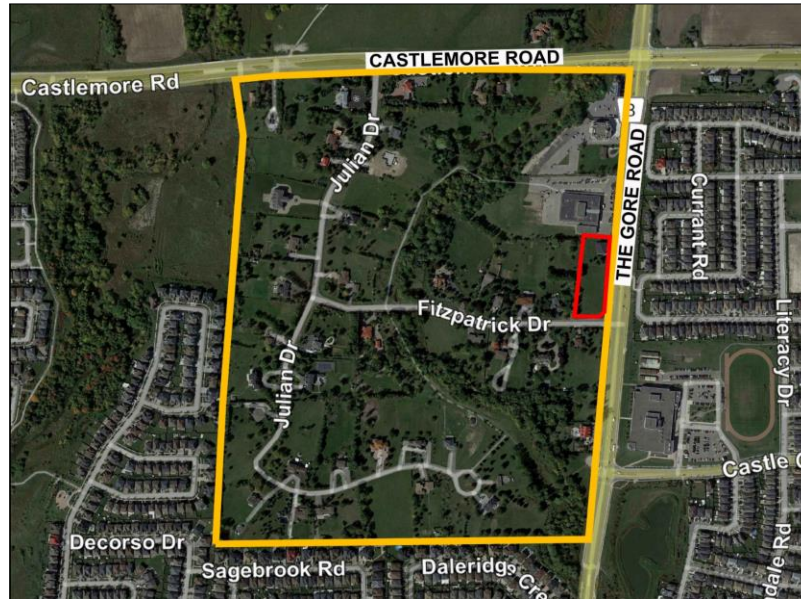


STATUTORY PUBLIC MEETING – JULY 31, 2023

Fitzpatrick and Area Estate Residential Association

9874 The Gore Road, City of Brampton



“Enhancing the historical pattern of development in maintaining those unique communities designated for Estate Residential and Village Residential housing. These low density, low intensity forms of housing are characterized by large, individual lots which do not require full urban services. While promoting the retention of these historical patterns of development, the City recognizes the limited supply of these housing forms in the long term.”

Brampton Official Plan Section 4.2(ii)



July 31, 2023



Representation

Gagnon Walker Domes Ltd. (GWD) acts on behalf of the *Fitzpatrick and Area Estate Residential Association* (*'Ratepayers Association'*); residing on Fitzpatrick Drive, Julian Drive, and Princess Andrea Court.

We have been retained by the *'Ratepayers Association'* in regards to the Applications to Amend the Official Plan and Zoning By-law and an associated Draft Plan of Subdivision for the lands known municipally as 9874 The Gore Road (City File: OZS-2023-0017). I am joined by Mr. Ken Singh, Mr. Onorio Rocca and Dr. Sarbjit Singh.

The *'Ratepayers Association'* OBJECTS to the Applications which if approved would allow for the development of 36 townhouse units on a lot which is designated *'Estate Residential'* allowing for the development of 1 single detached dwelling.

In addition to this presentation, formal correspondence prepared by GWD has been filed with the City of Brampton providing a summary of our preliminary comments, observations, concerns and objections to the proposal.



Residents Ownership Map



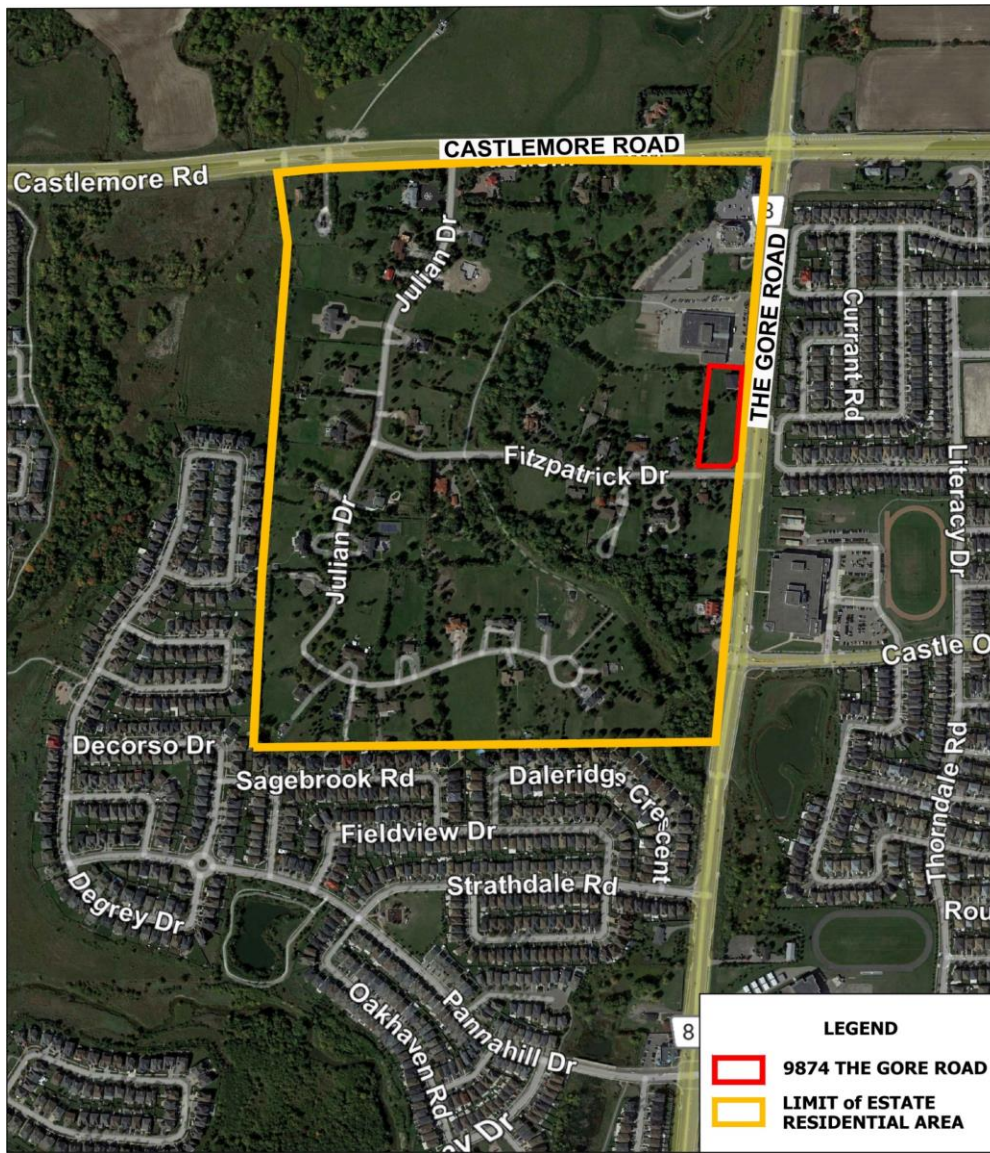
Owner	Address
Kanhai & Jessie Singh	3 Fitzpatrick Drive
Frances Colacci	4 Fitzpatrick Drive
Denise Marchese	5 Fitzpatrick Drive
Maria Tassone	6 Fitzpatrick Drive
Anna Reda	7 Fitzpatrick Drive
Onorio & Mary Rocca	8 Fitzpatrick Drive
Pritpal Mann	9 Fitzpatrick Drive
Sarbjit Kamboj	10 Fitzpatrick Drive
Indrapaul Singh	1 Julian Drive
Prem Singh Saini	2 Julian Drive
Gunvir Singh	3 Julian Drive
Adnan Ali	4 Julian Drive
Mohinder Pal Singh	5 Julian Drive
Henry Ramdhani	6 Julian Drive
TJ Pruthi	8 Julian Drive
Payara Singh	9 Julian Drive
Gurraj Sarai	10 Julian Drive
Victor Shanab	11 Julian Drive
Avinash Baidwan	12 Julian Drive
Carlos Menivar	14 Julian Drive
Bhupinder S. Bajwa	15 Julian Drive
Bhupinder Pabla	16 Julian Drive
Harpreet Dhallwal	17 Julian Drive
Suren Senthil	18 Julian Drive
Julie Baksh	1 Princess Andrea Court
Dharm Gupta	2 Princess Andrea Court
O Breda	3 Princess Andrea Court
Rajalingam Puspunaj	4 Princess Andrea Court
Bhupinder Hansara	5 Princess Andrea Court
S. Rohman	6 Princess Andrea Court
Linda Soscia	8 Princess Andrea Court
Danny Dalimoto	9 Princess Andrea Court
Bobby Bhopal	10 Princess Andrea Court
Vibeeshan Sathasivam	14 Princess Andrea Court

LEGEND	
	9874 THE GORE ROAD
	LIMIT OF ESTATE RESIDENTIAL AREA
	OBJECTORS (THE 'RESIDENTS') FITZPATRICK DRIVE
	OBJECTORS (THE 'RESIDENTS') JULIAN DRIVE
	OBJECTORS (THE 'RESIDENTS') PRINCESS ANDREA COURT

**FITZPATRICK & AREA ESTATE
RESIDENTIAL ASSOCIATION
"OBJECTORS" (THE 'RESIDENTS')
PROPOSED RESIDENTIAL DEVELOPMENT
9874 THE GORE ROAD
CITY OF BRAMPTON**

P.N.: 17.2330	Date: July 31, 2023
Scale: N.T.S.	Revised:
Drawn By: D.S.	File No.:2330_ Objection Map





Existing Estate Residential Area and Subject Site

Address: 9874 The Gore Road

Assessment Roll Number: 10-12-0-001-23000-0000

Legal Description: Lot 24, Plan 999 N.D. Toronto Gore; S/T Easement in Gross Over Parts 2, 3, 4, PL43R32692, as in PR1664469, S/T Easement in Gross Over Parts 2, 3, PL43R32692, as in PR1664471; City of Brampton

Site Area: 0.83 hectares (2.05 acres)

Frontage: 131 metres (429 feet) along The Gore Road

Lot Depth: 58 metres (190 feet)

Existing Buildings/Structures: 1 detached dwelling

Site Access: 1 access at northeast limits of property

Fitzpatrick Road Right-of-Way: Rural cross section, full moves under stop sign control

Surrounding Land Uses

North: Castlemore Public Elementary School, Nasaksar Thath Isher Darbar Temple, Retail/Office Commercial

South: Fitzpatrick Drive, Estate Residential Housing, Cemetery

East: The Gore Road, Low Density Residential, Cardinal Ambrozic Catholic Secondary School

West: Estate Residential Housing



Site Plan (April 2023)



Details of Proposal

Demolition of existing dwelling

Lot Area: 0.83 hectares (2.05 acres)

Townhouse Blocks – 6

Townhouse Units – 36

Total Parking – 72 spaces

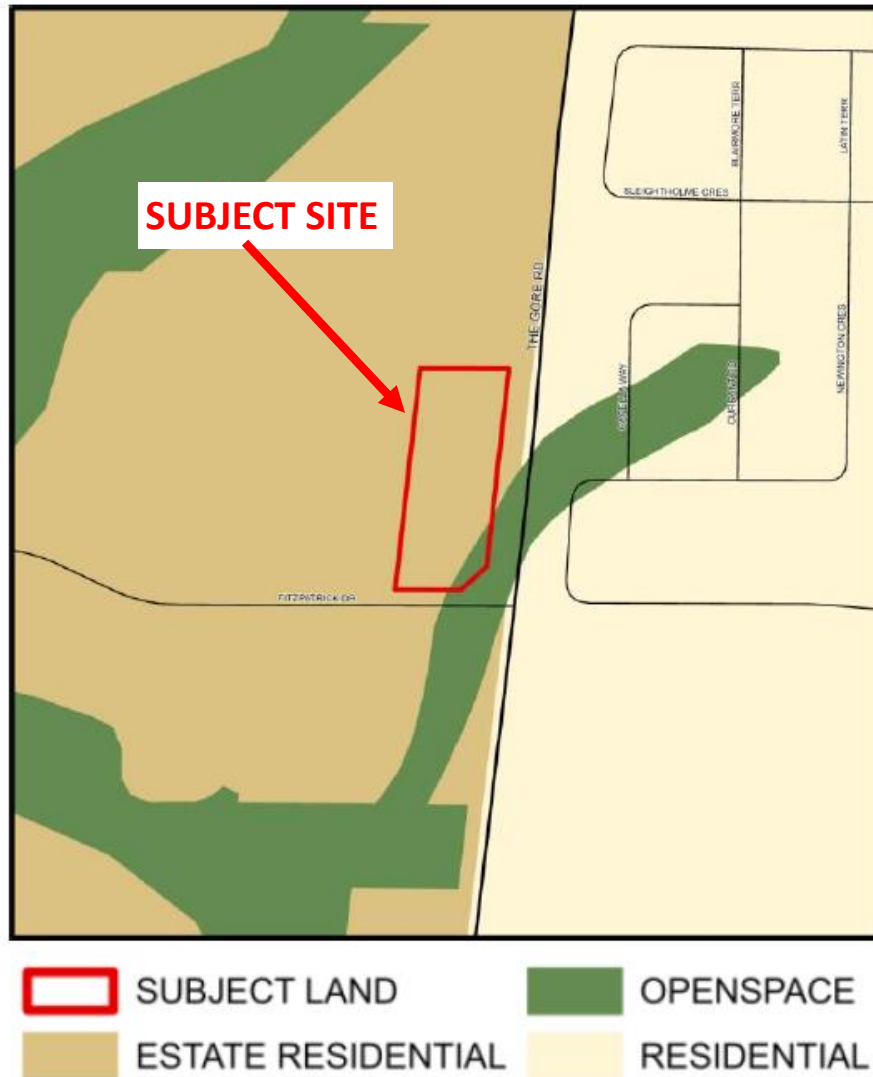
Visitor Parking 8 spaces (12 Required)

Outdoor Amenity Area – 119m²





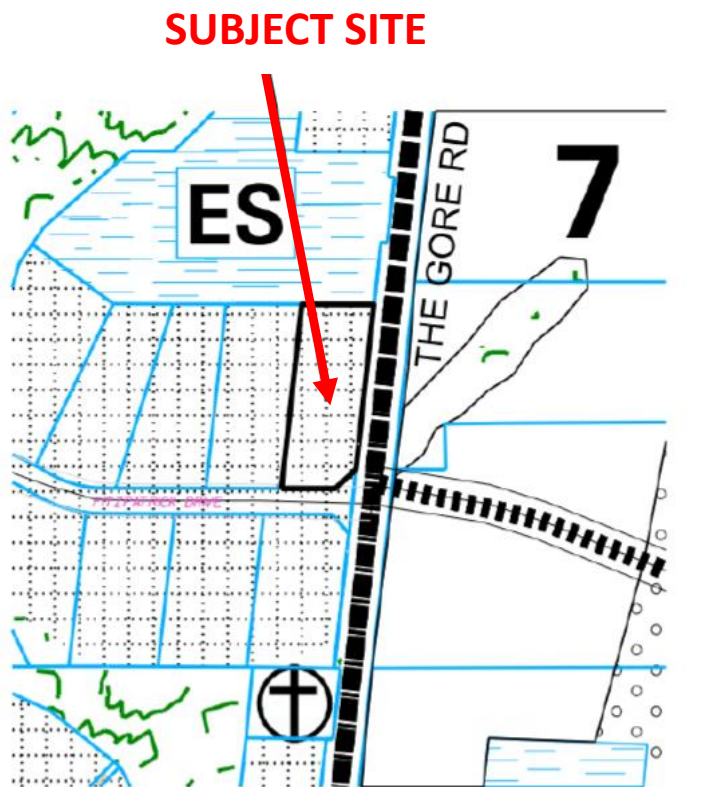
City Official Plan













- Schedule 1 City Concept – ‘Unique Communities’.
- Schedule A General Land Use Designations – ‘Estate Residential’ and ‘Open Space’.
- Estate residential areas within the City are a unique development typology consisting of large 2.0 acre (0.80 hectare) lots which provide a rural lifestyle within an urban setting.
- Official Plan speaks to providing a range of dwelling types in the City and protecting the characteristics of the estate residential areas.
- An Amendment to the Official Plan is needed to change the land-use designation from ‘Estate Residential’ to ‘Residential’.



Bram East Secondary Plan Area 41 (SP 41)



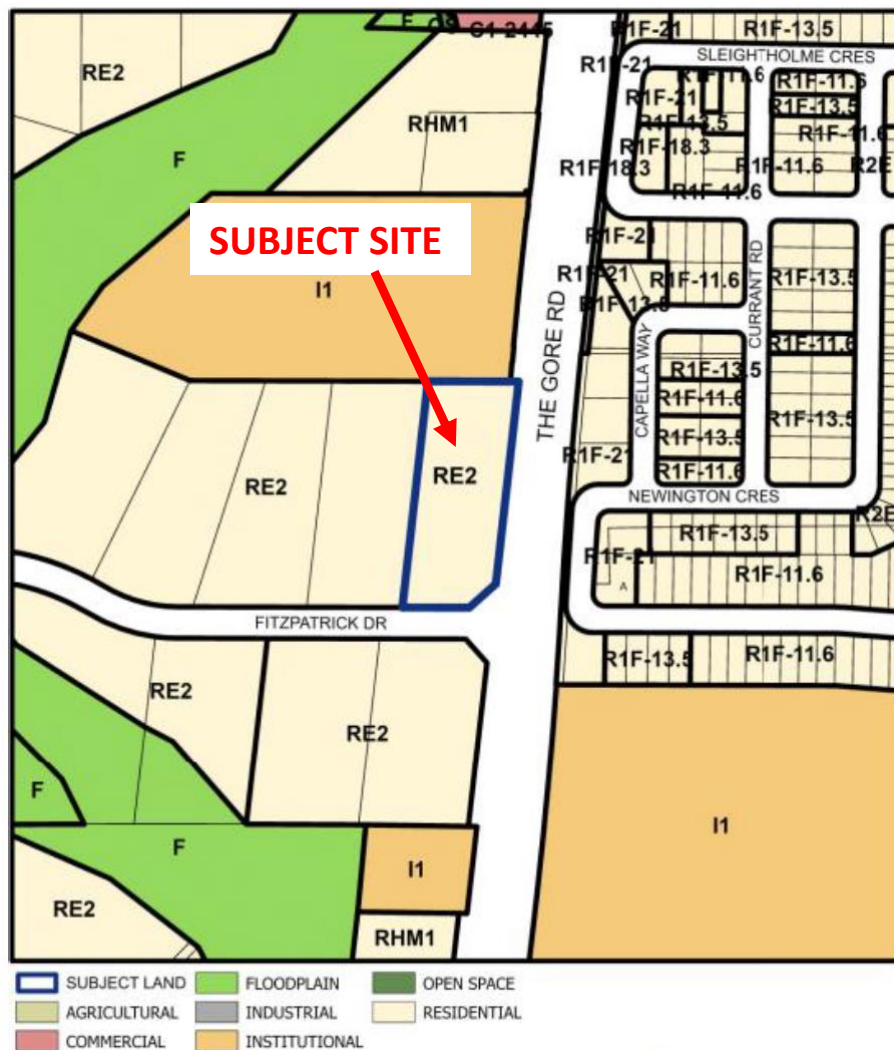
EXTRACT FROM SCHEDULE SP41(A) OF THE DOCUMENT KNOWN AS THE BRAM EAST SECONDARY PLAN

RESIDENTIAL LANDS:		OPEN SPACE:	
	Estate Residential		Valleyland
	Low Density		Cemetery
	Low / Medium Density	INSTITUTIONAL:	
ROAD NETWORK :			Elementary School (JK-5 or JK-8)
	Major Arterial		Special Policy Area 7 (Low Density Residential)
	Collector Road		
	Local Road		

- Schedule SP41 (a) – 'Estate Residential'.
- Neighbouring lands designated 'Elementary School' and 'Estate Residential'.
- An Amendment to the Secondary Plan is needed to change the land use designation from 'Estate Residential' to 'Medium Density' Residential designation.



Zoning By-law 270-2004



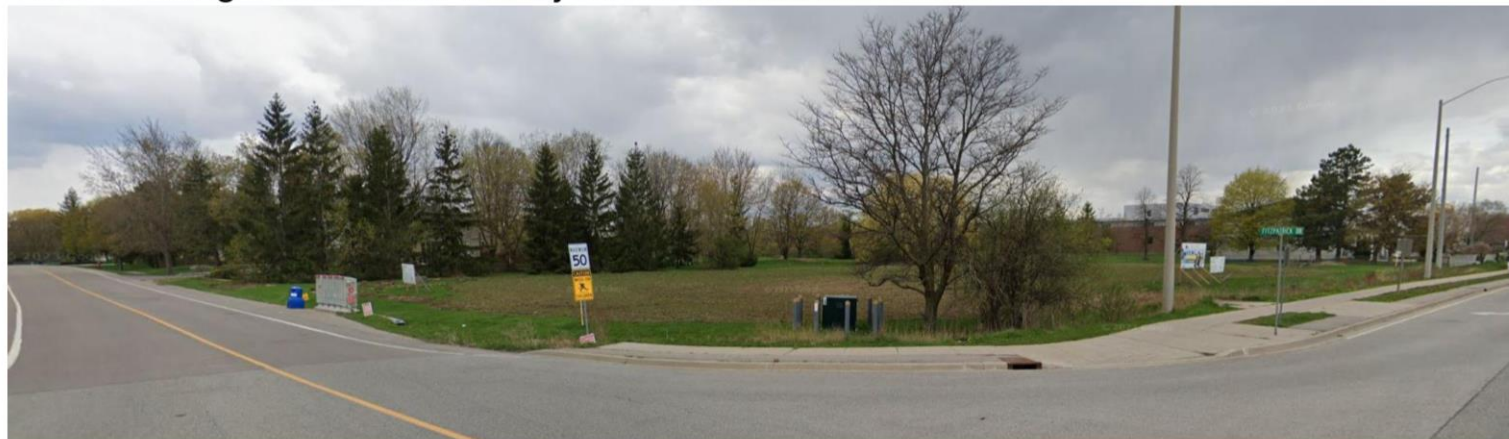
- Zoned 'Residential Rural Estate Two (RE2)'.
- RE2 zoning permits: a single detached dwelling, a group home type 1, an auxiliary group home, and purposes accessory to the other permitted purposes.
- Neighbouring lands zoned 'Residential Rural Estate Two (RE2)', 'Institutional One (I1)', 'Residential Single Detached F (R1F)'.
- An Amendment to the Zoning By-law is required to permit the proposed 36 townhouse units.



Photos of Existing Residential Estate Area




View Looking West Toward Subject Site from The Gore Road



View Looking Northwest Toward Subject Site, The Gore Road and Fitzpatrick Drive

Photos of Subject Site
 9874 The Gore Road, City of Brampton

P.N. 17.2330	Date: July 31, 2023
File: 2330 PhotoInventory	Source: Google Streetview
 GWD Gagnon Walker Dornes PROFESSIONAL PLANNERS 7685 Hurontario Street Suite 501 Brampton, Ontario L6W 0B4 p: (905) 796-5790 t: 1 (855) 771-7266 w: www.gwdplanners.com	



Photos of Existing Residential Estate Area




View Looking East Toward 1 Julian Drive, Located at South East Corner of Castlemore Road and Julian Drive (Example of how similar site is developed - 'Gateway Lot')



View Looking West Toward 2 Julian Drive, Located at South West Corner of Castlemore Road and Julian Drive (Example of how similar site is developed - 'Gateway Lot')

Photos of Existing Estate Residential Area Located at Intersection of Castlemore Road and Julian Drive

P.N. 17.2330	Date: July 31, 2023
File: 2330 PhotoInventory	Source: Google Streetview
 GWD Gagnon Walker Domes PROFESSIONAL PLANNERS	
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Photos of Existing Residential Estate Area




View Looking West along Fitzpatrick Drive (Representative of Streetscape)



View Looking Southwest Toward 3 Fitzpatrick Drive (Example of Estate Residential)

Photos of Existing Estate Residential Area
 along Fitzpatrick Drive

P.N. 17.2330	Date: July 31, 2023
File: 2330 PhotoInventory	Source: Google Streetview
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Photos of Existing Residential Estate Area




View Looking North along Julian Drive (Representative of Streetscape)



View Looking East Toward 15 Julian Drive (Example of Estate Residential)

Photos of Existing Estate Residential Area
 along Julian Drive

P.N. 17.2330	Date: July 31, 2023
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Photos of Existing Residential Estate Area




View Looking East along Princess Andrea Court (Representative of Streetscape)



View Looking North Toward 7 Princess Andrea Court (Example of Estate Residential)

Photos of Existing Estate Residential Area
 along Princess Andrea Court

P.N. 17.2330	Date: July 31, 2023
File: 2330 PhotoInventory	Source: Google Streetview
 GWD Gagnon Walker Domes PROFESSIONAL PLANNERS	
7685 Hurontario Street Suite 501 Brampton, Ontario L6W 0B4 P: (905) 796-6790 F: 1 (855) 771-7266 W: www.gwdplanners.com	



Basis of Opposition to the Applications

(For details consult GWD's July 31, 2023 submission to the City of Brampton)

1. **Undermining Unique Community/Estate Residential Area:** Subject Site designated '*Estate Residential*' and '*Unique Communities*', one of only a few such areas in the City. The Brampton Official Plan contains specific policies protecting the role and function that '*Estate Residential*' areas play in the housing continuum and the sense of place enjoyed by residents.
2. **Threat to Stable Neighbourhood:** The proposed built form and density is incompatible with and threatens to undermine a long established, stable residential neighbourhood, potentially setting a precedent for the opposite side of the street. We note that the closest townhouses are located approximately 1,100 m from the Subject Site.
3. **Increase in Traffic, Parking Shortfall:** There is a concern regarding an increase in 'thru-traffic' and a shortfall of proposed onsite visitor parking on Fitzpatrick Drive, Julian Drive and Princess Andrea Court; none of which have sidewalks.
4. **Over-development of Site:** What is proposed represents 'over-development'; raising concerns regarding: land use, the number of units, the scale and massing of development, the appropriateness/feasibility of proposed vehicular access points and onsite movement of Region of Peel waste management vehicles and other large vehicles, as well as the provision of sufficient onsite visitor parking (i.e., only 8 spaces have been provided, when 12 are required).



Basis of Opposition to the Applications

(For details consult GWD's July 31, 2023 submission to the City of Brampton)

5. **Conflicting Driveway Locations and Design:** The location and design of the access driveway to The Gore Road may not comply with Region of Peel standards. It is most likely located too close to the elementary school access. The Fitzpatrick Drive access may conflict with residents accessing the existing Canada Post mailboxes which are proposed to remain in-situ.
6. **Incompatible Built Form and Zoning Provisions:** The townhouse built form and proposed Zoning By-law provisions represent an over-development of the site (i.e., the By-law proposes a minimum rear yard depth of 3.0 metres (less than 10 feet) and a near continuous wall of 3-storey building façade running parallel to the west property line). The proposal is incompatible with the character of the estate lot development fabric.
7. **Inappropriate Location for Intensification:** The site and proposal for intensification represent an inappropriate location for intensification given that the site is located within an '*Estate Residential*' neighbourhood, designated '*Unique Communities*'. There are dozens of other designated, proposed and approved Medium and Higher-Density sites located throughout SP41 and the City of Brampton which are suitable for intensification. The site is not designated an Intensification Area. Provincial, Regional and local policy documents do not support unbridled residential intensification anywhere/everywhere at the expense of stable residential communities; specially those designated '*Estate Residential*' and '*Unique Communities*'.



Basis of Opposition to the Applications

(For details consult GWD's July 31, 2023 submission to the City of Brampton)

8. **Challenges with Sanitary Sewer Connection:** There may be potential challenges with proposed sanitary sewer connection to the Region of Peel infrastructure located within The Gore Road right-of-way.

On behalf of the 'Ratepayers Association' we respectfully request that Planning Committee and Council **REFUSE** the Applications on the basis that they are not consistent with the Provincial Policy Statement, do not conform with the Growth Plan and do not support the general intent and purpose of the Region of Peel and City of Brampton Official Plans, nor SP41.

"Huttonville and the Toronto Gore are designated for Village Residential and Estate Residential respectively as shown on Schedule "A" to preserve their unique and historical characters. The Estate Residential designation provides a low density, low intensity form of residential development characterized by large, individual lots which do not require full urban services. It offers a rural lifestyle within an urban setting and adds to the City's diverse housing choice as well as sense of identity."

Brampton Official Plan Section 3.2.10