C.I.P., R.P.P.

Managing Principal Planner



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****NEW GWD OFFICE ALERT**:** 7685 Hurontario Street, Suite 501, Brampton, ON, L6W 0B4.

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THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number - 2023

The Council of the Corporation of the City of Brampton, in accordance with the provisions of the *Planning Act, R.S.O. 1990, c.P. 13*, hereby ENACTS as follows:

1. By-law 270-2004, as amended, is hereby further amended:

(1) by changing on Schedule A thereto of the By-law the zoning designation of the lands shown outlined on Schedule A attached to this by-law:

| From: | To: |
|--|---|
| "Residential Rural Estate Two-RE2 Zone (RE2 Zone)" | "Residential Townhouse C-R3C Zone (R3C Zone)" |

(2) by adding thereto the following section:

"The lands designated Residential Townhouse C-R3C Zone on Schedule A to this by-law:

Shall only be used for the following:

(1) A Townhouse dwelling

(3) Shall be subject to the following requirements and restrictions:

1) Minimum Exterior Yard Width: 1.2 metres

2) Minimum Rear Yard Depth: 3 metres

3) Minimum Number of Visitor Parking Spaces: 8 Parking Spaces including 1 Accessible Parking Space

4) Minimum Exterior Setback to a Private Road: 1 metre

5) Minimum Interior Setback to Lot Not Zoned in the same Zoning Category: 2 metres

6) Minimum Porch Setback to Rear Lot Line: 1.2 metres

7) All other provision of the R3C Zone shall continue to apply.

ENACTED and PASSED this [enter date] day of [enter month], 2023.

Approved as to
form.

2023/month/day

[insert name]

Patrick Brown, Mayor

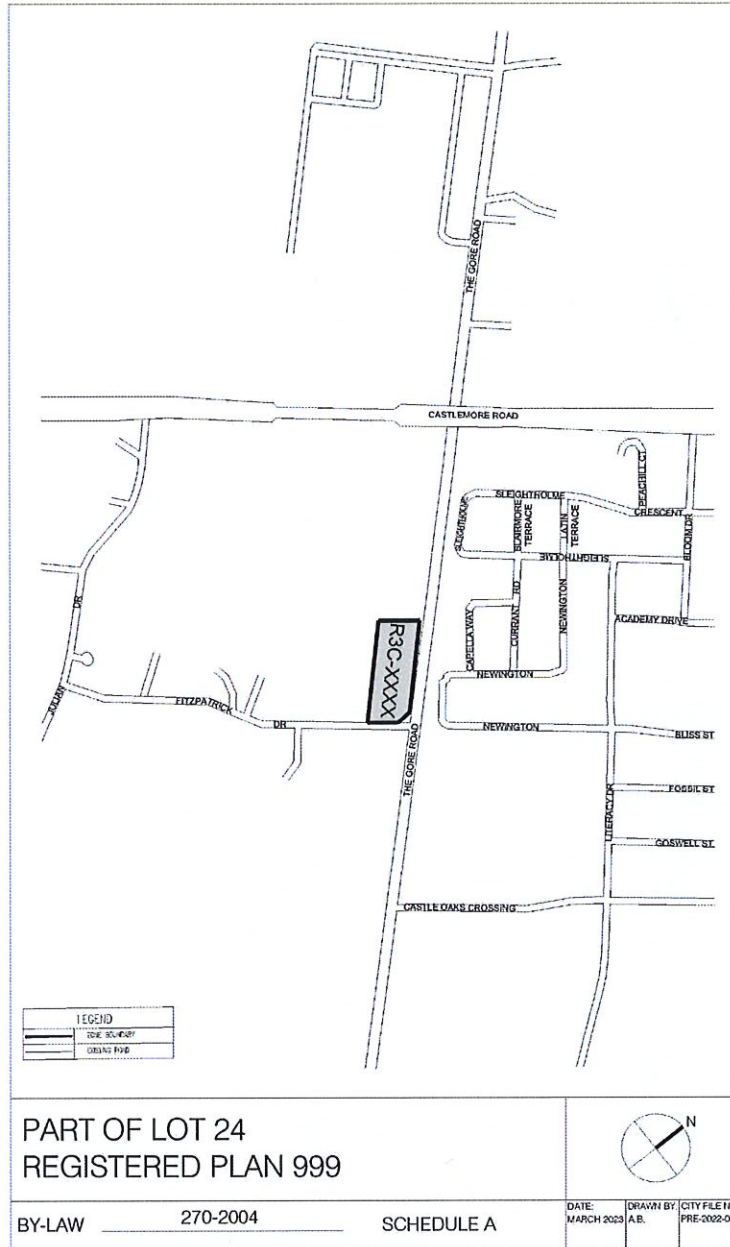
Approved as to
content.

2023/month/day

[insert name]

Peter Fay, City Clerk

SCHEDULE 'A'



PART OF LOT 24
REGISTERED PLAN 999

BY-LAW 270-2004 SCHEDULE A

DATE: MARCH 2023
DRAWN BY: A.B.
CITY FILE NO.: PRE-2022-0060