



**Public Information Meeting
Official Plan Review and Growth Management Program
Council Chambers – 4th Floor
April 18, 2005**

Council Members Present: Mayor S. Fennell

Regional Councillor E. Moore – Wards 1 and 5
Regional Councillor P. Palleschi - Wards 2 and 6
Regional Councillor S. DiMarco – Wards 3 and 4
Regional Councillor G. Miles – Wards 7 and 8
City Councillor G. Gibson – Wards 1 and 5
City Councillor J. Hutton – Wards 2 and 6
City Councillor S. Hames - Ward 7 and 8

Staff Present:

J. Corbett, Commissioner of Planning, Design and Development
D. Waters, Manager, Land Use Policy, Planning, Design and Development
A. Smith, Manager, Growth Management and Special Policy
C. Urquhart, Legislative Coordinator

The meeting commenced at 7:15 p.m.

Mayor Fennell thanked and welcomed everyone for attending. She introduced the Council Members in attendance, and advised that City Councillor G. Gibson is the Chair of the Planning, Design and Development Committee.

Mayor Fennell informed the public in attendance that because of unprecedented residential growth in the City, the concept of an annual cap on residential development has been initiated through the Growth Management Program. She stated that this meeting was an opportunity for residents to learn more about the issues surrounding growth in Brampton, be updated on the Growth Management Program (GMP) and the Brampton Official Plan Review process, and for residents, developers and the business community to share their thoughts with respect to the proposed changes. She reiterated that Provincial Legislation requires the City to have a three year supply of developable land available for housing at all times.

She confirmed that the role of the Members of Council at the meeting is to listen to what members of the public have to say and not to respond to, or debate, the issues at this time. She advised those present that their input is being sought to help Council identify and address their concerns.

Mayor Fennell introduced Mr. J. Corbett, Commissioner of Planning, Design and Development, Mr. D. Waters, Manager, Land Use Policy, and Mr. A. Smith, Manager, Growth Management and Special Policy, Planning, Design and Development.



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Mr. John Corbett, Commissioner of Planning, Design and Development, acknowledged that the unprecedented growth in the City has brought about major concerns for residents such as traffic gridlock, delivery of services such as schools and recreational services. He advised that the GMP will provide the opportunity to manage development and restore public confidence, that services such as transit and transportation, infrastructure, recreational services, preserving the City's cultural heritage, protection of the environment will be brought under control to a level that is manageable and acceptable. He noted that this was the first step in a series of public consultation on the Official Plan Review and Growth Management Strategies.

Mr. D. Waters, Manager, Land Use Policy, and Mr. A. Smith, Manager, Growth Management and Special Policy, Planning, Design and Development gave a presentation highlighting the following:

- Trends in Brampton are part of a larger picture
- Brampton Communities & Business Parks
- Brampton is among the fastest growing of Canada's 20 largest cities
- How much population growth is forecasted for the future?
- Demographic trends affecting GTA growth
- Who controls growth?
- Brampton's Strategic Plan
- Planning for the future
- Recent Provincial planning initiatives
- Response to growth committed and planned capital projects
- 2021 road improvements
- Brampton Official Plan Review program - key dates
- Scope of Brampton Official Plan Review
- New Population/Employment forecasts
- 2005 Growth forecast scenarios
- Economic development office strategy focus area
- Environment/Open Space focus area
- Urban Design focus area
- Cultural Heritage focus area
- Housekeeping matters
- Northwest Urban Boundary Review
- Challenges in responding to growth
- Origins of the Brampton GMP
- GMP successes to date
- Brampton Land Supply
- City wide forecasts – key conclusions
- Strategic response to growth
- Block Plan Process
- Proposed development cap
- Proposed Official Plan Amendment
- Brampton Official Plan public consultation process
- Next steps
- Public consultation program for focus area discussion papers and approvals

Following the presentation, Councillor Gibson invited members of the public to express their concerns and provide comments, and to send in written comments directly to staff if they wished.

Comments and concerns were expressed as follows:

Mr. Vijay Bhambri, 14 Galluci Crescent, Brampton

- Inquired about permits for the construction of fences and decks
- Commented that there were no Montessori schools in his area

Mr. Todd Falls, 15 Mill Street South, Brampton

- Praised Council for doing an excellent job
- Concerned about the Downtown, felt that City has a great opportunity to improve downtown, that old buildings should be demolished and rebuilt to accommodate new businesses and that development in the Downtown should be restructured to support communal living centers. He cited the example of McKenzie Town in Calgary as a good example to follow.
Suggested that low income homes be incorporated throughout the City, and not just the downtown.
- Felt that there is a need for a rooming house policy in the Downtown – landlords should not be allowed to have more than 10 rooms in a house
- The city should deal with the improvement of the Downtown now – not 20 years from now

Mr. Rohit Nijhawan, 20 Ashford Court, Brampton

- He was of the opinion that the City has too many large suburban homes which require more services, such as garbage pick-up. Large suburban homes also encourages residents to drive and he is concerned that energy resources and oil will be depleted eventually
- Would like to see increased density developments, which include townhouses and apartment buildings
- Suggested that houses be built on a more human scale
- Residents should be encouraged to use transit to work
- Concerned about the impact of development on the ecosystems
- Suggested that more bike lanes and bus lanes be provided
- Felt that the current type of large suburban home lifestyle cannot be sustained
- Stated that City's 20 year projection on growth is not smart

Mr. Al Kormier, 2825 Gananoque Drive, Unit 70, Mississauga

- Advised that he bought a condo in Downtown
- Agreed with previous speaker on energy issues
- Felt that what he has seen and what is missing from the City is the concept of sustainable growth

- Noted that residents are too auto dependent, and was of the opinion that the automobile will be unaffordable in the future to most people
- Flexibility is needed in the City's planning process
- Revitalization of Downtown is required with a more children and pedestrian friendly City
- Transportation and transit planning needs to be improved
- The need for bike lanes and walking trails etc. should be looked at again and addressed

Mr. Murray Farber, 12 Bluebird Court, Brampton

- Advised that he moved here 25 years ago because homes were affordable, felt that it was a good community and location to raise a family
- Now feels that development is out of control and has considered moving as driving is stressful because of traffic gridlock which has been discussed at meetings he has attended in the past but nothing has changed
- Questioned why the annual cap on growth was put at 5,500 units, rather than at the 4,500 units of the low growth option
- Referenced Provincial Legislation that requires the City to have a 3-year supply of developable land available
- Suggested that all planning applications should be refused by the City until infrastructure catches up and that developers should be forced to go to the OMB
- Noted that too much land is designated residential

Ms. Yasmin Shroff, 12 Laurelcrest Avenue, #101, Brampton

- Advised that she lived overseas for many years and returned to Brampton
- Saddened by what she sees
- Felt that children are disconnected from the environment, that the open spaces are being lost to development and the children are trapped with no space to play

Ms. Karen Houlanan, 28 Farthingale Crescent, Brampton

- Indicated that she moved here 5 years ago from Vancouver
- Noticed that infrastructure projects in the area of Highway 7 and Chinguacousy are slow and feels that gridlock is not being addressed
- Cited the fact that she lives right near the new GO station, but there are no links to Brampton or Mississauga Transit
- Trees (especially the older bigger trees) need to be preserved

Ms. Connie denBok, 30 James Street, Brampton

- Indicated that she lives in old Downtown and questioned whether transit will get her to the QEW
- City needs to rethink transit, and provide more details of what is planned
- Suggested that freight trains be moved and replaced with light rail
- Impressed by what she heard with respect to the extension of the rail system

- Requested more details of heritage preservation, feels that the older homes are being destroyed and some are converted into flop houses

Mr. John Corbett, Commissioner of Planning, Design and Development, advised that the Brampton Official Plan Review Cultural Heritage Discussion Paper was approved by Planning Design and Development Committee and would be presented for final approval to Council on April 25, 2005. Ms. DenBok was advised to visit Planning, Design and Development Department if she wished to have more details on heritage issues. Mr. Corbett noted that the Discussion Paper would also be available on the City's website by the end of the following week.

Ms. Patti Young, 38 Village Court, Brampton

- Commended Council for initiating GMP
- Widening of roads are not the answer to transit needs and traffic problems
- City has too many residents and not enough jobs, a better balance is needed
- Felt that the proposed annual cap growth of 5,500 units is not good planning, that development should be curtailed
- Stressed the need for a hospital
- Felt that protection of greenspace had only been done because it's required under the Provincial (Planning) Policy Statement
- Felt that the OMB should not have power to approve development applications, that the City should go the OMB and fight the developers

Mr. John Corbett, Commissioner of Planning, Design and Development, explained the process for filing appeals to the OMB and the City's position with respect to development applications that are filed under the Planning Act. He advised that the OMB does not have a protective attitude towards the City's long-term goals, but rather that a development proposal would typically be reviewed and approved if minimum standards were being met. He noted that the City has a "good economic future" and a growing employment sector. He confirmed that all wetlands, valleys and woodlots etc. are dedicated gratuitously to the City.

Ms. Mary Caldwell, 35 Avondale Boulevard, Brampton

- Encouraged other residents to pay attention to what is happening in the City, attend meetings and express their concerns

Mr. Rich & Ms. Sharon Worthington, 30 Trevino Crescent, Brampton

- Referenced Provincial Legislation that requires the City to have a 3-year supply of developable land available and questioned on what scenario this is based
- Questioned what was block planning process
- Suggested that infill areas be targeted for development before moving to new areas
- Indicated that he supports Mayor in fight for more seats at the Regional level

- Stressed that Brampton needs to learn from its past mistakes, that the City needs libraries, parks and recreation centres
- An analysis is needed of how many building inspectors are employed by the City, and was of the opinion that there are too many new homes being built, that inspectors are run ragged trying to keep up with inspection of new homes for compliance, and that builders with a bad track record were placing an undue burden on the inspections staff.

Mr. John Corbett, Commissioner of Planning, Design and Development, provided clarification with respect to the block plan process and advised that with this process infrastructure will be in place with the release of developments.

Mr. Adrian Smith, Manager, Growth Management and Special Policy, Planning, Design and Development, provided clarification with respect to the City's position regarding the Provincial Legislation that the City has to maintain the 3-year supply of developable land at all times to accommodate growth.

Mr. Singh

- Questioned if the City had any plans to build any educational institutions such as Sheridan College
- Commented on high density residential development but noted that he has not seen any "robust" plans for the shopping centres such as Bramalea City Centre
- Suggested that the City look into a carpooling plan north of Hwy 410

Mr. Mike Kasunic, 19 Voddan Court, Brampton

- Encouraged residents to approach their MPP's with issues and stay away from OMB as the decisions always seem to favour developers

Ms. Anna Przychadzki, 55 Seaborn Crescent, Brampton

- Advised that she has lived in Brampton for the past 15 years
- Pleased that the City has initiated the GMP and introduced the annual cap on residential growth
- Noted that getting around with a car is difficult because of the gridlock
- Designated bus lanes are required and overall transportation system needs to be addressed
- Observed the road widenings that are taking place and suggested that the City needs to address infrastructure needs differently
- Referenced Provincial Legislation that requires the City to have a 3-year supply of developable land available but believes that the City has the power to control zoning of these lands and therefore should consider mixed use high density which would provide better development practices
- Concerned about the lack of walking trails

Mr. Matthew Lynas, 26 Hanover Road #1112, Brampton

- Believed that a high density and mixed use zoning designation will address many of the concerns raised by residents
- New urbanism

Mr. Larry Dawson, 42 Grassmere Crescent, Brampton

- Questioned why advanced green traffic signals are turned off on weekends since this causes additional traffic which then impacts services such as ambulance
- More traffic creates more noise and negatively impacts the environment
- Concerned about water shut off in the summer for existing lawns and how this would impact new homes

Ms. Allison Kenefick, 26 Southbend Drive, Brampton

- Complimented staff's presentation
- Would like to see more positive selling by the City that Brampton is the Number 2 City in the GTA
- The City needs to take steps to make Mr. McGinty notice Brampton
- Suggested that an advertising committee be established, that a TV station owned by the City should be opened

Mr. John Corbett, Commissioner of Planning, Design and Development, advised that the City already has an aggressive campaign underway with respect to promoting Brampton as the Number 2 City in the GTA.

Mr. Aris Symeonides, 26 Southbend Drive, Brampton

- Commented that the City is an unending landscape of roofs and cookie cutter type houses
- Agreed with high density residential zoning
- Stated that residents cannot get around without a car, however a better public transit service is needed to encourage users
- Pleased about bike trails, even though they are too narrow, however more trails are needed

Ms. Catherine Austin, 12 Arjay Trail, Brampton

- Suggested that meetings such as this one should be held at a bigger location
- Advised that she is a single parent and feels that the City needs to provide more affordable housing such as basement apartments
- Does not like apartment buildings and feels that two family dwelling units need bigger driveways and require more services such as garbage pick-up
- Questioned whether the annual development cap will impact the cost of housing.

Mr. John Corbett, Commissioner of Planning, Design and Development, stated that the annual development cap of 5,500 units should not negatively impact the cost of housing and advised that the Region of Peel has an affordable housing program.

Mr. Andrew Bascombe, 7 Palmolive Street, Brampton

- Expressed concerns about the condition of road, and questioned why it takes such a long time to widen a road. Also concerned about portions of roads being widened to 3 lanes then reduced to one lane creating a “bottleneck” such as Chinguacousy Road. He felt that was poor planning and suggested that widening of a road should take place at the same time. He also suggested that Chinguacousy Road be widened at least until Bovaird Drive
- Questioned whether the City was afraid of losing at the OMB
- Questioned how old was the current Official Plan and the timelines for the review
- Commented that developers are able to build homes quickly and questioned why roads take such a long time.

Mr. Adrian Smith, Manager, Growth Management and Special Policy, Planning, Design and Development, provided clarification with respect to the timing for road construction and advised that an Environmental Assessment (EA), which usually takes about 2 years, has to be first completed and sometimes land acquisition problems may also arise. With respect to the issue of OMB appeals, he advised that the OMB approves developments with the minimum planning standards.

Councillor G. Gibson advised those in attendance that they will be kept informed of future meetings regarding the Official Plan Review and Growth Management Program. He thanked everyone for their attendance and participation.

The meeting adjourned at 9:22 p.m.