



October 23, 2023

The City of Brampton
2 Wellington Street West,
Brampton, ON L6Y 4R2

Attn:

Mr. Patrick Brown, Mayor
Mr. Paul Vicente, Councillor
Ms. Rowena Santos, Councillor
Mr. Michael Palleschi, Councillor
Ms. Navjeet Kaur Brar, Councillor
Mr. Martin Medeiros, Councillor
Mr. Dennis Keenan, Councillor
Mr. Martin Medeiros Councillor
Mr. Pat Fortini, Councillor
Mr. Gurpartap Singh Toor, Councillor
Mr. Peter Fay, City Clerk
Mr. Steve Ganesh, Commissioner of Planning, Building and Growth Management

**Re: Formal Public Input Submission – Comments Observations and Recommendations
Objection to Proposed Policy Language in the Draft New City of Brampton Official Plan**

We represent the Fitzpatrick and Area Estate Residential Association (the "Association") comprised of 34 residents / landowners who reside on Fitzpatrick Drive, Julian Drive and Princess Alexandria Court. After thoroughly reviewing the draft new Official Plan, please accept this correspondence as our formal objection to the following proposed policy language changes (the "Proposed Language") included in the draft new City of Brampton Official Plan:

4.2 (4-4/4-5 (c))

- 1) *Within the established rural estate residential area there are lots that have frontages on Goreway Drive, Countryside Drive, Mayfield Road and The Gore Road. These lots exhibit distinctive access and locational characteristics that differ them from other lots within the established estate rural residential area. For lots that have frontage on arterial roads, an amendment to Brampton Plan and Zoning By-law may be considered to permit complementary uses and/or residential uses and densities beyond those permitted in Part 2.2, subject to satisfying the following criteria:*
 - i. *That an Area Plan will be prepared to the satisfaction of the City prior to the development of the lands. The Area Plan will demonstrate how the property can be developed comprehensively with the adjacent*



- properties, and will identify existing and future structuring elements, including the internal road network and driveway arrangements, site access, and easements for mutual access;*
- ii. That the development must be sensitive to the scale and character of the established estate rural residential neighbourhood; and*
 - iii. That access to and from the property will only be permitted from an arterial road and will not be provided from any other lands or local roads within the established rural estate residential area*

The City of Brampton has been clear that it does not encourage further expansion of estate residential development areas beyond the existing locations and accepting the aforementioned language negates the City of Brampton's policies of:

- i. Providing continued protection of the existing rural estate housing community from consent and severance applications while simultaneously ensuring a long term supply of estate building lots; and,
- ii. Promoting the development of upscale executive housing to enhance the aesthetic character of the City of Brampton and to provide the upper end range of housing in Brampton that will assist in attracting business and employment to the City.

The existing long established estate residential area forming the Fitzpatrick Drive neighbourhood is unique and should be preserved in accordance with current Official Plan policy. The neighbourhood as defined in large part by lot size and density should be protected as a means of preserving the character of what is arguably one of Brampton's most stable residential neighbourhoods. Doing so will not only lend support to the community, but it will also preserve a housing type which is in short supply in the City as a whole.

Moreover, accepting the Proposed Language in the New Official Plan, *inter alia*:

- 1) Ignores sound planning principles;
- 2) Prefers the interests of select landowners while disregarding the community at large;
- 3) Unnecessarily and unjustifiably provides an avenue to increase intensification and broadening of land uses which is contradictory to the purpose of establishing Rural Estate Housing Communities;
- 4) Unnecessarily interferes with the uniqueness and character of Estate Residential Areas. Accepting the Proposed Language will only serve to undermine the character of a long established and stable residential community.;
- 5) Suggests that the notion of increased intensification and concentration of housing outweighs the need to protect the Rural Estate Residential Areas while simultaneously disregarding that there are dozens of medium and high density sites in Brampton, the Region of Peel and the Greater Toronto Area that accomplish this objective without destroying existing communities.



Particularly, there is no need to permit intensification immediately adjacent to estate residential areas when numerous land use designations across the city, where medium and high density housing is currently planned, are expected to and will be built commensurate with the necessary hard and soft services; and,

6) Is inconsistent with the Provincial Policy Statement, 2020

In the not too distant past, in response to a totally inappropriate townhouse amendment application, our Client went to great effort and expense to retain the services of Gagnon Walker Domes Ltd. (GWD) who prepared an exhaustive policy assessment of the proposal. GWD's 45-page submission is on file with the Planning Department. The comments and concerns raised in the GWD submission were and are valid as they pertain to not only the townhouse proposal, but intensification in general as it potentially impacts my Clients neighbourhood. GWD's submission (attached for ease of reference and as input to the Official Plan Review process) should be carefully considered.

We respectfully submit that the Proposed Language be deleted from the draft New City of Brampton Official Plan and the existing language outlined in the Estate Residential Areas as included in the *current* Official Plan be maintained as it properly recognizes the unique and valuable characteristic of the Established Estate Residential Areas. As such, I request that this correspondence be included in the Planning Committee Agenda for today's meeting at 1:00pm. Please notify me in writing regarding the Planning Committee and Council decisions on the draft new Official Plan.

Regards,

Shaun R. Singh