

Date: June 14, 2019

Subject: **Recommendation Report**
City Initiated Official Plan Amendment and Zoning By-Law
Amendment
Marysfield Neighbourhood Character Review Study
File: OPR TGED
Ward 10

Contact: Michelle Gervais, Policy Planner, Planning and Development
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Recommendations:

1. **THAT** the report from Michelle Gervais, Policy Planner, Planning and Development Services, dated June 14, 2019, to the City Council Meeting of July 10, 2019, re: **"Recommendation Report: City Initiated Official Plan Amendment and Zoning By-Law Amendment – Marysfield Neighbourhood Character Review Study, File: OPR TGED, Ward 10** be received;
2. **THAT** the Official Plan Amendment and Zoning By-law Amendment attached hereto respectively as Appendix 2 and 3 be adopted, on the basis that they represent good planning, including that they are consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan and the City's Official Plan for the reasons set out in the Planning Recommendation Report, May 9, 2019;
3. **THAT** the By-law attached as Appendix 4, to repeal Interim Control By-law 15-2018, as amended, upon the coming into force of the Zoning By-law attached as Appendix 3, be adopted;
4. **THAT** it is hereby determined that in adopting the attached Official Plan Amendment and Zoning By-law Amendment, Council has had regard for all matters of Provincial interest and the Provincial Policy Statements as set out in section 2 and 3(5) respectively of the *Planning Act*, R.S.O. 1990, c.P.13, as amended; and,

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5. **THAT** Council hereby determines that no further public notice is to be given pursuant to Section 34(17) of the *Planning Act*.

Overview:

- The Marysfield Neighbourhood is located within the Toronto Gore Estate Residential area and is specifically located east of The Gore Road, south of Mayfield Road and north of Countryside Drive.
- Both the Official Plan and Zoning By-law require a minimum lot size of 0.8 hectares (2.0 acres) for any lot in the Marysfield Neighbourhood. The Zoning By-law also requires a minimum lot width of 45 metres (148 feet).
- There are no current “as-of right” policy and zoning permissions that would allow a lot in Marysfield to be severed that is less than 0.8 hectares (2.0 acres) in size and less than 45 metres (148 feet) in lot width.
- Given previous approvals and decisions for lot severances that have created new residential lots smaller than the minimum permitted lot size in the Marysfield Neighbourhood, City Council directed staff to further review the Official Plan policies respecting severances within the Marysfield Drive subdivision. This review was not intended to ensure that lot severances could occur in Marysfield.
- In 2016, the City initiated the Marysfield Neighbourhood Character Review Study and hired SGL Planning & Design Inc. to complete the Study.
- The Marysfield Neighbourhood has historical significance with respect to the evolution of housing as it was one of the first co-operative housing projects in Ontario.
- The Marysfield Neighbourhood has distinguishable characteristics, including a rosary street pattern with a rural road cross-section, a smaller lot configuration than typical estate residential lots, as well as greenery and open space in front yards and between dwellings, that all contribute to the rural-like setting of the community.
- The Study completed by SGL has concluded that the character of Marysfield is at risk of being altered with further severances and incompatible development.
- This report presents for approval, City-initiated planning amendments to both the Official Plan and Zoning By-law that recognize that change can occur within Marysfield, but that change should be better managed to protect the character of the neighbourhood.
- The Official Plan Amendment introduces a new “Residential Character Area” designation that would apply to the Marysfield Neighbourhood recognizing that this neighbourhood is a distinctive residential community due to its history and character. It also proposes to add new consent policies that require that severances only be granted if there is adherence to minimum lot size and lot frontage requirements as set out by the Zoning By-law and, where adherence to the “Residential Character Area” policies is met.

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- **The Zoning By-law Amendment introduces new regulations for lot coverage, maximum front yard setback, minimum distance between dwellings and maximum driveway width to manage change.**
- **Both the Official Plan and Zoning By-law Amendment propose to change the minimum lot area from 0.8 hectares (2.0 acres) to 0.4 hectares (1.0 acre) as this reflects the approximate size of many of the existing lots in Marysfield.**
- **No amendment is being proposed to the Zoning By-law provision that requires a minimum lot frontage of 45 metres (148 feet) as this is an important provision to ensure that lots are adequately wide enough to maintain the open space character of Marysfield.**
- **The draft City-initiated amendments to the Official Plan and Zoning By-law, which implement the recommendations of the Marysfield Neighbourhood Character Review Study, were presented at two open house meetings and at a statutory public meeting held on February 11, 2019.**
- **The proposed Zoning By-law will replace Interim Control By-law 15-2018, as amended, that is currently in force and effect.**

Background:

The Toronto Gore Residential Estate Area is located in northeast Brampton, generally bounded by Countryside Drive to the north, Castlemore Road to the south, The Gore Road to the east, and Goreway Drive to the west, along with two areas north of Countryside Drive, one of which is the neighbourhood of Marysfield (see Appendix 1 – Marysfield Neighbourhood Air Photo).

The Marysfield Neighbourhood is located east of the Gore Road and south of Mayfield Road and is specifically located on streets municipally known as Mayfield Road, Marysfield Drive and St. Patrick's Road.

Currently, the Official Plan and Zoning By-law both require a minimum lot area of 0.8 hectares (2.0 acres) for any lot in the Marysfield Neighbourhood. The Zoning By-law also requires a minimum lot width of 45 metres (148 feet). There are no current "as-of right" policy and zoning permissions that would allow for severances which result in lots in Marysfield which are less than 0.8 hectares (2.0 acres) in size and less than 45 metres (148 feet) in lot width. Given previous approvals and decisions for lot severances that have created new residential lots smaller than the minimum permitted lot sizes in both the Official Plan and Zoning By-law, City Council directed staff to further review the Official Plan policies respecting severances within the Marysfield Drive subdivision.

In 2016, the City initiated the Marysfield Neighbourhood Character Review Study and hired SGL Planning & Design Inc. to complete the Study.

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To support the direction of the Study, Interim Control By-Law (ICBL) 15-2018 was enacted by Council on February 7, 2018 for the lands bounded by The Gore Road to the west, Mayfield Road to the north, the eastern boundary of the Toronto Gore Rural Estate Secondary Plan Area 26 to the east and Countryside Drive to the south.

The ICBL was enacted to protect the area from new development and future severances of residential lands until the Marysfield Neighbourhood Character Review Study is finalized and Council has approved the appropriate amendments to the Official Plan and Zoning By-Law.

ICBL 15-2018 has been appealed to the Local Planning Appeal Tribunal and is currently adjourned. On January 23, 2019, an amending by-law (By-law 2-2019) was enacted by Council to extend ICBL15-2018 for a second year to allow for completion of the Study.

The purpose of this report is to recommend amendments to the Official Plan and Zoning By-law based on the Marysfield Neighbourhood Character Review Study and input received from the two open house meetings, the statutory public meeting and circulation of the amendments.

Planning Context

Area Characteristics

The Marysfield Neighbourhood is considered a unique neighbourhood due to its history and special character. The history of Marysfield is summarized below:

- In 1830, Father Edward Gordon first cleared the land, which was known as Wildfield, in 1891 to make room for a cemetery and a small log church, which he named St. Patrick's.
- This land was deeded in 1834 to Bishop Macdonell, Rev. Angus Macdonell and Hon. Baby in trust for the support of the St. Patrick's Parish, which became the first Roman Catholic Parish in the Region of Peel.
- After the Second World War, when little money or housing was available, 14 families came together to form the Family Home Builders Cooperative Ltd., one of the first housing cooperatives in Ontario.
- Each family had to provide \$1000, half of which went to acquiring the land from the St. Patrick's Parish to build their houses.
- The group created a system of drawing straws to determine which home they would live in, and this was done to ensure that people put equal amounts of work and effort into each home.
- Construction by the co-op members started in the fall of 1954 and completed by the fall of 1955. Two-acre lots were designated around the perimeter of a large circle and one-acre lots on the inside of that circle. The shape of the new community was modelled after a rosary as a testament to their faith.

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- Some of the original residents of Marysfield Drive went to other areas of Ontario to help establish additional housing cooperatives.
- Some of the original houses remain in Marysfield, including the dwelling at 41 Marysfield Drive, which has only seen a small addition to the rear.
- The story of Marysfield Drive remains an important piece of the Wildfield legacy and the evolution of housing in Ontario.

Other than the unique rosary road pattern, the Marysfield Neighbourhood has distinctive characteristics consisting of streets that are lined with ditches on both sides, no curbs or sidewalks for pedestrians and an abundance of open space and a mature tree canopy. There is a variety of lot sizes ranging between 0.39 (0.96 acres) and 0.88 hectares (2.2 acres). There are lots with wide street frontages and shallow lot depths, square-shaped lots and lots with narrower frontages and longer lot depths. The dwellings within the neighbourhood are modest in size and there is diversity in their design, orientation and placement on individual lots.

Brampton Official Plan Policies:

The Marysfield Neighbourhood is designated “Estate Residential” in the Official Plan. The Official Plan has specific policies relating to minimum lot sizes and the severance of lots in the Estate Residential designation. Policy 4.2.3.3 b) requires a minimum lot size of 0.8 hectares (2 acres) for the large Toronto Gore Estate area east of Goreway Drive (includes Marysfield Neighbourhood).

The minimum lot size policies for the designated estate residential areas in the City were a result of the review process for the Vales of Humber Secondary Plan where it was determined appropriate to redesignate the lands within this Secondary Plan from “Estate Residential” to “Residential”, in the Official Plan and to reinforce that the remainder of the Toronto Gore estate residential area would be required to meet a minimum lot size.

Section 4.2.3.3 also states, *“these minimum lot sizes contribute strongly to the character of each of the areas. Estate lots greater than the minimum lot size for each of those Estate Residential areas shall be discouraged, unless a marginally larger size is required due to health regulations or due to topography or geometric constraints. **This policy will provide continued protection of the existing rural estate housing community from consent and severance applications** (emphasis added) while at the same time ensure a long-term supply of estate building lots.”*

The Estate Residential Section includes specific policies pertaining to considering and granting approval of consent applications. Specifically, Section 4.2.3.5 states, *“consent applications in respect of land located within the designated Estate Residential areas, as shown on Schedule “A” shall be considered and may **only** (emphasis added) be granted:*

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- a) *In accordance with the policies of this Plan;*
- b) *When it is clear that the consent will not adversely impact the ultimate development pattern of the entire holding;*
- c) *If the general policies, conditions and criteria in the consent policies of the Implementation Section of this Plan are complied with; and,*
- d) *The lot size and access provisions of the preceding Estate Residential policies are satisfied.”*

Policy 4.2.3.3 was put in place in order to deter further severances in the Estate Residential Areas in the City. The Official Plan makes it clear that the established rural estate housing community shall be protected from consent and severance applications.

As part of the 2006 Official Plan review, the Official Plan was amended to include Section 3.2.10 – Unique Communities. The Toronto Gore Estate Residential Area is designated as a “Unique Community” to preserve its unique and historical characteristics. The conservation of these unique communities forms an important part of the City structure and contributes to the sense of place and identity.

What is Residential Character?

Residential character is essentially how an area looks and is the combination of the public (i.e. street pattern, sidewalks, lot size) and private (i.e. front yard depth, orientation of dwellings, dwelling separation distance) realms. Every property, public place, or piece of infrastructure contributes to the character of an area. It is the collective impact of all these elements that establishes residential character.

Marysfield Neighbourhood Report (Character Review and Policy & Zoning Recommendations)

A Marysfield Neighbourhood Report (Character Review and Policy & Zoning Recommendations) has been prepared by SGL Planning & Design Inc. (see Appendix 5), which discusses the characteristics of the Marysfield Neighbourhood that distinguish it from other Estate Residential areas in the City, an analysis of previous severance applications, servicing constraints, a policy overview, a best practice review and policy and zoning recommendations. The consultant’s recommendations have been incorporated into the proposed City-initiated amendments to the Official Plan and Zoning By-law that are attached to this report as Appendix 2 and 3 and are being recommended for adoption by Council.

In summary, the consultant’s report concludes that the character of Marysfield, which is defined by both private and public realm elements that contribute to the rural-like setting of the community, is at risk of being altered with further severances and incompatible development in the neighbourhood. As identified in the City’s Official Plan, the Marysfield Neighbourhood is part of a “Unique Communities” designation that applies to the Toronto Gore Estate Residential area because this area possesses historic, cultural,

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natural and landscape qualities that are valued by the community. The conservation of these communities forms an important part of the City structure and contributes to a sense of place and identity, not only for the residents of Marysfield, but for all residents of Brampton. The Official Plan provides clear direction that the “Unique Communities” designation that applies to the Toronto Gore Estate Residential area, including the Marysfield Neighbourhood, is to protect their unique and historical characteristics.

Given previous approvals and decisions with respect to lot severances and in order to ensure that the intent of the “Estate Residential” and “Unique Communities” designations in the Official Plan is maintained, amendments to both the Official Plan and Zoning By-law are being proposed to protect the history and character of the Marysfield Neighbourhood.

City-Initiated Amendments

As suburban development occurs through-out southern Ontario, which is making more and more neighbourhoods look the same, it becomes important for communities to keep their identities intact. Marysfield, which is a neighbourhood with housing largely built in the 1950's, may not be architecturally distinguished, but most residents do enjoy the neighbourhood's look, feel and historical importance as one of the first co-operative housing projects in Ontario. It is these elements that are significant and rare, and should be a source of pride, not just for the residents that live in Marysfield, but for people across the Region.

As neighbourhoods age, it is expected that some transformation will occur. From a planning perspective, it is how those elements of character are addressed that is important to the overall residential character of an area. This report presents for approval, City-initiated planning amendments to both the Official Plan and Zoning By-law that recognize that change can occur within Marysfield, but that change should be better managed to protect the character and integrity of the neighbourhood.

Official Plan Amendment

The Official Plan contains general criteria for development and severances on a City-wide basis and specific to the estate residential area. In SGL's report, it is acknowledged that even though the policies in the City's Official Plan recommend the preservation of the unique and historic development patterns of the estate residential area, pressures for development and redevelopment within the area can often result in a lot fabric and built form that are not consistent with the character of the community.

The following five (5) policy recommendations made by SGL focus on protecting the character of Marysfield that contributes to its identity:

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1. Identify “Residential Character Areas” in the Official Plan

The Toronto Gore area, including the Marysfield Neighbourhood is designated as “Unique Communities” in the Official Plan as this area possesses unique cultural, heritage, natural and landscape qualities. The “Unique Community” policies call for the protection of these communities as they contribute to the sense of place and identity of Brampton.

It is recommended that the City identify “Residential Character Areas” within the “Unique Communities” policy (Section 3.2.10) of the Official Plan. The additional policy language would recognize that there are areas within the City’s “Unique Communities” that may be identified as a “Residential Character Area” in recognition of an area’s collective qualities and characteristics that distinguish a particular place or neighbourhood. New development and redevelopment in these areas should be compatible with the characteristics that are common in both the public and private realms of the “Residential Character Area.”

2. Identify Marysfield as a “Residential Character Area” in the Official Plan

It is recommended that Marysfield be identified as a “Residential Character Area” on Schedule 1 in the Official Plan, recognizing that the Marysfield Neighbourhood is an area with a recognizable open space character.

3. Amend the Minimum Lot Size for Marysfield

It is recommended that the minimum lot size for the Marysfield Neighbourhood be amended from 0.8 hectares (2.0 acres) to 0.4 hectares (1.0 acre) to recognize the size of the majority of lots in Marysfield, which are smaller than the broader Estate Residential Area.

4. Addition of Specific Severance Criteria for Marysfield

Severance criteria are proposed to include the following:

- Severances in the Marysfield Neighbourhood shall be considered and may only be granted:
 - i) if adherence to minimum lot area and lot width requirements is met, as set out in the implementing Zoning By-law; and
 - ii) where adherence to the “Residential Character Area” policies can be achieved.

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5. Future Consideration of a Cultural Heritage Landscape

The Official Plan should also direct that the City explore the potential for identifying the Marysfield Neighbourhood as a Cultural Heritage Landscape given the history of how the neighbourhood came to be, the significance associated with the rosary street pattern and the open space characteristics of the community.

The proposed Official Plan Amendment is attached hereto as Appendix 2.

Zoning By-Law

A number of amendments to the Rural Estate Two (RE2) zoning provisions, which apply to the lots in Marysfield, are being proposed to implement the above noted policy recommendations. New zoning standards are also being proposed to better manage and protect the distinctive character elements of the Marysfield Neighbourhood that contribute to the area's identity, while also balancing redevelopment in the area. These include maximum front yard depth, maximum lot coverage, minimum separation distance between dwellings, minimum landscaped open space and maximum driveway width.

Many of the existing Rural Estate Two (RE2) zone provisions applying to the Marysfield Neighbourhood are effective in providing for minimum and maximum regulations for lot size, building placement and built form, which are all important contributors to the Marysfield Neighbourhood. The following existing zoning provisions are proposed to remain the same, including:

- Minimum lot width of 45 metres;
- Minimum front yard depth of 12 metres;
- Minimum interior and exterior side yard width of 7.5 metres;
- Minimum rear yard depth of 15 metres;
- Maximum building height of 10.6 metres;
- Minimum front yard landscaped open space of 70%; and
- Minimum ground floor area for a main building of 170 m² (one storey) and 115 m² (greater than one storey).

The chart below highlights the existing Rural Estate Two (RE2) zone requirements and restrictions and the proposed amendments to the Zoning By-law that will be implemented through a site-specific RE2 zone that will apply to all of the lots within the Marysfield Neighbourhood.

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Zoning By-law Requirements and Restrictions	Existing (RE2)	Proposed (RE2 – 2919)
Minimum Lot Area	0.8 hectares (2.0 acres)	0.4 hectares (1.0 acre)
Minimum Lot Width	45.0 metres	45.0 metres
Minimum Lot Depth	No Requirement	No Requirement
Minimum Front Yard Depth	12 metres	12 metres
Maximum Front Yard Depth	No requirement	20 metres
Minimum Interior and Exterior Side Yard Width	7.5 metres	7.5 metres
Minimum Dwelling Separation	No requirement	15 metres
Minimum Rear Yard Depth	15 metres	15 metres
Maximum Building Height	10.6 metres	10.6 metres
Maximum Lot Coverage	No requirement	10%, excluding accessory structures
Minimum Landscaped Open Space	70% of the front yard	70% of the front yard with a minimum of 75% of that area to be maintained as permeable landscaping capable of supporting the growth of vegetation, such as grass, trees, shrubs, flowers or other plants and shall not include materials such as rocks or stones.
Minimum Ground Floor Area for Main Building	One storey: 170 m ² More than one storey: 115 m ²	One storey: 170 m ² More than one storey: 115 m ²
Maximum Driveway Width	The minimum width of a driveway shall be 3.0 metres and the width of the	The minimum width of a driveway shall be 3.0 metres and the width of the driveway

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Zoning By-law Requirements and Restrictions	Existing (RE2)	Proposed (RE2 – 2919)
	<p>driveway shall not exceed 50 percent of the width of the lot unless such maximum driveway width would conflict with the minimum landscaped open space yard requirement in the applicable zone, in which case, the minimum landscaped open space requirement shall prevail.</p>	<p>shall not exceed 50 percent of the width of the lot unless such maximum driveway width would conflict with the minimum landscaped open space yard requirement in the applicable zone, in which case, the minimum landscaped open space requirement shall prevail.</p> <p>The maximum driveway width shall be 6 metres between the street edge and a point 10 metres from the street edge.</p> <p>On lots that are permitted semicircular driveways (meaning those lots that are permitted two accesses to a street (or streets) where a driveway is connected between the two accesses, each access shall have a maximum driveway width of 6 metres between the street edge and a point 10 metres from the street edge.</p>

Analysis

The proposed Official Plan and Zoning By-law Amendments are consistent with the Provincial Policy Statement and in conformity with the Growth Plan for the Greater Golden Horseshoe as well as the Region's Official Plan. The proposal is also generally consistent with Brampton's Official Plan, and appropriately considers matters of provincial interest as set out in Section 2 of the *Planning Act*. Below is a summary of the relevant Provincial, Regional and City policies:

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Matters of Provincial Interest (*Planning Act* – Section 2)

The proposed Official Plan Amendment and Zoning By-law Amendment for the Marysfield Neighbourhood have regard to, among other matters, matters of provincial interest including the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest (Section 2 d).

The Marysfield Neighbourhood Character Review Study that was completed by SGL concluded that there are a number of defining characteristics of the Marysfield Neighbourhood that collectively distinguish it from other estate residential areas in the City. These elements include the rosary street pattern (paying homage to the original settler's religious faith), rural road cross-section, a lot pattern of smaller lots than typical estate residential lots, as well as greenery and open space in front yards and between dwellings. In addition to its defining qualities and characteristics, Marysfield has historical significance as one of the first co-operative housing projects in Ontario, which plays an important role in the evolution of housing. It is important that these cultural and historical features be conserved, therefore, the proposed Official Plan Amendment includes a policy that requires the City to conduct a future study to examine the feasibility of identifying the Marysfield Neighbourhood as a Cultural Heritage Landscape. This policy recommendation is consistent with matters of Provincial interest.

Provincial Policy Statement

The proposed Official Plan and Zoning By-law Amendments are consistent with the following relevant policies contained within the Provincial Policy Statement:

- Section 1.1.3.3: Planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs;
- Section 1.7.1 d: Long-term economic prosperity should be supported by: d) encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes; and
- Section 2.6.1: Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

Section 1.1.3.3

The City's Official Plan recognizes that intensification represents an essential component of the City's growth management strategy to reduce the rate of growth in the Designated Greenfield Area, minimize the infrastructure requirements of new development and to make more efficient use of existing services and infrastructure, such as transit, schools and open space. However, to sustain the principles of the City

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Structure and ensure that stable residential neighbourhoods are maintained, it is essential that higher densities be directed to key areas which support higher order transit, and are appropriately situated to accommodate more intensity. The key areas in the City where growth will be concentrated are within the Urban Growth Centre, along intensification corridors, around mobility hubs and major transit station areas. The Marysfield Neighbourhood is not located within or abutting any of the designated key growth areas.

The Marysfield Neighbourhood, is a stable residential neighbourhood that is designated as a “Unique Community” and “Estate Residential” in the City’s Official Plan. The “Unique Community” designation calls for the conservation of identified unique communities as they form an important part of the City structure and contribute to the sense of place and identity. The “Estate Residential” designation is intended to permit low density, low intensity form of residential development.

Consistent with Section 1.1.3.3 and to ensure that intensification (the development of a property, site or area at a higher density than currently exists) does not occur in Marysfield, the proposed Official Plan Amendment includes a policy that will apply to consent applications within the Marysfield Neighbourhood Character Area. The policy states that consents shall be considered and may only be granted if adherence to minimum lot size and lot frontage requirements is met, as set out in the Zoning By-law; and, where adherence to the “Residential Character Area” policies are met.

Sections 1.7.1.d and 2.6.1

The Marysfield Neighbourhood, which is located within the larger Toronto Gore Estate Residential area, is designated as a “Unique Community” on Schedule 1 – City Concept to the Official Plan. “Unique Communities” are areas that possess unique cultural, historic, natural, and landscape qualities which are valued by the communities. Their conservation forms an important part of the City structure and contributes to the sense of place and identity.

Consistent with Section 1.7.1 d of the PPS, the proposed amendment to the Official Plan recommends that the City identify “Residential Character Areas” within the “Unique Communities” section of the Official Plan. The additional policy language would recognize that there are areas within the City’s “Unique Communities” that may be identified as a “Residential Character Area” in recognition of an area’s distinguishable elements of character. It is recommended that the Marysfield Neighbourhood be identified as a “Residential Character Area” on Schedule 1 to the Official Plan, recognizing the important history and characteristics of Marysfield. A policy specific to Marysfield is recommended that explicitly states the intent of protecting the character of Marysfield.

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The proposed Official Plan Amendment includes a policy that requires the City to conduct a future study to examine the feasibility of identifying the Marysfield Neighbourhood as a Cultural Heritage Landscape. This policy recommendation is consistent with both Sections 1.7.1 d and 2.6.1.

Growth Plan for the Greater Golden Horseshoe

The lands subject to the Marysfield Neighbourhood Character Review Study and the implementing Official Plan and Zoning By-law Amendment are within the “Built Up Area” as defined by the 2017 Growth Plan for the Greater Golden Horseshoe.

One of guiding principles of the Growth Plan is the achievement of complete communities. To support the achievement of complete communities, better use of land and infrastructure can be made by directing growth to settlement areas and prioritizing intensification, with a focus on strategic growth areas, including urban growth centres and major transit station areas, as well as brownfield sites and greyfields. Section 2.2.2 c) – Delineated Built-up Areas indicates that all municipalities will develop a strategy to achieve the minimum intensification target and intensification throughout delineated built-up areas, which will identify strategic growth areas to support achievement of the intensification target and recognize them as a key focus for development.

The City’s Official Plan recognizes that intensification represents an essential component of the City’s growth management strategy to reduce the rate of growth in the Designated Greenfield Area, minimize the infrastructure requirements of new development and to make more efficient use of existing services and infrastructure, such as transit, schools and open space. However, to sustain the principles of the City Structure and ensure that stable residential neighbourhoods are maintained, it is essential that higher densities be directed to key areas which support higher order transit, and are appropriately situated to accommodate more intensity. In accordance with Section 2.2.2., c), the City’s Official Plan has identified the key areas in the City where growth will be concentrated and these are within the Urban Growth Centre, along intensification corridors, around mobility hubs and major transit station areas. The Marysfield Neighbourhood is not located within or abutting any of the designated key growth areas.

The Growth Plan recognizes that there are important cultural heritage resources that contribute to a sense of identity, support a vibrant tourism industry, and attract investment based on cultural amenities. Accommodating growth can put pressure on these resources through development and site alteration. It is necessary to plan in a way that protects and maximizes the benefits of these resources that make our communities unique and attractive places to live.

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The relevant policies contained within the Growth Plan that are implemented by the proposed Official Plan and Zoning By-law Amendments are included in Section 4.2.7 Cultural Heritage Resources: *Cultural heritage resources* will be *conserved* in order to foster a sense of place and benefit communities, particularly in strategic growth areas.

The definition of *Cultural Heritage Resources* is:

Built heritage resources, cultural heritage landscapes and archaeological resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or people. While some cultural heritage resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation. (Greenbelt Plan).

As discussed in this report, the Marysfield Neighbourhood is designated as a “Unique Community” in the City’s Official Plan as it possesses unique cultural, historic and landscape qualities which are valued by the community. These include the following:

- Marysfield is one of the first co-operative housing projects in Ontario, which is important to the legacy of Wildfield and to the evolution of housing in Ontario;
- The layout of Marysfield Drive is modelled on the shape of a rosary, paying homage to the original settlers’ religious faith; and
- The abundance of greenery and open space that contributes to a rural-like setting.

The conservation of the identified unique communities forms an important part of the City structure and contributes to the sense of place and identity.

In accordance with the Growth Plan, it is necessary to plan in a way that protects and maximizes the benefits of the cultural heritage resources that make our communities unique and attractive places to live. Planning staff recognize that change is inevitable in older neighbourhoods, however, in order to enhance and improve the management of change in Marysfield, amendments to the Official Plan and Zoning By-law are being proposed to protect the character and integrity of Marysfield. Lot severances, redevelopment and building additions that do not meet the intent of the proposed Official Plan Amendment or do not comply with the proposed zoning provisions could erode, and potentially destroy the character of the Marysfield Neighbourhood.

Region of Peel Official Plan

The Marysfield Neighbourhood is within the “Urban System” areas as established in the Regional Official Plan. Relevant policies include the following:

- Section 5.3.1.4: To achieve intensified and compact form and a mix of land uses in appropriate areas that efficiently use land, services, infrastructure and public

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finances while taking into account the characteristics of existing communities and services;

- Section 1.1 Recognize the importance of protecting and enriching the natural and cultural heritage of Peel Region;
- Section 3.6.1.1: To identify preserve and promote cultural heritage resources including the material, cultural, archaeological and built heritage of the Region for present and future generations; and,
- Section 3.6.1.2: To promote awareness and appreciation and encourage public and private stewardship of Peel's heritage.

The Region's Official Plan contains policies that support an intensified and compact form of development within the Region's Urban System, subject to intensification being located in appropriate areas that takes into account the characteristics of existing communities and services. In accordance with Section 5.3.1.4, growth in Brampton is to be concentrated within key locations in the City, such as the Urban Growth Centre, along intensification corridors, around mobility hubs and major transit station areas. The Marysfield Neighbourhood is not located within or abutting any of the designated key growth areas and due to its unique characteristics, as described throughout this report, it is not an appropriate area for intensification. In addition, Section 5.3.1.4, states the importance of services to achieve an intensified and compact form. Currently, the Marysfield Neighbourhood is serviced by municipal water services and not serviced by wastewater (dwellings are on private sanitary services). There are no plans by the City or the Region of Peel to extend wastewater services to the existing privately serviced lots in the Toronto Gore, including the Marysfield Neighbourhood.

Consistent with Sections 1.1, 3.6.1.1 and 3.6.1.2, the proposed Official Plan Amendment requires the City to conduct a future study to examine the feasibility of identifying the Marysfield Neighbourhood as a Cultural Heritage Landscape. The proposed amendments are intended to guide future change that will be compatible with the character of the neighbourhood. The proposed Official Plan and Zoning By-law Amendments conform to these policies of the Regional Official Plan.

City of Brampton Official Plan

The Marysfield Neighbourhood is designated "Unique Communities" on Schedule 1 – City Concept and "Estate Residential" on Schedule A – General Land Use Designations. Relevant policies of the Official Plan include:

- Section 2.2 Social and Cultural Considerations:

Brampton's rich cultural heritage also provides a foundation for planning the future of the City as our heritage resources and assets contribute to the identity, character, vitality, economic prosperity, quality of life and sustainability of the community as a whole. Cultural heritage is more than just buildings and monuments, and includes a diversity of tangible and intangible resources,

9.13-17

including structures, sites, natural environments, artifacts and traditions that have historical, architectural, archaeological, cultural and contextual values, significance or interest.

- Section 2.4.3 Protecting Our Environment, Enhancing Our Neighbourhoods:

Brampton is committed to conserving and protecting the natural heritage system for the citizens of Brampton to enjoy and building a community that preserves Brampton's cultural heritage and achieves a high standard of civic design for the whole City.

- Section 3.1 Sustainable Planning Framework:

The City's sustainable planning framework provides a holistic approach to planning that integrates economic, social, environmental and cultural elements and is built on:

- i. A culture of conservation that is expressed through the coordinated implementation of the City's land use development, natural heritage and environmental management, and recreational and cultural heritage policies;
- ii. Priority to preserving and enhancing the City's rich cultural heritage and existing social fabric that is integral to the City's urban design and community revitalization strategies including the Flower City Strategy.

- Section 3.2 Sustainable City Structure:

- (i) The physical structure of the City is characterized by the following elements:

Unique Communities that preserve and enhance historical, cultural, natural, and landscape characteristics that are valued by the Brampton community.

- (ii) Intensification represents an essential component of the City's growth management strategy to reduce the rate of growth in the Designated Greenfield Area, minimize the infrastructure requirements of new development and to make more efficient use of existing services and infrastructure, such as transit, schools and open space. However, to sustain the principles of the City Structure and ensure that stable residential neighbourhoods are maintained, it is essential that higher densities be directed to key areas which support higher order transit, and are appropriately situated to accommodate more intensity.

9.13-18

- Section 3.2.10 Unique Communities:

In Brampton, there are a number of communities that are of unique characteristics including the Toronto Gore, Huttonville, Churchville and Downtown Brampton. These areas possess unique cultural, historic, natural, and landscape qualities which are valued by the communities. Their conservation forms an important part of the City structure and contributes to the sense of place and identity. The Toronto Gore area is designated for Estate Residential respectively as shown on Schedule "A" to preserve its unique and historical characters.

- Section 4.10 Cultural Heritage:

Heritage is more than just old buildings and monuments. It also includes heritage trees, natural features and traditions that define the culture of a place.

- Section 4.10.4 Areas with Cultural Heritage Character:

There are areas and landscapes of special cultural heritage value that although may not be appropriate for designation under the *Ontario Heritage Act* merits special conservation efforts.

- Section 4.2.3 Estate Residential

Estate Residential housing is a low density, low intensity form of residential development characterized by large, individual lots, which do not require full urban services.

- Section 4.2.3 b) Estate Residential

Minimum lot size is 0.8 hectares (2 acres) for the large Toronto Gore Estate area east of Goreway Drive.

These minimum lot sizes contribute strongly to the character of each of the areas. Estate lots greater than the minimum lot size for each of those Estate Residential areas shall be discouraged, unless a marginally larger size is required due to health regulations or due to topography or geometric constraints. This policy will provide continued protection of the existing rural estate housing community from consent and severance applications while at the same time ensure a long term supply of estate building lots.

- Section 4.2.3.5 Estate Residential

Consent applications in respect of land located within the designated Estate Residential areas, as shown on Schedule "A" shall be considered and may only be granted:

9.13-19

- i. In accordance with the policies of this Plan;
- ii. When it is clear that the consent will not adversely impact the ultimate development pattern of the entire holding
- iii. If the general policies, conditions and criteria in the consent policies of the Implementation Section of this Plan are complied with; and,
- iv. The lot size and access provisions of the preceding Estate Residential policies are satisfied.

Summary of Official Plan Policies

The Official Plan includes policies that recommend the preservation of the unique and historic development patterns of estate residential areas, policies that require a minimum lot area of 0.8 hectares (2.0 acres) for Marysfield, policies to ensure that stable residential neighbourhoods are maintained and policies that recognize that the City's heritage resources and assets contribute to the identity, character, vitality, economic prosperity, quality of life and sustainability of the entire City.

Although the above noted Official Plan policies exist, there have been previous approvals and decisions by the Committee of Adjustment and the Ontario Municipal Board for lot severances and minor variances that have created new residential lots smaller than the minimum permitted lot sizes in both the Official Plan and Zoning By-law. Based on the previous approvals for lot severances and the request for severances over the last few years, there is the potential for further severances within Marysfield. A proliferation of severances in Marysfield can have a lasting impact on the defining elements of neighbourhood character and would not meet the intent of the Official Plan, which is to conserve the City's designated "Unique Communities" as they form an important part of the City structure and contribute to the sense of place and identity.

The proposed Official Plan and Zoning By-law Amendment conforms to the Official Plan and strengthens the intent of the "Unique Communities" designation that is intended to preserve the unique and historical characters of the Toronto Gore Estate Residential area, which includes the Marysfield Neighbourhood. The proposed Official Plan amendment will also add specific consent policies that will apply only to Marysfield. These consent policies are proposed to ensure that any consent application will only be considered if adherences to minimum lot size and lot frontage requirements are met, as set out in the Zoning By-law; and, where adherence to the "Residential Character Area" policies, where applicable, can be achieved. These new consent policies are to ensure that the predominant open-space character of Marysfield remains intact and that the neighbourhood does not become dominated by dwellings.

Given the history of how the neighbourhood came to be, the significance associated with the rosary street pattern and the open space characteristics of the community, the proposed Official Plan Amendment includes a policy that requires the City to conduct a future study to examine the feasibility of identifying the Marysfield Neighbourhood as a

9.13-20

Cultural Heritage Landscape. This policy recommendation conforms to the Official Plan, as one of the underlying goals, which is outlined in The Vision statement of the Official Plan, is that Brampton's cultural heritage will be preserved and forms part of the functional components of the daily life.

It is not the intent of the implementing documents to prevent change from occurring within Marysfield, however, the change that does occur should fit in with the established character of Marysfield. The additional Official Plan policies and zoning regulations would strengthen the intent of the Official Plan that recognizes that the qualities and characteristics of unique communities should be protected and maintained.

Community Engagement

A public open house meeting was held on September 18, 2018 at Professor's Lake Recreation Centre to introduce the study, discuss findings from the background research and analysis and receive feedback from residents on what elements and qualities they felt were important and contribute to the character of their neighbourhood. Attendees were invited to participate in and fill out a questionnaire, asking detailed questions about their opinions on various matters with respect to the character of Marysfield. A summary of the responses received to the questionnaire provided at the open house are summarized in the consultant's report that is found in Appendix 5.

A second open house meeting was held on December 5, 2018 at Professor's Lake Recreation Centre to present the proposed amendments to the City's policies and zoning provisions for the Marysfield Neighbourhood and to receive feedback from residents on the proposed amendments. Based on the feedback received at the open house meeting, minor revisions were made to the draft Zoning By-law amendment.

Statutory Public Meeting

The application was circulated to property owners within 240 metres of the subject lands on January 11, 2019 as per *Planning Act* requirements. The public meeting for this application was held on Monday, February 11, 2019. There were ten (10) members of the public in attendance at the meeting. Please refer to Appendix 7 for details regarding comments received at the public meeting.

A summary and a response to the public feedback provided at the open house meetings can be found in Appendix 7.

Corporate Implications:

Financial Implications:

There are no financial implications associated with these amendments to the Official Plan and Zoning By-law.

9.13-21

Economic Development Implications:

There are no economic development implications associated with these amendments to the Official Plan and Zoning By-law.

Other Implications:

There are no other implications associated with these amendments to the Official Plan and Zoning By-law.

Strategic Plan:

The proposed Marysfield Neighbourhood Character Review supports the Strategic Plan priority of Smart Growth to preserve and protect natural and heritage environments with balanced, responsible planning.

Living the Mosaic – 2040 Vision

This Report has been prepared in full consideration of the overall vision that the people of Brampton will 'Live the Mosaic'.

Conclusion:

As neighbourhoods age, it is expected that some transformation will occur. From a planning perspective, it is how those elements of character are addressed that is important to the overall residential character of an area. This report presents for approval, City-initiated planning amendments to both the Official Plan and Zoning By-law that will enhance and improve the management of change within Marysfield, so that the collective characteristics that make Marysfield distinct from other neighborhoods in Brampton are protected.

Given the history of how the neighbourhood came to be, the significance associated with the rosary street pattern and the open space characteristics of the community, the proposed Official Plan Amendment includes a policy that requires the City to conduct a future study to examine the feasibility of identifying the Marysfield Neighbourhood as a Cultural Heritage Landscape.

Staff is satisfied that the proposed Official Plan Amendment and Zoning By-law Amendment represent good planning, including that they are consistent with the Provincial Policy Statement and conform to the Growth Plan for the Greater Golden Horseshoe (2017) and the Peel Region Official Plan.

9.13-22

Respectfully submitted by:

Michelle Gervais, MCIP, RPP
Policy Planner
Planning & Development Services
Department

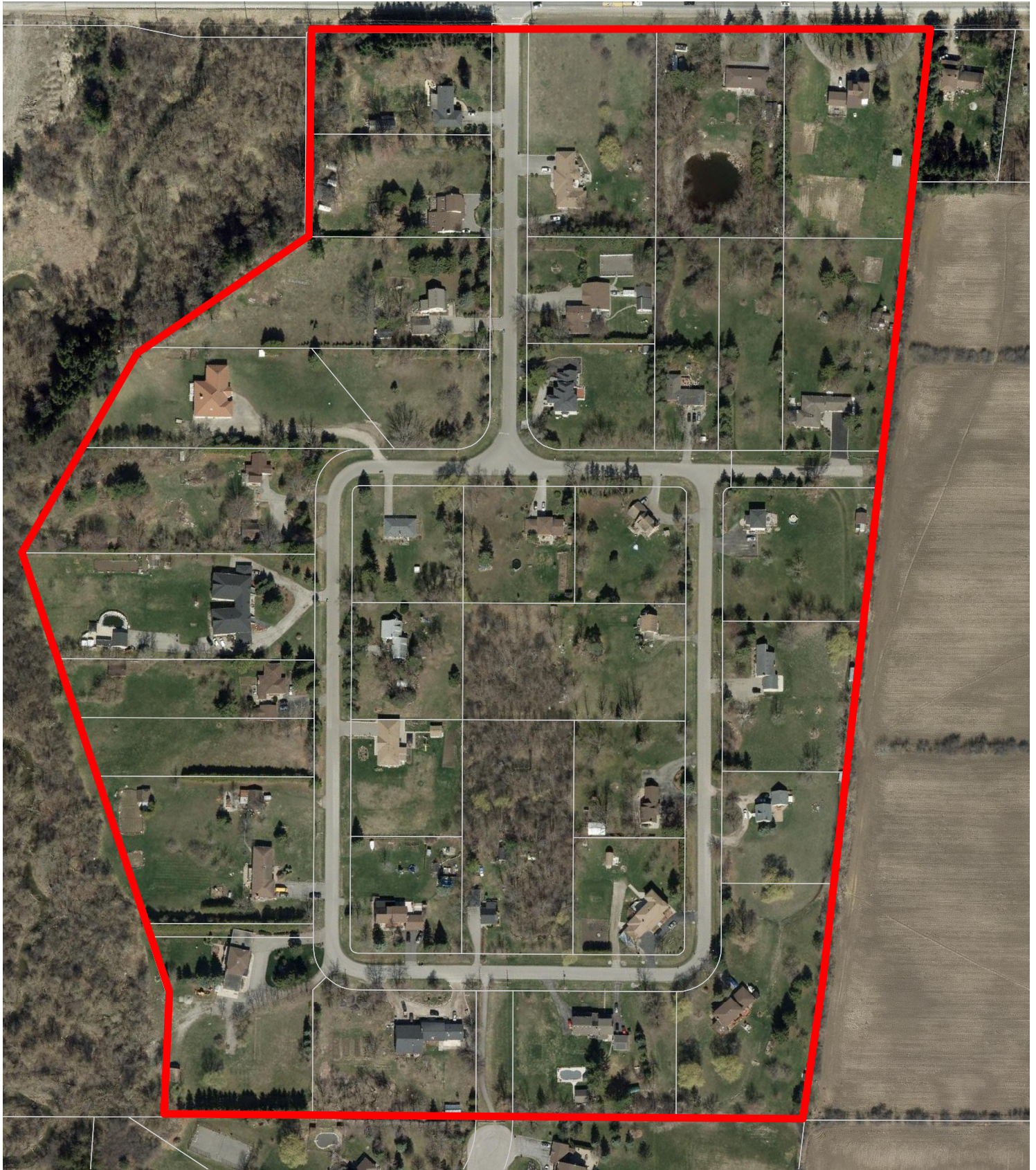
Recommended by:

Bob Bjerke, MCIP, RPP
Director, Policy Planning
Planning & Development Services
Department

Authored by: Michelle Gervais, MCIP, RPP, Policy Planner

Attachments:

Appendix 1:	Marysfield Neighbourhood Air Photo
Appendix 2:	Official Plan Amendment
Appendix 3:	Zoning By-Law Amendment
Appendix 4:	Repealing By-law for ICBL 15-2018
Appendix 5:	Toronto Gore Density Policy Review – Marysfield Neighbourhood Character Review and Policy and Zoning Recommendations Report prepared by SGL Planning dated January 2019
Appendix 6:	Public Meeting Minutes – February 11, 2019
Appendix 7:	Summary and Response to Comments Received
Appendix 8:	Correspondence Received



BRAMPTON
Flower City

PLANNING AND DEVELOPMENT SERVICES

Author: TRDORN

Date: 2018/12/17

Marysfield Neighbourhood



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2019

To Adopt Amendment Number OP 2006- _____
to the Official Plan of the
City of Brampton Planning Area

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, as amended, hereby ENACTS as follows:

1. Amendment Number OP 2006 - _____ to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.

ENACTED and PASSED this 10th day of July, 2019.

Approved as to
form.
2019/05/03
MR

Patrick Brown, Mayor

Approved as to
content.
2019/April/30
RJB

Peter Fay, City Clerk

AMENDMENT NUMBER OP 2006 -
to the Official Plan of the
City of Brampton Planning Area

9.13-26

AMENDMENT NUMBER OP 2006 - TO THE OFFICIAL PLAN OF THE CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to amend the Official Plan, and in particular the Unique Communities policies of the Sustainable City Structure Section (Section 3.2) and Estate Residential policies (Section 4.2.3) to recognize that the Marysfield Neighbourhood is distinct from other estate residential areas located in the Toronto Gore. This amendment will put into place the policy framework required to protect the character defining elements of the Marysfield Neighbourhood and will be used, in conjunction with Official Plan policies and neighbourhood-specific zoning to evaluate development proposals to ensure that they are consistent with the character of the neighbourhood.

2.0 Location:

A portion of this amendment applies to the “Estate Residential” lands located within the City of Brampton. Specific policies are being added that will apply to the lands located east of the Gore Road and south of Mayfield Road (the “Marysfield Neighbourhood”). The Marysfield Neighbourhood is specifically located on streets municipally known as Mayfield Road, Marysfield Drive and St. Patrick’s Road and is legally described as Part of West Half of Lot 17, Concession 10, N.D.

3.0 Amendments and Policies Relative Thereto:

3.1 The document known as the Official Plan of the City of Brampton Planning Area is hereby amended:

(1) by changing on Schedule "1" City Concept thereto, the land use designation of the lands shown outlined on Schedule A to this amendment to "Residential Character Area";

(2) by adding the following new policy, as Section 3.2.10.1:

“Residential Character Area

Within Brampton’s Unique Communities, there are some areas that exhibit recognizable character traits on a localized scale that may be distinguishable from the broader elements of character within a Unique Community. In such cases, the Official Plan may identify an area as a Residential Character Area. A Residential Character Area can be defined by one or more recognizable elements of character in both the public and private realms. In such cases, the Official Plan shall include policies that define the elements of character specific to each identified Residential Character Area, as well as the intent of identifying that area as such.”

(3) by adding the following new policies:

3.2.10.1.1 The Marysfield Neighbourhood Residential Character Area is considered a distinctive residential community due to its history and character. The Marysfield Neighbourhood has unique characteristics within the broader Toronto Gore Estate Residential Area, including a rosary street pattern with a rural road cross-section and a smaller lot configuration than typical estate residential lots, as well as greenery and open space in front yards and between dwellings, that all contribute to the rural-like setting of the community. New development and redevelopment within the

9.13-27

Marysfield Neighbourhood shall respect and reinforce the existing public and private realm characteristics of the neighbourhood, including the conservation of the rosary street pattern and rural road cross-section; the scale, height, massing, setbacks, building orientation and building separation distances of dwellings; and, the landscape open space characteristics of lots.

3.2.10.1.2 The City shall conduct a future study to examine the feasibility of identifying the Marysfield Neighbourhood as a Cultural Heritage Landscape.

- (4) by amending Section 4.2.3.3 to include the following new policy as subsection (c) and re-numbering existing policies 4.2.3.3 c) and 4.2.3.3 d) sequentially:

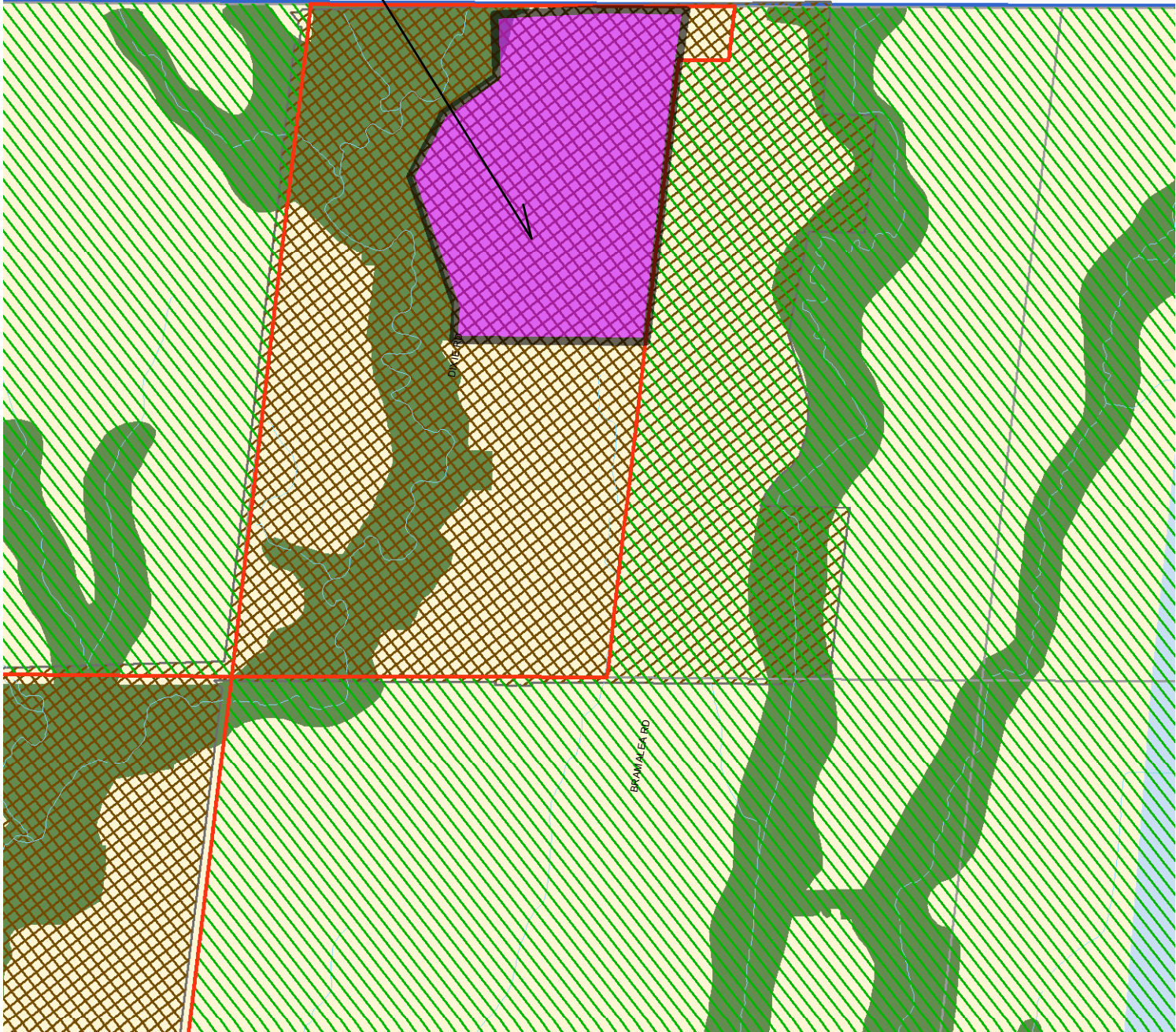
c) 0.4 hectares (1.0 acre) for the Marysfield Neighbourhood located east of The Gore Road and south of Mayfield Road.

- (5) by adding the following new policy as Section 4.2.3.6:











4.2.3.6 Notwithstanding Section 4.2.3.5, consent applications within the Marysfield Neighbourhood Residential Character Area shall be considered and may only be granted:

- (i) If adherence to minimum lot size and lot frontage requirements is met, as set out in the Zoning By-law; and,
- (ii) Where adherence to the “Residential Character Area” policies of Section 3.2.10.1, where applicable, can be achieved.”

"Lands to be designated "Residential Character Area"



EXTRACT FROM SCHEDULE 1 (CITY CONCEPT) OF THE DOCUMENT KNOWN AS THE 2006 CITY OF BRAMPTON OFFICIAL PLAN

- | | | |
|--|--|---|
|  EMPLOYMENT |  RESIDENTIAL |  GREENBELT LEGEND |
|  COMMUNITIES |  BUILT BOUNDARY LINE |  RESIDENTIAL CHARACTER AREA |
|  UTILITY |  DESIGNATED GREENFIELD AREA | |
|  OPEN SPACE |  UNIQUE COMMUNITIES | |
- "TO BE ADDED"



9.13-29



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2019

To amend Zoning By-law 270-2004, as amended

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 Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
RURAL ESTATE TWO (RE2)	RURAL ESTATE TWO – 2019 (RE2 – 2019)

- (2) by adding thereto, the following section:

2919 The lands zoned RE2 – 2019 on Schedule ‘A’ to this by-law:

2919.1 Shall only be used for the purposes permitted in the RE2 zone.

2919.2 Shall be subject to the following requirements and restrictions:

- (a) Minimum Lot Area: 0.4 hectares
- (b) Maximum Front Yard Depth: 20 metres
- (c) Minimum Dwelling Separation: 15 metres
- (d) Maximum Lot Coverage: 10%, excluding permitted accessory structures
- (e) Minimum Landscaped Open Space: 70% of the front yard with a minimum of 75% of that area to be maintained as permeable landscaping capable of supporting the growth of vegetation, such as grass, trees, shrubs, flowers or other plants and shall not include materials such as rocks or stones

9.13-30

By-law Number _____ - 2019

- (f) Maximum Driveway Width Between the Street Edge and a Point 10 metres from the Street Edge: 6 metres
- (g) On lots that are permitted semicircular driveways (meaning those lots that are permitted two accesses to a street (or streets) where a driveway is connected between the two accesses, each access shall have a maximum driveway width of 6 metres between the street edge and a point 10 metres from the street edge.

ENACTED and PASSED this 10th day of July, 2019.

Approved as to
form.

2019/05/03

MR

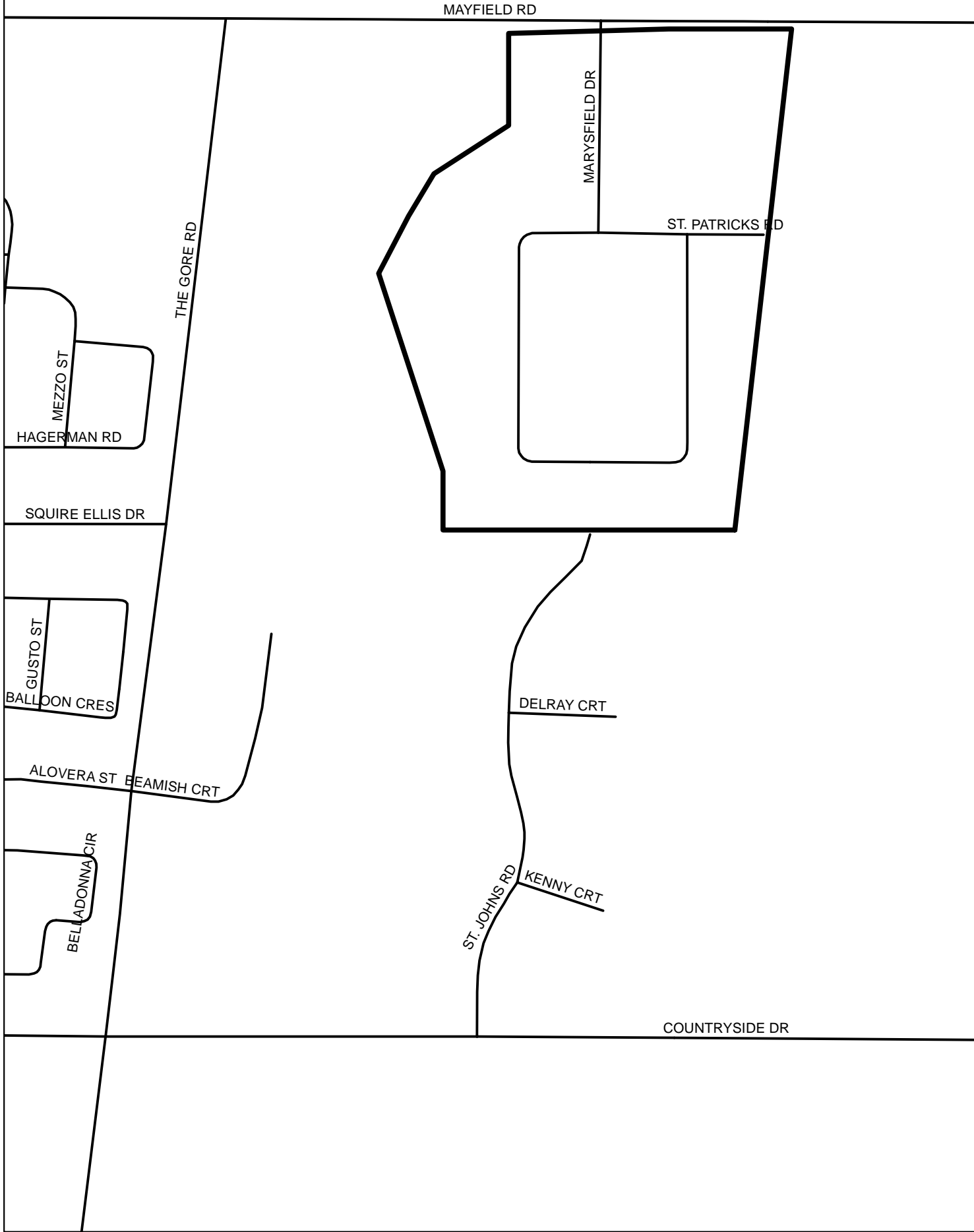
Patrick Brown, Mayor

Approved as to
content.

2019/April/30

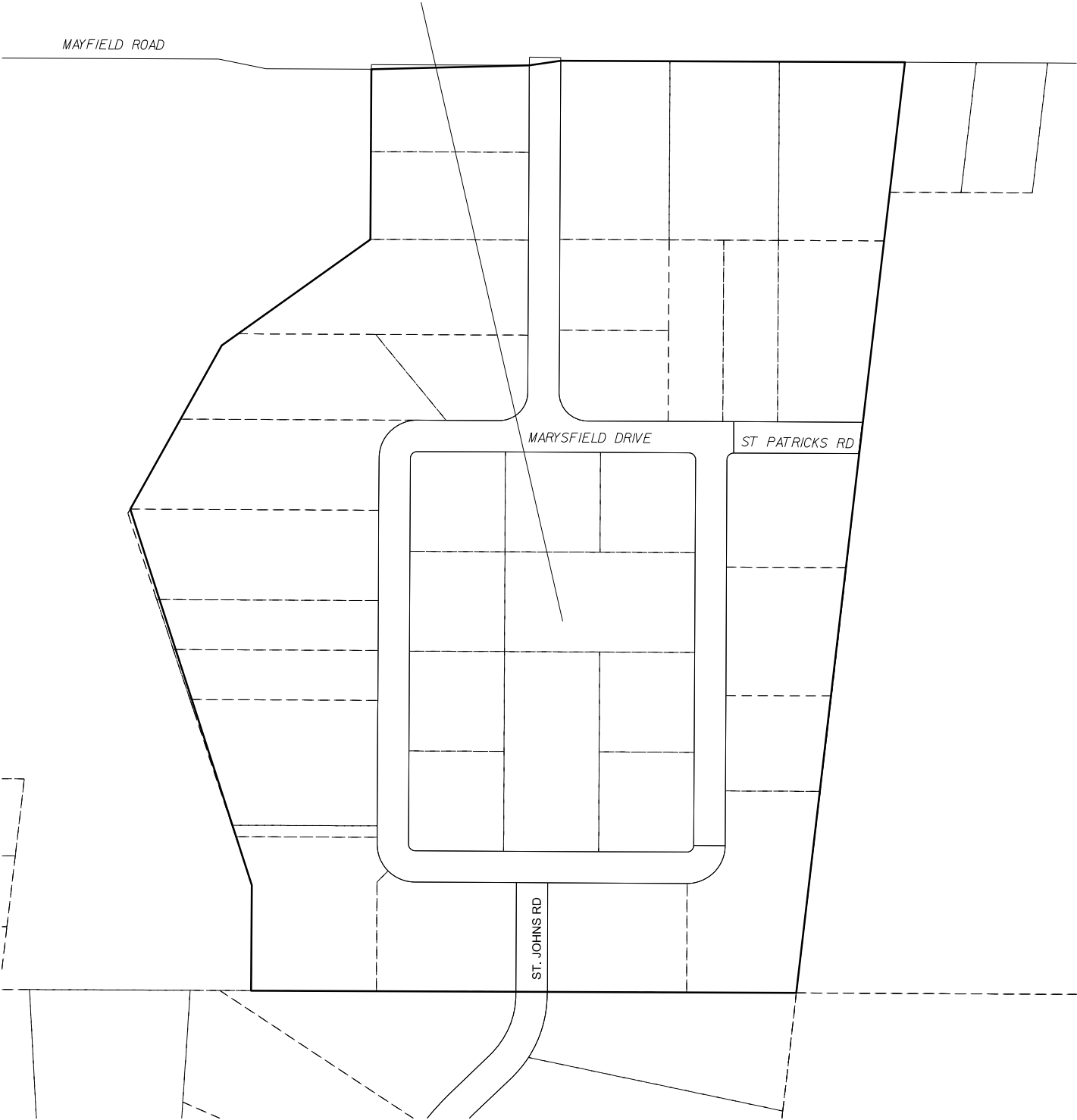
RJB

Peter Fay, City Clerk



 SUBJECT LANDS

RE2-2919



LEGEND

—— ZONE BOUNDARY

PART LOT 17, CONCESSION 10 E.H.S.

By-Law _____

Schedule A



CITY OF BRAMPTON
Planning and Development Services

Date: 2019 02 25 Drawn by: CJK

File no. MARYSFIELD_ZBLA



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2019

A By-law to repeal Interim Control By-law 15-2018, as amended, upon the coming into force of new Official Plan policies and Zoning By-law standards arising from the Marysfield Neighbourhood Character Review.

WHEREAS on February 7, 2018, the Council of the Corporation of the City of Brampton enacted Interim Control By-law 15-2018, as amended, to allow for the completion of the Marysfield Neighbourhood Character Review Study;

AND WHEREAS on January 23, 2019, the Council of the Corporation of the City of Brampton, passed By-law 2-2019 to extend By-law 15- 2018 for an additional year;

AND WHEREAS the Council of the Corporation of the City of Brampton has adopted By-law ____ - 2019 and By-law ____ - 2019, in response to the recommendations of the Marysfield Neighbourhood Character Review Study;

AND WHEREAS the Council of the Corporation of Brampton intends to repeal Interim Control By-law 15-2018, upon By-law ____ - 2019 and By-law ____ - 2019 coming into full force and effect, thereby completing the Marysfield Neighbourhood Character Review Study;

NOW THEREFORE, the Council of the Corporation of the City of Brampton hereby ENACTS as follows:

1. By-law 15-2018, as amended, is repealed upon By-law ____ -2019 and By-law ____ - 2019 coming into full force and effect.

ENACTED and PASSED this 10th day of July, 2019.

Approved as to
form.
2019/05/03
MR

Patrick Brown, Mayor

Approved as to
content.
2019/April/30
RJB

Peter Fay, City Clerk

TORONTO GORE DENSITY POLICY REVIEW

MARYSFIELD NEIGHBOURHOOD

CHARACTER REVIEW AND POLICY & ZONING RECOMMENDATIONS

Prepared by:



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PART A: INTRODUCTION & POLICY REVIEW

1 INTRODUCTION

1.1 Study Background and Purpose

The Marysfield Neighbourhood has been subject to increasing pressures related to applications for lot severances. In November 2011, the City's Planning Committee considered a staff report seeking direction to appeal a Committee of Adjustment decision that approved a severance in the Marysfield Neighbourhood. While in the end the decision was not appealed, City Council directed staff to undertake a policy review of the Official Plan policies respecting severances in the Estate Residential Area in the Marysfield Neighbourhood. As a result, the City has initiated a focused review of the Marysfield neighbourhood, which is being conducted in tandem with a broader density and policy review of the Toronto Gore Estate Residential Area.

The purpose of the detailed review of Marysfield is to examine the character defining elements of the Marysfield community and to identify how these elements can be protected while balancing the growth-related pressures in the area.

This report first examines the elements of neighbourhood character that distinguish the Marysfield Neighbourhood from other Estate Residential Areas in the City of Brampton. This report also examines and analyzes previous severance applications in the Marysfield Neighbourhood, as well as servicing constraints in the area. A review and analysis of applicable Official Plan policy and zoning regulations is also discussed in this report, identifying where improvements can be made to the policy and zoning framework to better protect neighbourhood character, and options to achieve this are presented.

1.2 What is a Character Study?

A character study, in the context of land use planning, examines and identifies the defining characteristics of a geographic area that contribute to its identity as a unique place. The overarching objective of carrying out a character study is to identify appropriate mechanisms to ensure that these defining characteristics of a place are maintained, preserved or enhanced as that place experiences change. As such, a character study consists of a review of applicable policies and regulations for a given geographic area, the identification of elements of neighbourhood character and the ultimate development of appropriate mechanisms to address neighbourhood character, all informed by consultation with residents, staff and other agencies.

1.3 Neighbourhood Location

The Marysfield neighbourhood is located east of The Gore Road and south of Mayfield Road, within the Toronto Gore Community, as shown in **Figure 1**. As identified by the City, Marysfield is considered a distinctive residential community due to its unique history and special character.

Figure 1: Marysfield Neighbourhood



(Source: Base maps from Google Maps)

The Marysfield Neighbourhood has a unique history that led to its development. In 1954, the Family Home Builder Cooperative Ltd. was established by 14 families that came together to form the first housing cooperative as well as the first Catholic mission parish in Ontario, affiliated with St. Patrick's Church in neighbouring Wildfield, the second oldest church in the Archdiocese of Toronto. Each family contributed \$1,000 to the cooperative, half of which was used to purchase the land, approximately 200 acres, from the St. Patrick's Church farm. As a cooperative, the families were able to make bulk purchases of materials and collectively built the houses, which helped reduce costs. Within a year, they completed constructing their houses and a new community was formed. The 14 houses that were initially built were based on Canada Mortgage and Housing Corporation (CMHC) plans.

An image of the original registered plan of subdivision of the neighbourhood is shown in **Figure 2**.

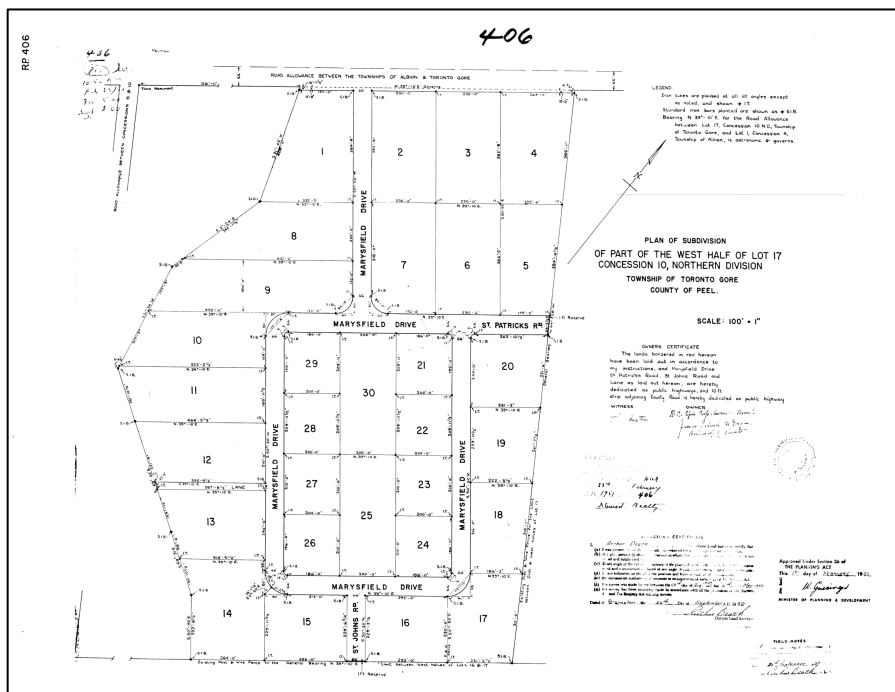


Figure 2: Original Registered Plan of Subdivision

PART B: CHARACTER REVIEW

2 AREA CHARACTERISTICS

Character is a collection of all the elements (public and private realm) that make you feel like you're in a unique place. It is important to be able to describe how features of an area come together to give that area its own particular "character" or "sense of place". Individual elements such as, building type, age and spacing between buildings, as well as the amount and type of vegetation on a property, are some of the critical determinants of an area's character. It is even more important to understand the synergies between the elements of character, and how they work together to define a sense of place.

The Marysfield Neighbourhood has unique characteristics. Accessed exclusively from Mayfield Road in the north, the neighbourhood is made up of one road that loops back onto itself. As noted above, the layout of the road is modelled on the shape of a rosary, paying homage to the original settlers' religious faith. The street is lined on either side with ditches, and there are no curbs or sidewalks for pedestrians. Beyond the edge of the paved road, there is an abundance of greenery and open space that contributes to the rural-like setting of the community.

In terms of servicing, the neighbourhood is serviced by private wastewater services, meaning that each house has a private septic system and is not connected to the municipal sewer system. The neighbourhood, however, is serviced by municipal water services.

Entering the community from Mayfield Road, one of the primary observed characteristics is the mature tree canopy of the neighbourhood. The canopy provides buffering between the road and the dwellings, as well as between the dwellings themselves.

The dwellings are eclectic in design and for the most part, are modest in size, particularly when compared to the housing stock within the broader Estate Residential area to the south and west.

The lot pattern in the neighbourhood is varied, with lots of varying sizes. On each lot, there is also variation in terms of how the buildings are situated, and their relation to the street and neighbouring dwellings.

This section of the report describes these defining characteristics of Marysfield in greater detail, arranged by public and private realm characteristics, as follows:

- Public realm: lot size, lot pattern, street pattern, street trees, sidewalks; and
- Private realm: front yard depth; orientation of dwellings, ground floor area, garages, dwelling separation distance.

2.1 Public Realm Elements of Neighbourhood Character

In any geographic or neighbourhood context there is an array of elements in the public realm that can contribute to the character of an area. The public realm refers to all publically accessible lands, including roads, sidewalks, parks and other public spaces. In the Marysfield context, the public realm refers to the roads, as there are no sidewalks or other public open spaces other than a pathway at the south end of the neighbourhood.

In Marysfield, when thinking about the defining elements of neighbourhood character in the public realm, we think about the pattern of the street, the layout and sizes of lots as they relate to the street and vegetation along the street. This section of the report examines these elements.

2.1.1 Lot Size

Within the Marysfield neighbourhood the lot sizes vary between 0.39 ha and 0.88 ha, with an average lot size of 0.57 ha (**Figure 3**). Almost half of the lots are 0.40 ha (± 0.01 ha) (**Figure 4**), while the remaining lots have an average lot size of 0.72 ha (**Figure 5**). The Brampton Official Plan states that the minimum lot size be 0.8 ha, however, only seven properties (21%) meet this requirement. Furthermore, three lots that had a minimum lot size of 0.8 ha have recently been severed to create three new 0.40 ha lots. Of these three original lots, only one of these retained lots remains relatively large at 0.71 ha. It is also important to note that these lots have varying lot widths, and this variation in lot widths has an impact on the perception of lot size from the public realm (the street).

Figure 3: Lot Size

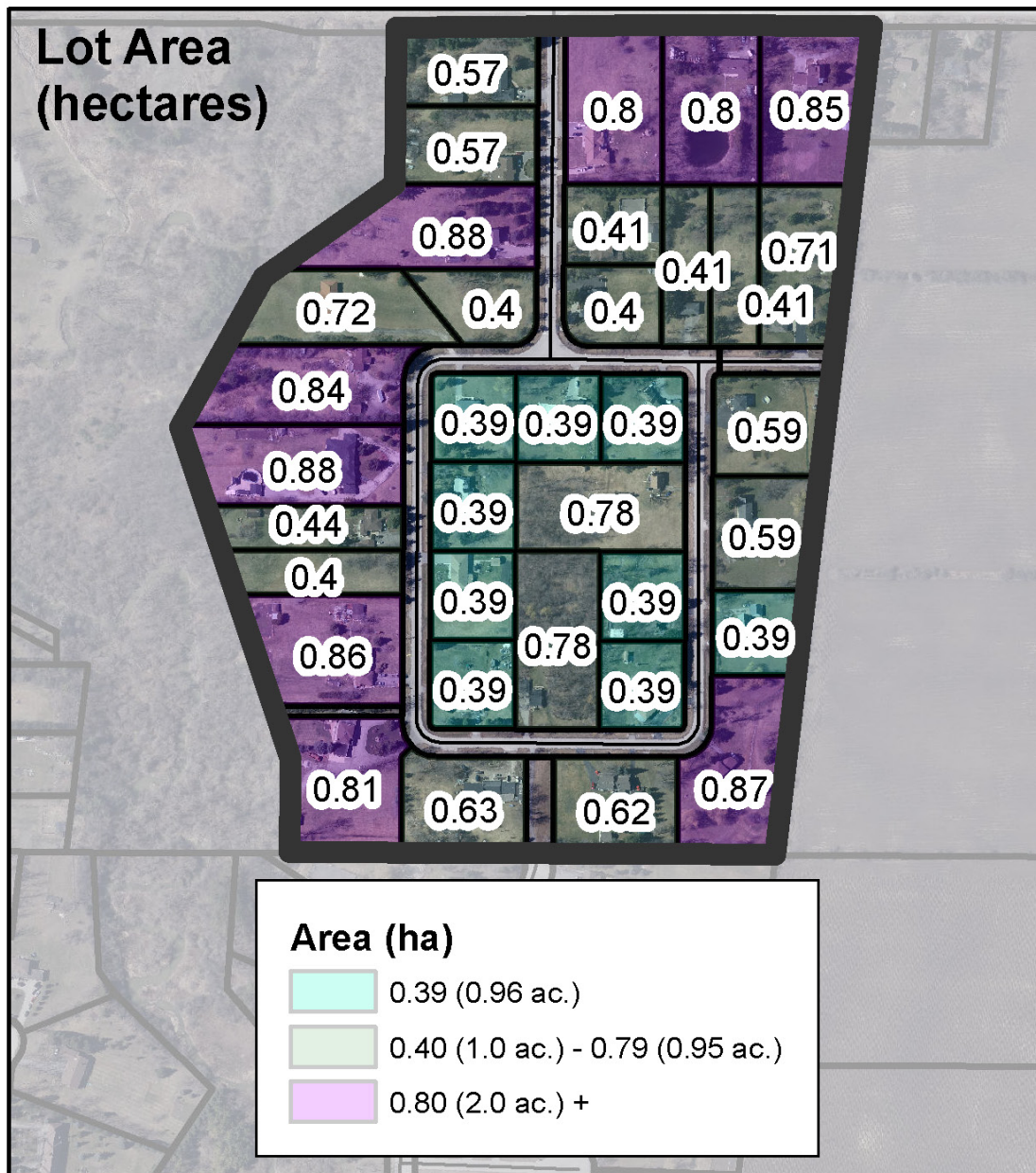


Figure 4: Lot Size Example 1

51 Marysfield Drive. This single-storey house is located on a 0.4 ha square property. The house is also oriented towards one side of the lot, and contains an attached garage that is flush with the house.

(Source: Google Maps and site visit)

Figure 5: Lot Size Example 2

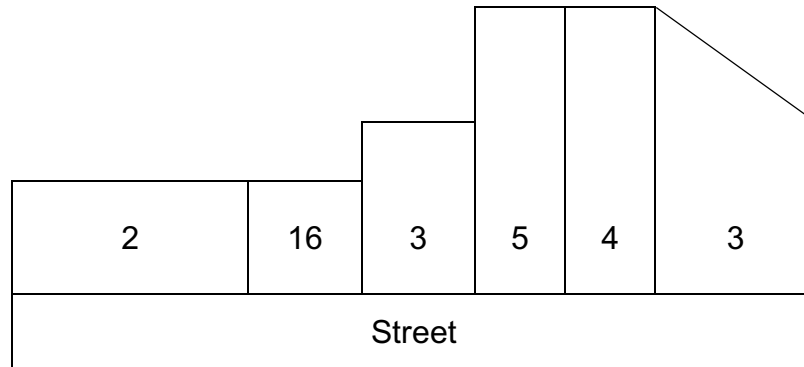
27 Marysfield Drive. This two-storey house is located on a 0.8 ha property. The house is oriented towards the north side of the property, faces the street and does not have a garage.

(Source: Google Maps and site visit)

2.1.2 Lot Pattern

As eluded to in the previous sub-section, the lot pattern within the area is varied, from wide street frontages and shallow lot depths to square-shaped lots, to lots with narrower frontages and longer lot depths (**Figure 6**). Square lots are the most prominent in Marysfield, with 16 lots fitting this category (**Figure 7**). Only 2 lots have wide frontages, while 12 lots have narrower frontages and long depths. There are also 3 lots that have an irregular shape, with angular lot lines. The lot frontages generally comply with the zoning by-law minimum lot frontage of 45 metres, however the severance of two of the original lots has created a situation where now both the retained and severed portions of those lots now have a frontage that is $\frac{3}{4}$ of the minimum required frontage. As noted earlier, the variation in lot widths has an impact on the perception of lot size from the public realm (the street), and this has an impact on the overall character of the neighbourhood.

Figure 6: Marysfield Lot Pattern



Numbers represent the number of associated properties for each lot type.

(Source: Based on Google Maps and site visit)

Figure 7: Example Lot Pattern



16 Marysfield Drive. As exemplified here, square lots account for nearly half of the lots in the community. Located on a corner lot, the property shown here is one of the larger homes in the area. Although it has a circle driveway, the garage access is on the left side of the house.

(Source: Google Maps and site visit)

2.1.3 Street Pattern, Street Trees, Sidewalks and Infrastructure

Other elements of the public realm that have an impact on neighbourhood character include the layout and pattern of streets, the presence of street trees on public property, sidewalks lining the street, and other elements of infrastructure including drainage ditches. In Marysfield, the street pattern was designed to mimic the rosary. The street pattern in Marysfield is certainly a defining element of neighbourhood character, and is unlikely to change as the

street is owned and maintained by the City of Brampton. With respect to street trees and mature vegetation, there does not appear to be a uniform pattern of trees or other vegetation within the public realm along Marysfield Drive or St. Patricks Road. With that said, however, there are many trees along the street, within the public realm, that form part of the open space character of Marysfield. Lastly, there are no sidewalks in the Marysfield Neighbourhood, however there are drainage ditches. These ditches form part of the rural character of Marysfield.

2.2 Private Realm Elements of Neighbourhood Character

The private realm refers to privately owned lands. In the Marysfield context, the private realm refers to the individual lots along Marysfield Drive and St. Patricks Road.

In Marysfield, when thinking about the defining elements of neighbourhood character in the private realm, we think about landscaped open space on properties, the placement of dwellings and their relation to lot lines and other neighbouring dwellings and buildings, the size of dwellings in terms of built form, and the location of private garages. These elements work together to contribute to the definition of neighbourhood character in Marysfield. This section of the report examines these elements.

2.2.1 Front Yard Depth

Front yard depths, for all lots but one, comply with the zoning by-law, which requires a minimum front yard of 12 metres (**Figure 8**). The shortest yard is approximately 8.1m but the majority of lots range from 13.5 metres to 27.8 metres (**Figure 9**). There are three lots with very large front yards.

Figure 8: Typical Front Yard Depth

41 Marysfield Drive. This cottage style house has a typical front yard setback of approximately 20 metres. It is located to one side of the property, has a detached garage located beyond the front wall of the dwelling, and is situated on a deep lot.

(Source: Google Maps and site visit)

Figure 9: Large Front Yard Depth

70 Marysfield Drive (severed lot is 72 Marysfield Drive). This house has one of the largest front yards, even after severing the front portion of the lot. The front portion of the lot has been severed which has left the retained portion of the lot with reduced street frontage but still with a large front yard.

(Source: Google Maps and site visit)

2.2.2 Orientation of Dwellings

Houses on corner lots in Marysfield are either oriented to squarely face one street frontage or angled to face both corners (**Figure 10 and 11**). Two of the houses with corner lots contain large setbacks, which make them difficult to view from the street.

The placement of dwellings on lots in Marysfield is varied, with 12 dwellings centred on the lot, 12 dwellings located on the left side of the lot (when viewed from the street), and 6 dwellings located on the right side of the lot. There are 12 lots with dwellings located entirely left or right of the centreline of the property. Therefore, there is great potential for the future severance of the properties where the dwelling is entirely situated to one side of the lot. It is also important to note that approximately half of the dwellings are composed of one-storey dwellings, and the other half are composed of two-storey dwellings.

Figure 10: Typical House Orientation



40 Marysfield Drive. This house is characteristically oriented towards the street. It also features two driveways, a detached garage that is setback beyond the front wall of the dwelling, and the house is situated in the centre of the lot. (Source: Google Maps and site visit)

Figure 11: Typical Corner Lot Orientation

23 Marysfield Drive. This corner lot house is angled towards the corner, rather than oriented squarely to face the front lot line. It also features a circular driveway, an attached garage that projects forward, and is situated to one side of the property.

(Source: Google Maps and site visit)

2.2.3 Ground Floor Area

Although the largest dwelling has a footprint of nearly 700 m² (7,535ft²), the vast majority of houses are quite modest, with the smallest footprint of approximately 73m² (786ft²) and the average at 217m² (2,336ft²) (**Figure 12**). There are 12 houses that are small than the minimum ground floor area, as established by the Brampton Zoning By-law 270-2004.

It is reasonable to assume that the attractiveness of these properties lies in both their size and the small size of the homes that can easily be demolished and larger homes could be built. An application to demolish could be submitted along with application to build a larger home. Further, the potential for severance requests also increases when an application is made to demolish the existing homes.

Figure 12: Example of a Dwelling with a Small Ground Floor Area



27 Marysfield Drive. With a ground floor area of approximately 73m² (786ft²), this house is the smallest in the neighbourhood. However, there are 12 other houses that do not meet the Zoning By-laws minimum ground floor area requirement. (Source: Google Maps)

2.2.4 Garages

Garages are found on the majority of properties, with one property containing two separate garages. The predominant garage type is the attached garage, in-line with the front wall of the house (**Figure 13**). There are seven detached garages in Marysfield, all of which are set back from the front wall of the house. While most of the detached garages are relatively close to the house, two garages are over 20 metres from the house. A few lots do not have garages (**Figure 14**). There are also nine properties with driveways that cross the property line twice, seven of which are circular driveways.

Figure 13: Example of an Attached Garage

59 Marysfield Drive. Characteristic of the Marysfield neighbourhood, this single-storey house contains a single car attached garage that is in line with the front wall of the house. The house is also located in the middle of the lot and orientated towards the street.

(Source: Google Maps and site visit)

Figure 14: No Garage

55 Marysfield Drive. This house is oriented towards the street, but is situated to the side of a square-shaped lot and does not have a garage.

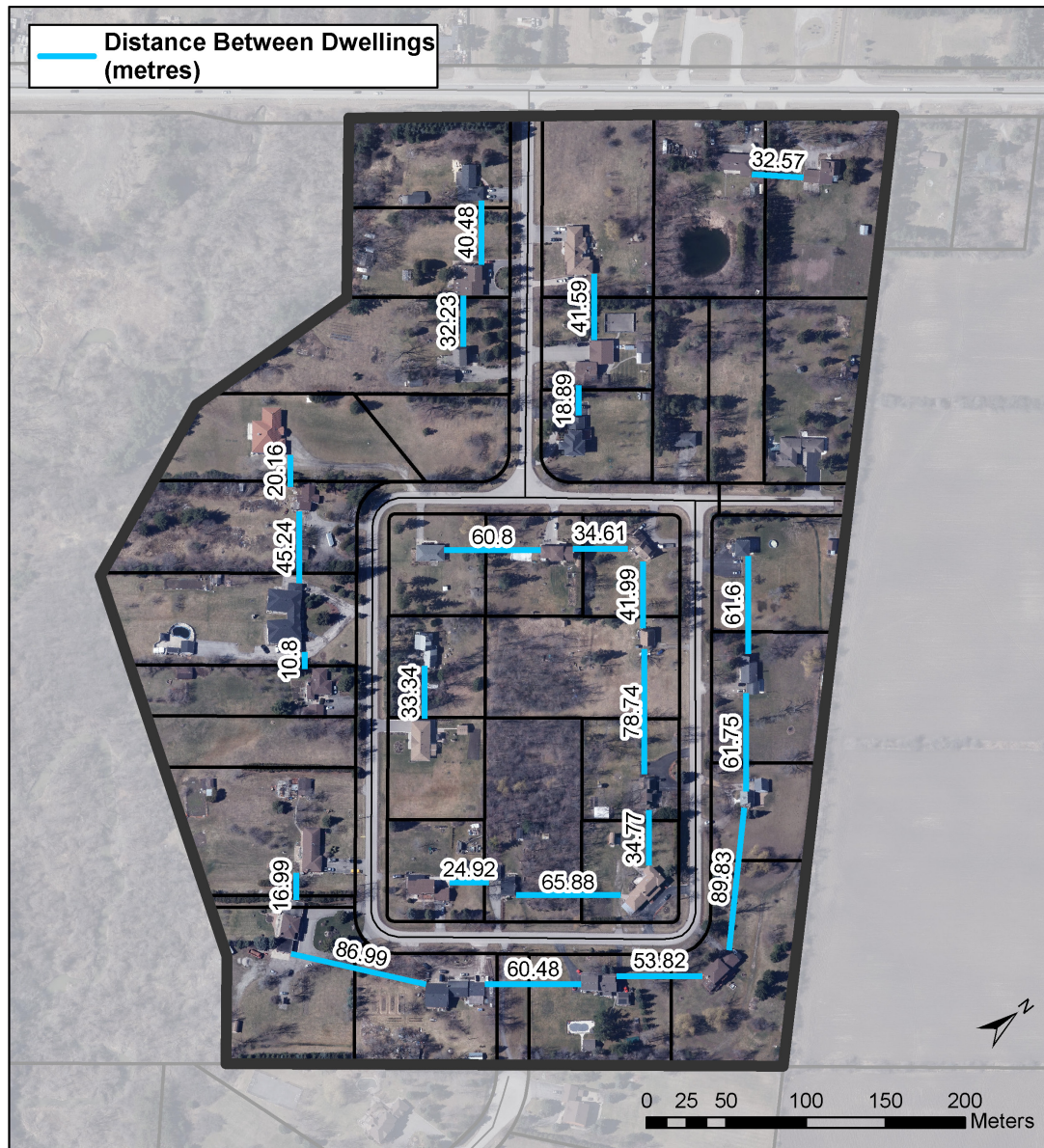
(Source: Google Maps and site visit)

2.2.5 Dwelling Separation Distance

One of the main characteristics of the Marysfield Neighbourhood that contributes to the overall character of the area is the generous side separation distance between dwellings (**Figure 15**). An analysis of approximate separation distances between dwellings reveals that over half of the separation distances between

dwelling on adjacent lots are greater than 40 metres, and in only three cases are dwellings less than 20 metres apart on adjacent lots.

Figure 15: Dwelling Separation Distance



2.3 Potential Impediments to Protecting Neighbourhood Character

In review of the defining neighbourhood characteristics of Marysfield in both the public and private realms, it is important to understand the context of how neighbourhood character is affected or impacted through changes to these elements.

As noted throughout this section, observed characteristics within Marysfield include a sense of open space, the placement of dwellings on a property in relation to neighbouring dwellings, side wall separation between dwellings, and landscaping. As new development occurs or is proposed within Marysfield, it may not fit in with the patterns and characteristics of the established community, and in these cases, new development may be an impediment to preserving the character of Marysfield.

The placement of dwellings contributes to the sense of open space within Marysfield. Dwellings placed “out of sync” with other dwellings can lead to variations in separation distance between dwellings and variations in building setbacks from the street, which in turn, have an impact on the sense of open space in the community. Likewise, the size of a dwelling on a property has an impact on its relationship to other dwellings, in terms of scale, massing and separation distance. A change in the amount of landscaping provided on a property also has an impact on character. For instance, a new dwelling that proposes a wide driveway or a significant paved area in the front yard detracts from the amount of landscaping provided on a property, and in turn affects the sense of open space in the neighbourhood.

Another change that has occurred in the past and continues to be proposed in Marysfield, and that has an impact on the defining elements of neighbourhood character of Marysfield is the occurrence and proposal of lot severances. A lot severance results in a change in the pattern of lot area and lot frontage in the neighbourhood, and has an impact on the other defining elements of neighbourhood character, including massing, dwelling placement and landscaping. An analysis of past severances is contained in the next section of this report.

3 ANALYSIS OF PAST SEVERANCES

A review of all severance applications within the last 22 years in the Toronto Gore was conducted. A total of 14 applications have been reviewed, with 6 approvals, 5 refusals, and 3 in-progress or deferred (see **Figure 16** below). One of the approved applications severed three lots, ranging from 0.57 to 0.78 ha in size, from a large undeveloped parcel of land. Two additional applications were filed in January 2018 for severances in the Marysfield Neighbourhood.

Five of the severance applications were approved because the dimension and shape of the lots were deemed by the Committee of Adjustment to be adequate for the homes proposed and would not adversely affect the existing surrounding homes. One severance application was approved by the Ontario Municipal Board (OMB). According to the Board's decision, the application was consistent with the Provincial Policy Statement, conformed to the Official Plan, fit the subdivision in which the subject property was located, was appropriate for the intended residential use of the site, represented modest intensification, and was in the public interest.

In Toronto Gore, including the Marysfield Neighbourhood, the Zoning By-law requires a minimum lot size of 0.8 ha and a minimum lot width of 45 metres.

Three-quarters of all applications for severance in the Toronto Gore have been in the Marysfield Neighbourhood. In Marysfield, three applications have been approved, and four have been refused (including two applications recently refused by the Committee of Adjustment in February 2018). Within this neighbourhood, lots are smaller on average than the rest of the Toronto Gore. The three approved severances resulted in an average lot area of 0.46 ha, ranging between 0.40 ha and 0.72 ha, and an average lot frontage of 33.32 metres, ranging between 13.50 metres and 52.28 metres (see **Table 1** below). Two of the severances created lots with widths of approximately 35.1 metres and 32.0 metres.

Refused severance applications attempted to create new lots ranging between 0.37 ha. and 0.5 ha (see **Table 2** below). The frontages that were proposed ranged from 28.94 metres to 38.66 metres.

Based on severance trends to create lots with an area of 0.40 ha or larger and frontages of at least 13.5 metres in the Marysfield Neighbourhood, it appears likely that additional severances may be proposed. Based on our review of existing lots and past severance trends, there are approximately seven lots where future severances may be proposed, despite existing minimum lot area and lot width zoning regulations. However, two of these lots have been the subject of severance applications in 1995 and 2009, and both applications were refused (one of which was again the subject of a recent severance application that was refused by the Committee of Adjustment).

Table 1: Characteristics of All Approved Severance Applications

All Severed/Retained Lots		
	Frontage (m)	Area (ha)
Minimum	13.50	0.40
Maximum	52.28	0.72
Average Resulting Lot	33.32	0.46

(Source: Data from the City of Brampton)

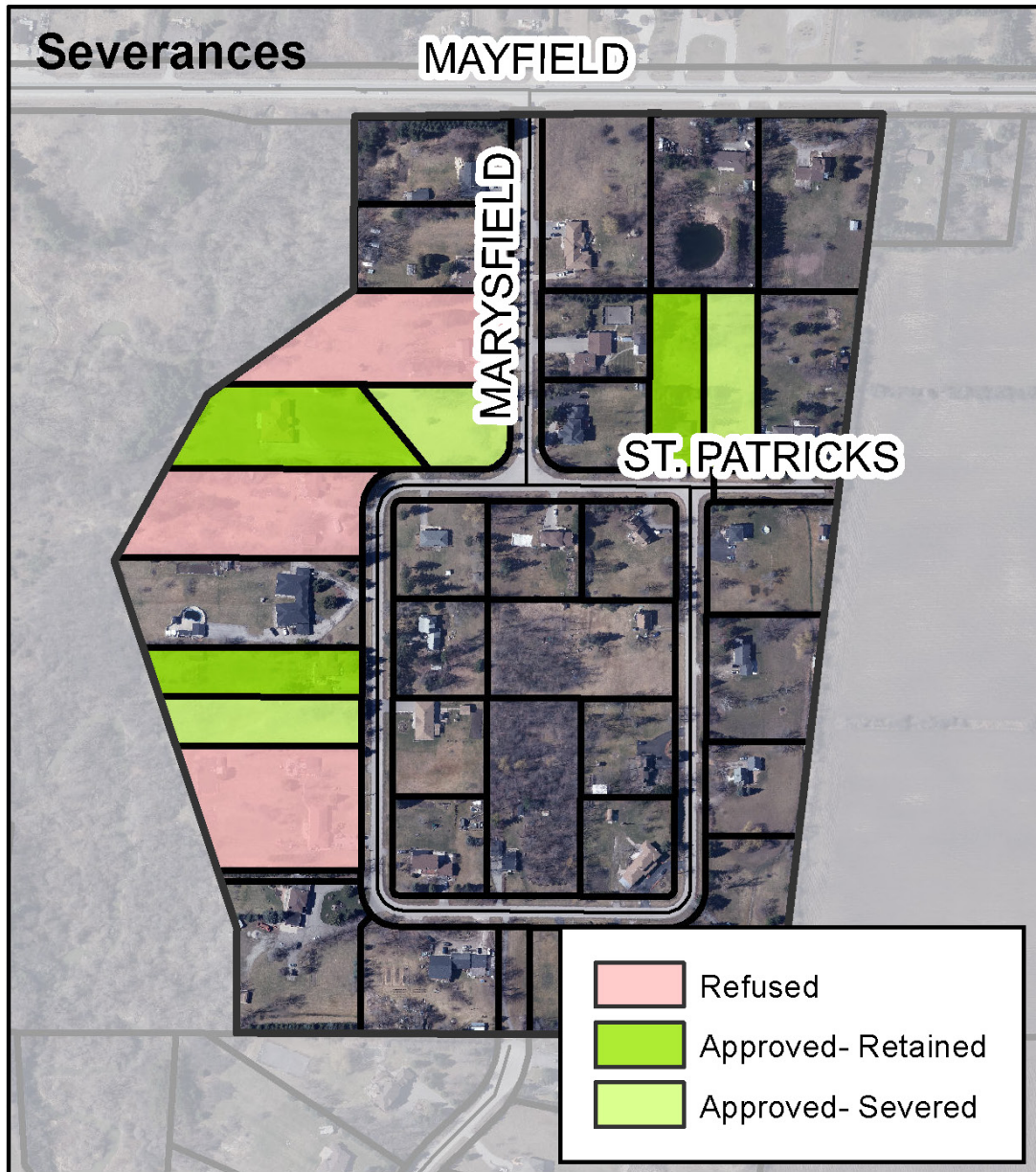
Table 2: Characteristics of All Refused Severance Applications

All Severed/Retained Lots		
	Frontage (m)	Area (ha)
Minimum	28.94	0.37
Maximum	38.66	0.50

(Source: Data from the City of Brampton)

As indicated in the previous section of this report, lot severances can have a lasting impact on other defining elements of neighbourhood character, resulting in development that may not contribute to the preservation of the existing character of the community.

Figure 16: Severances in the Marysfield Neighbourhood



(Source: Base map from Google Maps, Severance data from the City of Brampton)

4 SERVICING CONSTRAINTS

The Region of Peel’s 2013 Water and Wastewater Master Plan for the Lake Based Systems was reviewed to determine the planned infrastructure improvements within or adjacent to the Toronto Gore.

The entire Estate Residential area within Toronto Gore, including the Marysfield Neighbourhood, is serviced by municipal water services. Recently, water mains were constructed along Countryside Drive, from Goreway to The Gore Road (2013) and along McVean Drive, from Countryside Drive to Mayfield Road (2016). There are also planned water main projects along Mayfield Road and Goreway Drive, scheduled for construction between 2017 and 2019.

Currently the Toronto Gore, including the Marysfield neighbourhood, is not serviced by municipal wastewater services. Rather, each property is serviced by private sanitary services.

Regarding wastewater services, along The Gore Road, a new trunk sewer was constructed in 2014, servicing the area adjacent to the Toronto Gore. The construction of this sewer was to accommodate the residential development in the Vales of the Humber Secondary Plan Area, as well as Area 47 Secondary Plan. There is an existing sub-trunk sewer running along Goreway Drive up to Countryside Drive, and an extension of this sewer is planned up to Mayfield Road by 2021. There is also an existing trunk sewer along McVean Drive, constructed between Castlemore Road and Countryside Drive in 2010 and 2011.

While there are planned upgrades for water and wastewater services in the broader area, there are currently no plans by the City or Region to extend wastewater services to the existing privately serviced lots in the Toronto Gore, including the Marysfield neighbourhood. It is unlikely that residents of the Toronto Gore would request an extension of wastewater services into the existing community due to cost.

PART C: POLICY AND ZONING REVIEW

5 POLICY AND ZONING OVERVIEW

The Phase 1 & 2 Report of the overall Toronto Gore Density Policy Review contains a detailed review and analysis of applicable policy and zoning applicable to the Toronto Gore, including the Marysfield Neighbourhood.

It is important to note that the same zone standards that apply to the Toronto Gore Community, including minimum lot area, frontage, and setbacks, also apply to all other Estate Residential areas in Brampton. However, there are specific attributes of the Marysfield Neighbourhood that distinguish this area from the remaining Toronto Gore Community.

Table 3 provides a summary of applicable zone standards for the Marysfield Neighbourhood. **Table 3** also summarizes the number and percentage of lots that meet each of the applicable zoning by-law requirements.

From the analysis of the Marysfield Neighbourhood and the relationship of development to the by-law standards, it is noted that:

- Only a small proportion (21.2%) of lots within the Marysfield Neighbourhood meet the minimum lot area requirement, indicating that many of the lots in Marysfield are smaller than typical Estate Residential lots;
- While the majority of lots meet the minimum lot frontage requirement, there is no requirement for minimum lot depth in the by-law, a contributing factor to the reduced lot sizes as outlined in the point above, as well as a potential contributing factor to the approval of consents in the Neighbourhood;
- The majority of homes are situated on their respective lots in compliance with minimum front yard and side yard setbacks, and all homes comply with the minimum rear yard setback requirement; and
- There is no requirement for minimum lot coverage in the zoning by-law.

The City of Brampton is currently undertaking a detailed review and update to Zoning By-law 270-2004 to ensure conformity with the Official Plan and recent provincial legislation. The update is anticipated to be complete by mid-2019. As it relates to the Marysfield Neighbourhood, the update to the City's Comprehensive Zoning By-law presents an opportunity to reflect current and appropriate standards for the community.

Table 3: Estate Residential Zone Standards and Applicability to Marysfield Neighbourhood

	Requirement	No. of Lots that Meet Requirement	Percent of Lots that Meet Requirement	Maximum Value	Minimum Value	Average Value
Minimum Lot Area	0.8ha	7 (n=33)	21.2%	0.88	0.39	0.57
Minimum Lot Width	45m	29 (n=33)	87.9%	129.4	31.99	64.98
Minimum Lot Depth	No requirement	N/A	N/A	N/A	N/A	N/A
Minimum Front Yard Depth	12m	26 (n=30)	86.7%	54.21	4.6	19.1
Minimum Interior Side Yard Width	7.5m	40 (n=51)	78.4%	69.09	1.27	22.73
Minimum Exterior Side Yard Width	7.5m	9 (n=9)	100.0%	69.98	8.6	22.36
Minimum Rear Yard Depth	15.0m	30 (n=30)	100.0%	112.71	25.8	55.78
Maximum Building Height	10.6m	unable to verify	unable to verify	unable to verify	unable to verify	unable to verify
Maximum Lot Coverage	No requirement	N/A	N/A	N/A	N/A	N/A
Minimum Landscaped Open Space	70% of front yard	unable to verify	unable to verify	unable to verify	unable to verify	unable to verify
Minimum Ground Floor Area for Main Building	One Storey: 170sq.m >1 Storey: 115sq.m	18 (n=30)	60.0%	690	73	217

PART D: SUMMARY OF COMMENTS & BEST PRACTICES

A report was prepared in February 2018 with draft policy and zoning options for Marysfield. The report summarized the matters addressed within this report. In brief, the report included the following policy and zoning options:

Policy Options:

- Strengthen policies for all Estate Residential Areas to include development criteria for new development, requiring built form of new development to be compatible in terms of scale, height and massing, and with compatible setbacks, building orientations and separation distances;
- Create new policies containing criteria applicable to all Estate Residential Areas to evaluate proposed severances, primarily limiting severances to where minimum lot size can be maintained and where the resulting built form will be compatible with surrounding development;
- Create new policies specific to the Marysfield Neighbourhood requiring new development to reinforce the existing physical characteristics of the neighbourhood; and
- Include a policy that directs the City to undertake a future study to examine the potential of identifying Marysfield as a Heritage Conservation District (HCD).

Zoning Options:

- Creating a number of new zoning provisions applicable only to the Marysfield Neighbourhood through an overlay zone, including:
 - Minimum lot frontage based on the average of adjacent lots;
 - Maximum lot coverage capped to 30% greater lot coverage than existing on a lot (or adjacent lot if property is vacant);
 - Minimum dwelling separation of 20 metres between the side walls of dwellings;
 - Requirement for new dwellings to have equal side yard setbacks on both sides, ensuring a “central” dwelling placement on the lot;
 - Requirement for a minimum front yard depth equal to that of the average of adjacent lots; and
 - Requirement for a minimum amount of 80% of the front yard to be landscaped.

These options were reviewed by City Staff, and were also presented to the public at a Public Open House held at Processor’s Lake Recreation Centre on September 13, 2018. Following the first Public Open House, specific policy and zoning recommendations were prepared, based on the comments and feedback received. These policy and zoning recommendations were presented at a

second Public Open House, held on December 5, 2018 at Professor's Lake Recreation Centre. This section of the report provides a summary of the comments received at both Open Houses, as well as comments submitted to City Staff.

We have also reviewed relevant character area studies conducted in the City of Burlington and Town of Oakville. These studies have addressed the compatibility of new development within established residential neighbourhoods. The studies have recommended changes to Official Plan policies or Zoning By-law provisions, along with the development of design guidelines as a tool to ensure compatibility of new development with the existing neighbourhood character. For the purposes of this review, we are focusing on policy and zoning recommendations. The review of these studies is included in Section 7.

6 SUMMARY OF COMMENTS RECEIVED

Public Open House 1 – September 13, 2018

The first Public Open House session consisted of the following components:

- Display panels were set up at the north end of the room containing relevant information about the Marysfield Neighbourhood study. Attendees of the Open House were invited to circulate the room to review the panels after arriving at the session.
- Attendees were invited to participate in and fill out a questionnaire, asking detailed questions about their opinions on various matters with respect to the character of Marysfield.
- A brief presentation was given by the consulting team, beginning at 6:30 PM, providing an overview of the study and an overview of the elements of neighbourhood character observed by the consulting team.
- A question and answer period was held, following the presentation, where feedback and comments were provided to the consulting team and City staff.

The meeting was well attended by approximately 38 individuals. The following provides a summary of responses received to the questionnaire provided at the Open House. The questions posed and responses received on the questionnaire largely reflect the open question and answer period held after the presentation at the Public Open House described above.

Respondents:

- 69% own and live on a property in Marysfield;
- 15% have purchased a property for redevelopment;
- 12% have development interest in the neighbourhood; and
- 4% own a property in Marysfield, but do not live there.

Residential Character:

A small majority (**52%**) of respondents said they feel that Marysfield Neighbourhood **does not have a distinct, recognizable character** that is different from other neighbourhoods in Brampton.

The following is a ranking of the public and private elements in Marysfield that respondents felt are important based on the list provided to them on the questionnaire and open house panel:

- 17% - Lot separation
- 16% - Lot Area
- 15% - Pedestrian Paths

- 15% - Lot Frontages
- 11% - Modest Homes
- 12% - Road Pattern
- 8% - Large Homes
- 7% - Landscaping

Additional important elements to respondents included:

- History of the community
- Low density development
- Quiet and secluded area
- Low traffic
- Nature and wildlife

54% of respondents said a **severance would change Marysfield's Character**.

The following are reasons provided as to why:

- Increased cars/traffic and general busy-ness
- Change in consistent look of the street/large homes that do not blend into the area
- Multiple families will be living in one large dwelling if bigger homes are built

46% of respondents said the **severance** of a property in Marysfield **would not change the character of the area**. The following are reasons provided as to why:

- Most lot sizes already don't respect the established zoning requirements
- Lots are too big as is
- The surrounding new subdivisions will eventually change the character of Marysfield

Zoning By-laws

59% of respondents said the Zoning By-law **should not** be amended to **include a maximum size for a house**. Of the 41% who responded that there should be a maximum size, the suggestions were as follows:

- 278.7 sq. m. (3000 sq. ft.) – x2 respondents
- 371.6 sq. m. (4000 sq. ft.) – x2 respondents
- 418.05 sq. m. (4500 sq. ft.) – x2 respondents
- 464.5 sq. m. (5000 sq. ft.) – x2 respondents

57% of respondents said the current **minimum lot width** of 45 metres (147.6 feet) **should be changed**. The following are suggestions were received:

- 13.7 m. (45 ft.)
- 21.3 m. (70 ft.)
- 27.4 m. (90 ft.)
- 30.5 m. (100 ft.) – x5 respondents
- 36.6 m. (120 ft.)

83% of respondents said the current **maximum height for a house** of 10.6 metres (34.8 feet) **should not be changed**. Of the 17% of who said it should be changed, the responses were as follows:

- 2 storeys – x2 respondents
- 15.24 m. (50 ft.) – x2 respondents

85% of respondents said the zoning **should** be amended to **include a minimum distance between dwellings**. Over half of the separation distances between dwellings on adjacent lots are greater than 131 feet (39.9 metres). The following are suggestions for minimum distance between dwellings:

- 4.6 m. (15 ft.)
- 6.1 m. (20 ft.)
- 7.6 m. (25 ft.) – x3 respondents
- 15.24 m. (50 ft.)
- 30.5 m. (100 ft.)
- 39.6 m. (130 ft.) – x2 respondents
- 39.9 m. (131 ft.) – x4 respondents

Additional Comments

Additional comments were provided in response to the questionnaire, and these are summarized as follows:

- Marysfield should blend into new areas of development given the dramatically increasing residential development in surrounding areas
- The beautiful area has to maintain its original character of large lots and modest homes as per the original plan
- Heritage preservation should not be considered
- Heritage is very important to the neighbourhood
- Sewers should be brought in to allow for more residential buildings to be built
- Homes are run down, old and not in living condition
- Severances should be allowed
- Do not open the subdivision roads to the adjacent new subdivision; traffic isolation is important; maintain road as cul-de-sac; no sidewalks are needed
- Maintain the quiet, secluded, low traffic, large lot, low density neighbourhood; there are other areas in Brampton that can accommodate high density
- Lot severances as per original 1955 lots; 2 addresses for every property if the owner decides; minimum 100 ft. lot frontages
- Keep Marysfield zoned as RE2
- The privacy of the peaceful and quiet neighbourhood is valuable

Public Open House 2 – December 5, 2018

The second Public Open House session consisted of the following components:

- Similar to the first open house, display panels were set up at the north end of the room containing relevant information about the Marysfield Neighbourhood study and proposed policy and zoning recommendations. Attendees of the Open House were invited to circulate the room to review the panels after arriving at the session.
- Attendees were invited to participate in and fill out a comment form with respect to their opinions on the proposed policy and zoning recommendations for Marysfield.
- A brief presentation was given by the consulting team, beginning at 6:30 PM, providing an overview of the proposed policy and zoning recommendations.
- A question and answer period was held, following the presentation, where feedback and comments were provided to the consulting team and City staff.

The following provides a general summary of the comments received:

- In order to protect the community character, the pathway from Marysfield Drive to St. Johns Road should not be turned into a road, and St. Patricks Road should not be extended to the east when future development occurs;
- Some respondents commented that they support zoning recommendations;
- The recommendations provide a good balance;
- Some comments were made that the proposed cap on maximum lot coverage, at 7%, is too small, and that this should be increased;
- Concern about the proposed maximum front yard depth provision given the deep nature of the lots;
- Some respondents stated that lot severances should be allowed, and that lot frontages of 25 to 30 metres should be permitted;
- The comment was made that Marysfield does not have any special heritage characteristics;
- Comments were also made that the heritage character of Marysfield should be preserved;
- Concern that homes will be allowed in the rear yard of properties; and
- Comments were made that the existing homes are not liveable and larger homes should be allowed.

It is important to note that all comments received were considered in the development of the final proposed recommendations outlined in this report.

7 BEST PRACTICES

As noted previously, we have reviewed relevant character area studies conducted in the City of Burlington and Town of Oakville to complement the feedback received on the policy and zoning options and to inform the policy and zoning recommendations contained in this report. These studies have addressed the compatibility of new development within established residential neighbourhoods.

7.1 Town of Oakville

In the preparation of the Livable Oakville Plan, the Town of Oakville conducted a Residential Intensification Study, which in part dealt with intensification in stable residential neighbourhoods. The study made policy recommendations, to ensure that intensification within stable residential communities, including single dwelling development, is compatible with the surrounding neighbourhood in terms of setbacks, separation distances, scale, height, massing and architectural character.

Section 11.1.9 of Livable Oakville provides criteria to which, *“Development within all stable residential communities shall be evaluated...to maintain and protect the existing neighbourhood character”*. The criteria included are the following:

- The built form of development, including scale, height, massing, architectural character and materials, is to be compatible with the surrounding neighbourhood.
- Development should be compatible with the setbacks, orientation and separation distances within the surrounding neighbourhood.
- Where a development represents a transition between different land use designations or housing forms, a gradation in building height shall be used to achieve a transition in height from adjacent development.
- Where applicable, the proposed lotting pattern of development shall be compatible with the predominant lotting pattern of the surrounding neighbourhood.
- Roads and/or municipal infrastructure shall be adequate to provide water and wastewater service, waste management services and fire protection.
- Surface parking shall be minimized on the site.
- A proposal to extend the public street network should ensure appropriate connectivity, traffic circulation and extension of the street grid network designed for pedestrian and cyclist access.
- Impacts on the adjacent properties shall be minimized in relation to grading, drainage, location of service areas, access and circulation, privacy, and microclimatic conditions such as shadowing.
- The preservation and integration of heritage buildings, structures and uses within a Heritage Conservation District shall be achieved.

- Development should maintain access to amenities including neighbourhood commercial facilities, community facilities including schools, parks and community centres, and existing and/or future public transit services.
- The transportation system should adequately accommodate anticipated traffic volumes.
- Utilities shall be adequate to provide an appropriate level of service for new and existing residents.

These criteria, although some of which are not completely applicable to the Marysfield context, are relevant to consider as additional policy directives to help preserve character in Marysfield. In particular, the criteria with respect to built form, setbacks, separation distance, surface parking and impacts on adjacent properties are relevant.

7.2 City of Burlington

The City of Burlington conducted a Character Area Study for Indian Point, a residential neighbourhood on the north shore of Lake Ontario. Similar to Marysfield, the Indian Point Neighbourhood is small in size, with only 27 homes, and with limited points of access, making it a community with unique characteristics. The purpose of the study was to identify the distinguishing characteristics of the community and to identify tools to mitigate the impacts of and manage change within the neighbourhood. The study recommended a number of policy and zoning changes, which resulted in an Official Plan Amendment and Zoning By-law Amendment to implement the recommendations. Some of the changes included the following:

- The identification of “Neighbourhood Character Areas”, applying to areas delineated in the City’s Zoning By-law where there is a recognizable character that contributes to a neighbourhood’s distinct identity;
- The inclusion of objectives for “Neighbourhood Character Areas” in the Official Plan, including that development be compatible and respectful of neighbourhood character and to maintain and improve the urban forest through enhancement and/or replacement of trees;
- The inclusion of general land use policies applying to all “Neighbourhood Character Areas”:
 - That all proposed development should incorporate built form and design elements, architectural features, building separations, lot coverage, scale, floor area ratio and landscape qualities and characteristics that are prevalent in the “Neighbourhood Character Area”; and
 - That all mature healthy trees should be preserved and replaced where tree loss occurs;
- The inclusion of site specific policies applying to specific “Neighbourhood Character Areas”, such as Indian Point, identifying the specific elements of

- character for those areas, such as a large mature tree canopy, spacious properties separated by large open spaces between houses, and a requirement for new development to protect and enhance these elements of neighbourhood character;
- The inclusion of criteria applying to the review of all minor variance applications for single detached dwellings within “Neighbourhood Character Areas”, including the following, among others:
 - Consistency with neighbourhood character;
 - Dwellings on corner lots should create a strong connection to both streetscapes; and
 - The minimum lot widths and areas of new lots must meet or exceed the average lot widths and areas of lots fronting the same side of the street, within 120 metres of the subject property;
 - Additional zone standards specific to “Neighbourhood Character Areas”, specifically regulating the identified neighbourhood character elements for specific areas.

Many of these policy and zoning recommendations are applicable to the Marysfield context, and similar to the Oakville examples provided, they are relevant to consider as additional policy directives to help preserve character in Marysfield.

PART E: POLICY AND ZONING RECOMMENDATIONS

The issue of compatibility of new development within established residential areas is increasingly prevalent in Brampton. It is a key and essential component of this study to understand and identify how new development should relate to the existing community and fit in with the established character of Marysfield.

Based on the analysis within this report and comments received from the public, the primary defining characteristics of the Marysfield Neighbourhood are that of open space and a mature tree canopy, contributing to the rural-like setting of the community, and the many elements of built form and placement of dwellings that contribute to this sense of open space in Marysfield. As noted throughout this report, this character is at risk of being altered with further severances and incompatible development in the neighbourhood. Since the existing lot sizes in Marysfield are already much smaller than the average lot size in the broader Estate Residential Area, the further division of properties would have the effect of shifting the predominant character of Marysfield from open space-dominated to dwelling-dominated. This would be an undesirable outcome for Marysfield.

This part of the report includes policy and zoning recommendations to address future development within the Marysfield Neighbourhood to ensure that future development contributes to and maintains the character of the community. These recommendations are being put forth based on the feedback received from the public as well as City Staff, and are intended to recognize that change is occurring within Marysfield, but that change should be better managed to protect the character of the neighbourhood.

8 POLICY RECOMMENDATIONS

This section of the report addresses policy recommendations for the Marysfield Neighbourhood. All recommendations focus on protecting community character as the neighbourhood evolves.

The City of Brampton Official Plan, as described in this report, sets out policy criteria for development and severances on a City-wide basis and specific to the Estate Residential Area. Pertaining to Unique Communities and the Estate Residential Area, the policies generally recognize that development within these areas should contribute to the sense of place and identity of Brampton and preserve the unique and historic development patterns of Estate Residential Areas. Further, severance policies applicable to the Estate Residential Designation call for the preservation of the rural-like community character when considering consent applications. This policy framework is not a prohibition on severances. The City-wide severance policies in the Official Plan allow severances subject to the achievement of specific criteria.

However, despite the existing policies in force today, pressures for development and redevelopment may lead to a lot fabric and built form that do not maintain the character of the community. The requests for severances over the last few years are examples of this situation.

The following policy recommendations are proposed to preserve the existing character of the Marysfield Neighbourhood.

Policy Recommendation 1 – Identify “Residential Character Areas” in the Official Plan

Section 3.2.10 of the City of Brampton Official Plan identifies “Unique Communities” in Brampton, including Toronto Gore, which includes the Marysfield Neighbourhood. “Unique Communities” are areas that possess unique cultural, heritage, natural and landscape qualities. Toronto Gore’s identity as a “Unique Community” is specifically connected to its unique and historical character, and the policies call for the protection of the City’s “Unique Communities”, as they contribute to the sense of place and identity of Brampton.

It is recommended that the City identify “Residential Character Areas” within the “Unique Communities” policy of the Official Plan. The additional policy language would recognize that there are areas with the City’s “Unique Communities” that may be identified as a “Residential Character Area” in recognition of an area’s recognizable elements of character, where new development and redevelopment should be compatible with the characteristics that are prevalent in both the public and private realms of the “Residential Character Area”. It is recommended that the policy state the following:

“Within Brampton’s Unique Communities, there are some areas that exhibit recognizable character traits on a localized scale that may be distinguishable from the broader elements of character within a Unique Community. In such cases, this Plan may identify an area as a Residential Character Area. A Residential Character Area can be defined by one or more recognizable elements of character in both the public and private realms. In such cases, this Plan shall include a policy or policies including a statement of the elements of character specific to each identified Residential Character Area, as well as the intent of identifying that area as such.”

Policy Recommendation 2 – Identify Marysfield as a “Residential Character Area” in the Official Plan

Further, Marysfield should be identified as a “Residential Character Area” in the Official Plan, recognizing that the Marysfield Neighbourhood is an area with a recognizable open space character. Within the “Residential Character Area” policies, a policy specific to Marysfield should be included, explicitly stating the intent of protecting the character of Marysfield:

“The Marysfield Neighbourhood Residential Character Area is considered a distinctive residential community due to its unique history and character. The Marysfield Neighbourhood has unique characteristics within the broader Toronto Gore Estate Residential Area, including a unique street and lot pattern of smaller lots than typical estate residential lots, as well as greenery and open space in front yards and between dwellings, contributing to the rural-like setting of the community. New development and redevelopment within Marysfield shall respect and reinforce the existing public and private realm characteristics of the neighbourhood, including the scale, height, massing, setbacks, building orientation, building separation distances of dwellings and the landscape open space characteristics of lots.”

Policy Recommendation 3 – Future Consideration of a Cultural Heritage Landscape

The Official Plan should also direct that the City explore the potential for a future Cultural Heritage Landscape designation to apply to the Marysfield neighbourhood. This should be a policy direction within the “Unique Communities” and “Residential Character Area” policies specific to Marysfield. Given the history of how the neighbourhood came to be, the significance associated with the rosary street pattern and the open space characteristics of the community, there is merit in considering a Cultural Heritage Landscape designation for the Marysfield Neighbourhood. It is therefore recommended that a policy be included to require the City to conduct a future study to examine the

feasibility of identifying the Marysfield Neighbourhood as a Cultural Heritage Landscape within the City.

Policy Recommendation 4 – Criteria for Severances

Policy 4.2.3.5 of the Official Plan identifies criteria for severances within Estate Residential Areas. It is recommended that a new policy be included to contain additional severance criteria applying to the Marysfield Residential Character Area.

The additional severance criteria should state that severances in Marysfield shall only be considered if:

- adherence to minimum lot size and lot frontage requirements is met, as set out in the implementing zoning by-law; and
- where adherence to the “Residential Character Area” policies, as outlined in the previous policy recommendations, can be achieved.

9 ZONING RECOMMENDATIONS

As discussed throughout this report, the Marysfield Neighbourhood exhibits characteristics that are unique within the broader Estate Residential area.

Additional zone standards to better regulate those important elements of community character, while also balancing the growth-related pressures being experienced in the area, can be implemented in conjunction with the policy recommendations presented in the above section. The zoning recommendations in this section build on those policy recommendations.

These recommendations address the protection of neighbourhood character under two distinct but common circumstances:

- Development of new, replacement or expanded dwellings on an existing lot; and
- Lot severances (consent applications) which create new lots.

Many of the existing Rural Estate Two (RE2) zone provisions applying to the Marysfield Neighbourhood are appropriate and should remain the same, including:

- Minimum lot width of 45 metres;
- Minimum front yard depth of 12 metres;
- Minimum interior and exterior side yard width of 7.5 metres;
- Minimum rear yard depth of 15 metres;
- Maximum building height of 10.6 metres;
- Minimum front yard landscaped open space of 70%; and
- Minimum ground floor area for a main building of 170 m² (one storey) and 115 m² (greater than one storey).

With respect to minimum lot width, as noted above, no change is proposed to the requirement for lots to be a minimum of 45 metres wide. For the purposes of this report, lot width is determined as the width of the lot, measured at the minimum required front yard setback of 12 metres. This is also referred to “lot frontage”. As shown in **Figure 17**, existing lot frontages in the Marysfield Neighbourhood range from 8.59 metres to 114.54 metres. Only 6 of the 35 lots in the Marysfield Neighbourhood have a lot frontage of less than the minimum required 45 metres, and 5 of these 6 lots were created through lot severance.

The site plan illustrates a proposed subdivision with 24 lots. Each lot is labeled with its area in hectares (ha) and acres (ac). The lots are arranged around a central road network. The boundary of the subdivision is marked by a red dashed line. Various dimensions are provided for the lots and the roads.

Lot Area (ha)	Lot Area (ac)
0.56	1.30
0.57	1.30
0.87	2.14
0.72	1.77
0.40	0.96
0.84	2.07
0.88	2.17
0.43	1.06
0.40	0.98
0.86	2.12
0.81	2.00
0.63	1.55
0.80	1.97
0.40	0.98
0.39	0.96
0.80	1.97
0.40	0.98
0.40	0.98
0.71	1.75
0.39	0.96
0.39	0.96
0.39	0.96
0.78	1.92
0.39	0.96
0.78	1.92
0.39	0.96
0.39	0.96
0.78	1.92
0.39	0.96
0.59	1.45
0.59	1.45
0.39	0.96
0.87	2.14
0.62	1.53

Overall, these existing provisions are effective in providing for minimum and maximum regulations for lot size, building placement and built form, which are all important contributors to the Marysfield Neighbourhood character.

The implementation of additional zoning regulations, applicable specifically to the Marysfield Neighbourhood, would strengthen the zoning by-law to further protect and maintain those important elements of community character that contribute to the area's identity. The following regulations should be implemented through a site-specific zone applicable to Marysfield Neighbourhood:

- **Minimum lot area**

As noted in this report, the existing lots within the Marysfield Neighbourhood are smaller in size than the minimum required lot size for all lots within the Estate Residential Area, where a minimum lot size of 0.8 hectares is required. As such, a minimum lot area of 0.4 hectares (1 acre) is recommended for the Marysfield Neighbourhood. This reflects the approximate size of many of the existing lots in Marysfield, recognizing that they are smaller in size than the majority of lots in the broader Estate Residential Areas designation. This also recognizes that these lots are on individual private sewage services, which requires a minimum lot area to adequately accommodate a functional septic system. While this reduced lot area provision recognizes the nature of the Marysfield Neighbourhood as having smaller lots than the broader Estate Residential Area, it is important to note that there is no change proposed to the minimum lot width of 45 metres. Referring to **Figure 17** on the previous page, there is only one existing lot that is equal to or greater than 0.8 hectares in size, with a lot frontage that is equal to or greater than 90 metres. As demonstrated throughout this report, the open space character of Marysfield is in part related to the separation distance between dwellings, which is directly related to the width of the lots. As such, it is important to maintain lots that are adequately wide enough to reinforce this character.

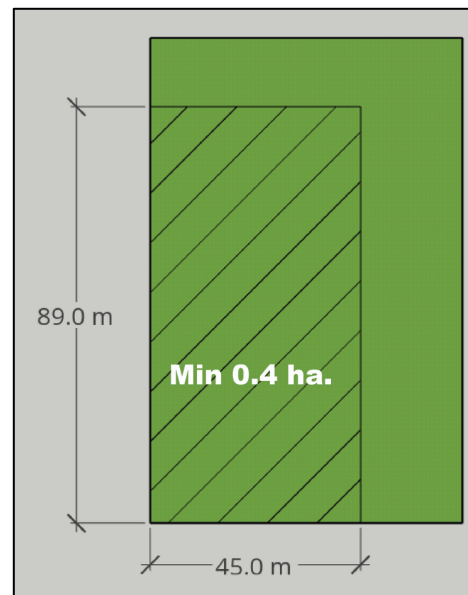


Figure 18: Minimum Lot Area

- **Maximum lot coverage**

As indicated in the zoning analysis in this report, there is no maximum lot coverage requirement for the Rural Estate Two (RE2) zone. An additional provision should be included in order to further control the massing of development within Marysfield, recognizing the smaller lot size of the neighbourhood when compared to the broader Estate Residential Area. A maximum lot coverage of 10% is recommended. Based on a minimum lot size of 0.4 hectares, 10% of this amount is equal to 400 square metres (approx. 4,300 square feet). It is important to note that “lot coverage” represents the footprint of a dwelling on a property (i.e. the first floor of a house). As such, this additional provision would still allow for larger homes, and would not impact any gross floor area of a home proposed on a second storey. This provision allows for a larger dwelling than the original homes in Marysfield, and recognizes the evolving character of the neighbourhood and larger homes being built. It is important to note that accessory structures (garage, shed) would not be included within the maximum allowed lot coverage. For example, if a home was proposed at 10% lot coverage, an accessory structure would also be permitted, in addition to the 10% lot coverage.

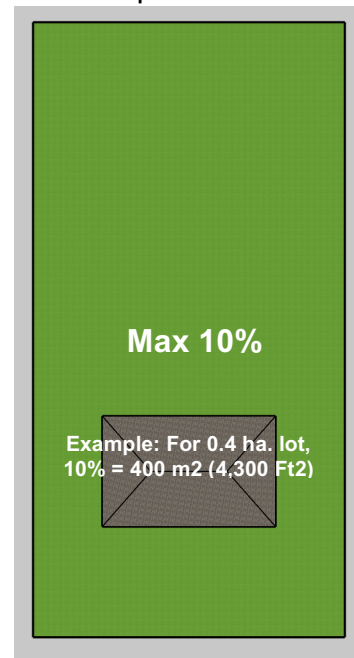


Figure 19: Maximum Lot Coverage

- **Minimum dwelling separation**

One of the main characteristics observed in the Marysfield Neighbourhood is the generous side yard separation distance between dwellings. Through the redevelopment of existing dwellings, or the construction of new dwellings on vacant lots or on newly created lots, the placement of new dwellings in relation to existing dwellings will affect the character of the area. Currently, a minimum side yard setback of 7.5 metres is required. However, there is no provision for minimum dwelling separation, which is really how people visually interpret “space” between dwellings when a lot line cannot be seen. An additional provision should be included to require a minimum separation distance between dwellings, to ensure that the sense of open space in Marysfield is maintained. A minimum dwelling separation distance of 15 metres is recommended. This will ensure appropriate separation between new and existing dwellings in Marysfield, in perpetuity, while protecting the open space character of Marysfield.

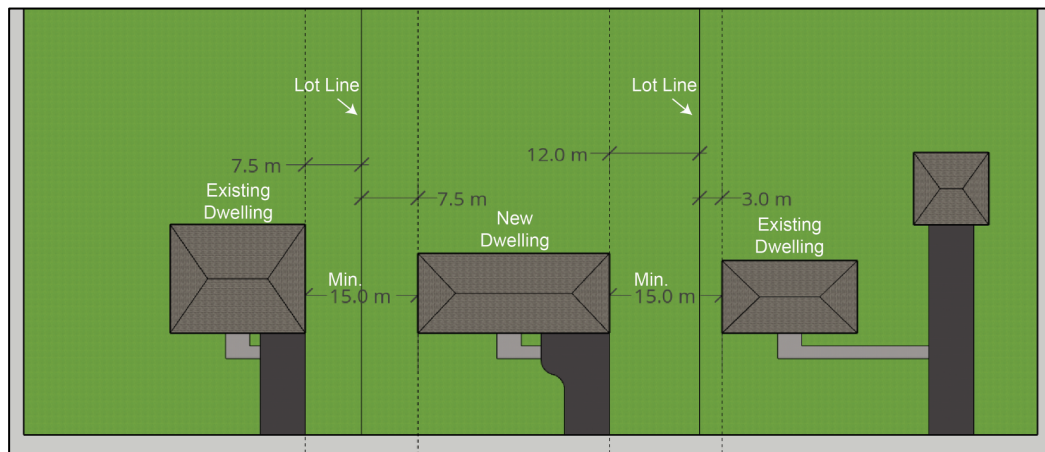


Figure 20: Minimum Dwelling Separation

- **Maximum front yard depth**

The setback at which dwellings are situated from the street establishes a pattern within neighbourhoods, which has the effect of regulating the scale and appearance of dwellings as viewed from the street. While the by-law requires a minimum front yard depth of 12 metres, there is no maximum front yard depth requirement. As such, the current zoning framework permits a dwelling to be setback further from the street than other neighbouring dwellings. This could lead to potential compatibility and privacy issues between properties. For example, an existing dwelling could have a front yard depth of 12 metres, while a new dwelling could be built on the neighbouring property at any greater front yard depth. This could potentially lead to situations where the front wall of a new dwelling could be located behind the rear wall of a neighbouring dwelling, which would create an incompatible relationship between the dwelling and lead to potential privacy and overlook concerns between neighbours. To prevent this, a new provision regulating maximum front yard depth should be included for properties within Marysfield, requiring a maximum front yard depth of 20 metres. This requirement would work together with the requirement for minimum front yard depth to help achieve compatibility between new and existing dwellings, while still allowing for flexibility in the location of the front wall.

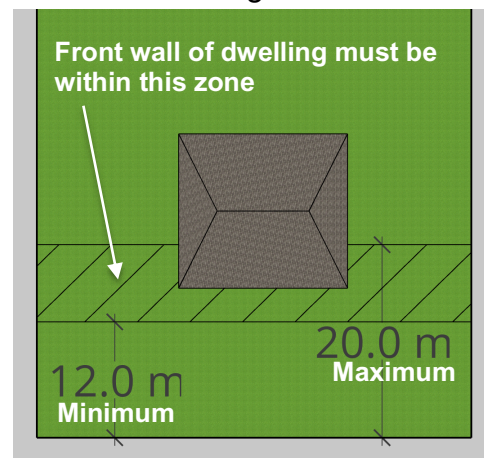


Figure 21: Maximum Front Yard Depth

- **Minimum Front Yard Landscaping**

As noted throughout this report, Marysfield is characterized by dwellings situated in a rural-like setting largely influenced by the sense of open space through the community. This sense of open space is defined by the situation and placement of dwellings on the landscape, but also by the amount of landscaping that can be seen from the street. Currently, the zoning by-law requires a minimum of 70% of the front yard of all properties within Estate Residential Areas to be landscaped, including the Marysfield Neighbourhood. Much of the area in the front yard of many dwellings can be considered as “landscaped area”, which includes both hard and soft landscaping features, but excludes a driveway. However, there are also some homes that have a significant amount of paved surface in the front yard forming part of the driveway. With the goal of preserving the open space character of Marysfield, an additional requirement to regulate the amount of permeable landscaping in a front yard should be implemented. Permeable landscaping refers to sodded areas and all other vegetated areas not covered by a hard surface. It is recommended that a minimum of 75% of the required amount of landscaping in the front yard be required to be “permeable” landscaping. So, using the example above, if a front yard is 540 square metres in size, a minimum of 70% of this must be landscaped, which is equal to 378 square metres. Of this required landscaping, a minimum of 75% must be permeable landscaping, which is equal to 283.5 square metres. Requiring a minimum amount of soft landscaping and tandem with the existing minimum front yard landscaping requirement ensures that the majority of the front yard will not be dominated by a driveway, while also allowing for a walkway, porch and stairs (non-soft landscaping) and maintaining an adequate amount of permeable landscaping to preserve the open space character of the neighbourhood.

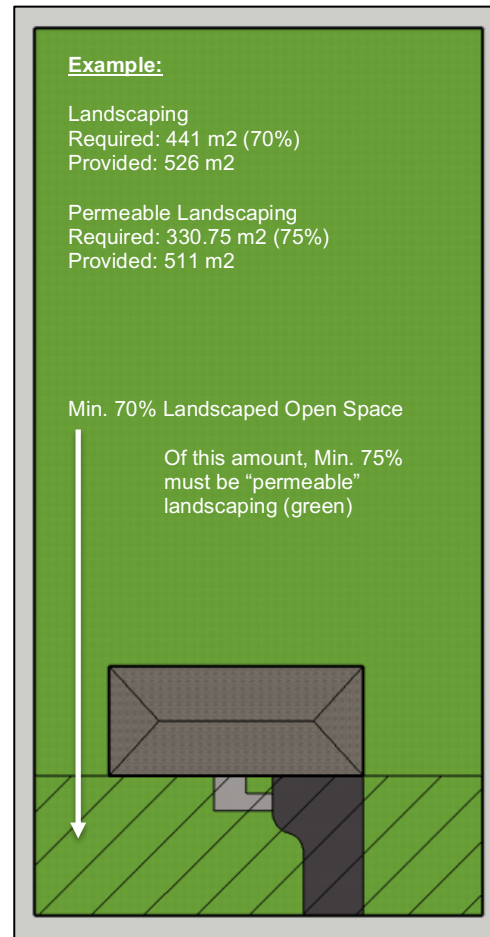


Figure 22: Minimum Landscaped Open Space

- **Driveway Width**

Further to the above, in order to further protect for landscaping in the front yard, it is important to look at the relationship between landscaping and driveway width. A wider driveway reduces the amount of landscaping that can be provided on a property. The general driveway width provisions that apply to Estate Residential zones require a minimum driveway width of 3.0 metres and a maximum driveway width of no more than 50% of the width of the lot (unless the such maximum driveway width conflicts with minimum landscaped open space requirements). It is recommended that the maximum width of a driveway be limited to a maximum of 6 metres, from the street edge to a point 10 metres from the street edge. The remaining portion of the driveway (beyond 10 metres from the street edge) would remain subject to the existing zone provisions regulating driveways described above. This would allow for the passage of 2 vehicles where a driveway entrance is 6 metres wide, while also limiting the width of the portion of the driveway closest to the street to maintain the open space character of the Marysfield Neighbourhood. Circular driveways (where there are two driveway entrances from the street) may also be permitted where appropriate, subject to adherence to all driveway width, front yard landscaping and soft landscaping zone provisions. Where permitted, each driveway access of a circular driveway would be limited in width to a maximum of 6 metres.

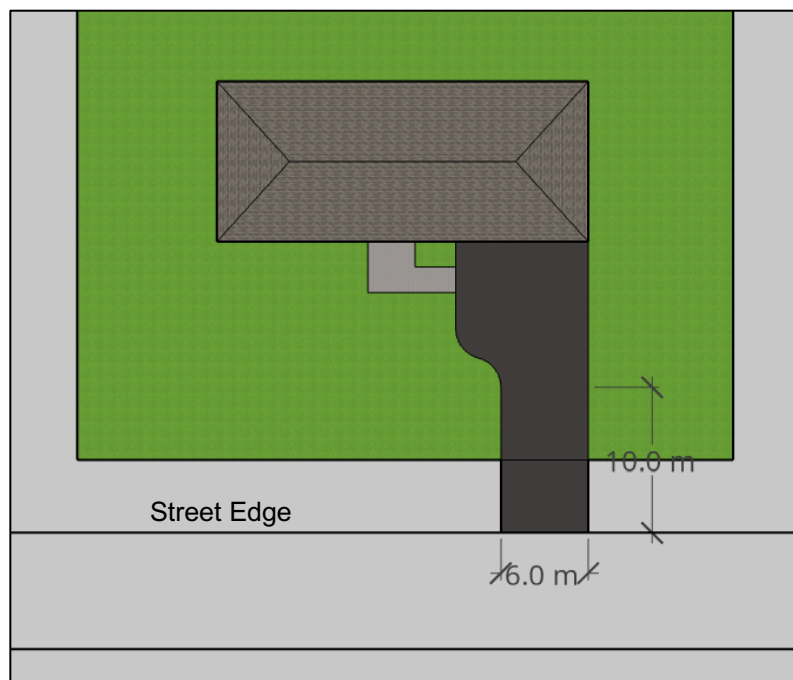


Figure 23: Driveway Width

PART F: MARYSFIELD SUMMARY



10 SUMMARY

The policy and zoning recommendations in this report are effective tools that can be implemented to protect the character of the Marysfield Neighbourhood. These tools have been developed following extensive consultation with the public and City staff in response to the elements of neighbourhood character that have been observed in Marysfield. In our opinion, the proposed recommendations provide for a balanced approach with respect to preserving these elements of neighbourhood character while also allowing for development of new homes in a manner that fits in with the established neighbourhood character and context.



BRAMPTON
Flower City

9.13-109

Minutes

Planning & Development Committee
Committee of the Council of
The Corporation of the City of Brampton

Monday, February 11, 2019

Members Present:

Regional Councillor M. Medeiros – Wards 3 and 4 (Chair)
Regional Councillor P. Fortini – Wards 7 and 8 (Vice-Chair)
Regional Councillor P. Vicente – Wards 1 and 5
Regional Councillor R. Santos – Wards 1 and 5
Regional Councillor M. Palleschi – Wards 2 and 6
Regional Councillor G. Dhillon – Wards 9 and 10
City Councillor D. Whillans – Wards 2 and 6
City Councillor J. Bowman – Wards 3 and 4
City Councillor C. Williams – Wards 7 and 8
City Councillor H. Singh – Wards 9 and 10

Members Absent:

nil

Staff Present:

Planning and Development Services:

A. Parsons, Director, Development Services
M. Gervais, Policy Planner
R. Nykyforchyn, Development Planner

Corporate Services:

A. Wilson-Peebles, Legal Counsel

City Clerk's Office:

P. Fay, City Clerk
C. Gravlev, Deputy City Clerk
S. Danton, Legislative Coordinator

9.13-110
Minutes
Planning & Development Committee

The meeting was called to order at 7:01 p.m. and adjourned at 8:03 p.m.

1. Approval of Agenda

The following motion was considered:

PDC019-2019 That the Agenda for the Planning and Development Committee Meeting of February 11, 2019, be approved, as amended, as follows:

To remove:

6.1. Presentation by David VanderBerg, Central Area Planner, Planning and Development Services, re: **The use of a Development Permit System (DPS) in the downtown core as a tool to implement a planning vision and help expedite development.**

- This item will be considered at a future meeting as it is not yet finalized

To add:

9.1. Discussion at the request of Regional Councillor Palleschi, re: **Planning and Development Committee Meeting Agendas**

Carried

2. Declarations of Interest under the Municipal Conflict of Interest Act – nil

3. Consent

- * The following items listed with an asterisk (*) were considered to be routine and non-controversial by the Committee and were approved at one time.

(nil)

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Minutes
Planning & Development Committee

4. Statutory Public Meeting Reports

- 4.1. Report from R. Nykyforchyn, Development Planner, Planning and Development Services, dated January 18, 2019, re: **Application to Amend the Zoning By-law, to permit 186 residential units, retail and commercial uses within a 20 storey building, G-Force Urban Planners and Consultants - c/o 1189389 ONTARIO INCORPORATED, 7800 and 7890 Hurontario Street - Ward 4** (File T01W14.010)

Members of the public requested a presentation on this item.

Rob Nykyforchyn, Development Planner, presented details on the location and context of the proposal, and noted specifics on the current Official Plan, Secondary Plan and Zoning By-law designations. Mr. Nykyforchyn provided an overview of the planning framework, issues raised by staff and area residents, and next steps in the planning process. Members of the public were informed that those who provide their contact information will be kept apprised of the next steps in the process, and will be advised when a recommendation report is available online to be considered by Committee.

The Applicant declined the opportunity to make a presentation.

In response to the Chair's inquiry, no members of the public requested to speak to the matter.

Committee consideration of this matter included questions of clarification regarding standard Floor Space Index description and usage, and potentially increasing the sustainability score of the proposal.

The following motion was considered:

- | | |
|-------------|---|
| PDC020-2019 | 1. That the report from R. Nykyforchyn, Development Planner, Planning and Development Services, dated January 18, 2019, to the Planning and Development Committee Meeting of February 11, 2019, re: Application to Amend the Zoning By-law, to permit 186 residential units, retail and commercial uses within a 20 storey building, G-Force Urban Planners and Consultants - c/o 1189389 ONTARIO INCORPORATED, 7800 and 7890 Hurontario Street - Ward 4 (File T01W14.010) be received; and, |
|-------------|---|

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2. That Planning and Development Services staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and comprehensive evaluation of the proposal.

Carried

- 4.2. Report from M. Gervais, Policy Planner, Planning and Development Services, dated January 18, 2019, re: **City Initiated Amendments to the Official Plan and Zoning By-law, Marysfield Neighbourhood Character Review Study - Ward 10** (File OPR TGED)

Members of the public requested a presentation on this item.

Michelle Gervais, Policy Planner, provided details on the current status and next steps of the study. Ms. Gervais noted that all reports and information regarding the Marysfield Neighbourhood Character Review may be found on the City's website. Ms. Gervais then introduced Catherine Jay, Head of Urban Design, SGL Planning and Design Inc., the consultant retained to complete the study, to provide further information on the matter.

Ms. Jay presented details on the following:

- area context, including the history and characteristics of the subject lands
- study purpose
- study process
- summary of feedback received to date
- proposed policy recommendations
- proposed zoning recommendations
- next steps

Following the presentation, the following members of the public addressed Committee and expressed their views, suggestions, concerns, and questions with respect to potential environmental impacts, cultural heritage designation, land severances, the history and character of the neighbourhood, proposed changes to lot coverage, and the status of the study and the anticipated completion date:

- Dan O'Reilly, Brampton resident
- Vinod Mahesan, Brampton resident
- Peter Vozikas, consultant, on behalf of his Marysfield clients
- Marcello Stellato, Brampton resident
- Sean Giblin, Brampton resident
- Jagroop Bal, Brampton resident

- Simran Kaur, Brampton resident
- Bernie Ceschia, Brampton resident
- Maria Stellato, Brampton resident
- Harvinder Takhar, Brampton resident

During consideration of this matter, a Point of Order was raised by Regional Councillor Palleschi. The Chair granted leave for the Point of Order. Regional Councillor Palleschi reminded Committee and members of the public that the subject matter is not up for debate and only questions of clarification may be asked.

In response to questions from the public, staff provided details regarding the appeal period following the passing of an Official Plan or Zoning By-law amendment, and noted that the proposed policy study is anticipated to return to committee for approval in the late spring or summer.

The following motion was considered:

- PDC021-2019
1. That the report from M. Gervais, Policy Planner, Planning and Development Services, dated January 18, 2019, to the Planning and Development Services Committee Meeting of February 11, 2019, re: **City Initiated Amendments to the Official Plan and Zoning By-law, Marysfield Neighbourhood Character Review Study - Ward: 10** (File OPR TGED) be received;
 2. That Planning and Development Services Department staff be directed to report back to Planning and Development Services Committee with the results of the Public Meeting and final recommendations, and;
 3. That a copy of the report and Council resolution be forwarded to the Region of Peel for information.

Carried

5. **Delegations** – nil

6. **Staff Presentations** – nil

- 6.1 Presentation from David VanderBerg, Central Area Planner, Planning and Development Services, re: **The use of a development Permit System (DPS) in the downtown core as a toll to implement a planning vision and help expedite development.**

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Minutes
Planning & Development Committee

Note: this matter was removed from this meeting – see Recommendation PDC019-2019

7. **Planning** – nil

8. **Minutes** – nil

9. **Other/New Business**

9.1. Discussion at the request of Regional Councillor Palleschi, re: **Planning and Development Committee Meeting Agendas**

Regional Councillor Palleschi requested that with respect to planned and projected residential unit approvals, as they relate to development charges, and in light of a recent meeting cancellations and limited agenda items, that staff report back on the status of current development proposals and units in the approval process.

10. **Referred Matters** – nil

11. **Deferred Matters** – nil

12. **Notice of Motion** – nil

13. **Correspondence** – nil

14. **Councillor Question Period** – nil

15. **Public Question Period** – nil

16. **Closed Session** – nil

9.13-115
Minutes
Planning & Development Committee

17. Adjournment

Prior to adjournment, the Chair reminded Committee that the February 25, 2019, Planning and Development Committee Meeting has been cancelled.

The following motion was considered:

PDC022-2019 That the Planning and Development Committee do now adjourn to meet again on Monday, March 4, 2019, at 7:00 p.m.

Carried

Regional Councillor M. Medeiros (Chair)

Appendix 7 - Summary and Response to Public Comments

Below is a summary of the comments that have been received at the two open house meetings and at the statutory public meeting. A response is provided below the summary of issues/comments.

Issue: Preservation of Marysfield**Comments Received:**

- Property owners do not have “as-of-right” permissions to do anything they want with their properties.
- The neighbourhood should be preserved, as it is such a unique hamlet. It should be like Huttonville.
- The privacy of the peaceful and quiet neighbourhood is valuable
- The proposed amendments to the Official Plan and Zoning By-law are supportable as they offer a good balance.
- There is value in having some of the first ever co-operative housing community preserved (i.e. modest homes).
- Marysfield has a recognizable character because of the modest homes, frontage, road pattern and historic development.
- Marysfield is a unique historical area of the City. Information plaques need to be installed on City property explaining the significance of the community along with a map of the original layout and pictures of homes. Some newcomers to the City seem to think that there is no importance to maintaining Historical Culture, but it is vital that Brampton preserve and recognize the contribution of the original community.
- Do not open the subdivision roads to the adjacent new subdivisions, traffic isolation is important.
- Maintain the cul-de-sac road pattern with no sidewalks.
- Things change. People die, but history should not die.
- A priority project for the City should be the installation of a plaque or some form of heritage interpretive signage in the Marysfield Neighbourhood.
- The layout and configuration and, most importantly, the lot sizes should be respected and adhered to.
- The names of families from Marysfield Drive and Wildfield should be considered as street names in the future developments nearby.

Response:

Currently, the Official Plan and Zoning By-law both require a minimum lot area of 0.8 hectares (2.0 acres) for any lot in the Marysfield Neighbourhood. The Zoning By-law in effect also requires a minimum lot width of 45 metres (148 feet). There are no current “as-of right” policy and zoning permissions that would allow for severances which result in lots in Marysfield which are less than 0.8 hectares (2.0 acres) in size and less than 45 metres (148 feet) in lot width.

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The Official Plan policies recognize that the City's heritage resources and assets contribute to the identity, character, vitality, economic prosperity, quality of life and sustainability of the entire City. Heritage is more than just old buildings and monuments and also includes heritage trees, natural features and traditions that define the culture of a place.

The Marysfield Neighbourhood is designated as a "Unique Community" in the City's Official Plan as it possesses unique cultural, historic and landscape qualities which are valued by the community. The conservation of the identified unique communities forms an important part of the City structure and contributes to the sense of place and identity. The history of Marysfield Drive remains an important piece of the Wildfield legacy and the evolution of housing not just for Brampton but for all of Ontario.

The proposed amendments to the Official Plan and Zoning By-law are intended to recognize that change is occurring within Marysfield and that change should be better managed to protect the characteristics of the neighbourhood so that Marysfield does not evolve into a traditional neighbourhood that is found in other parts of the City. Lot severances, redevelopment and building additions that do not meet the intent of the proposed Official Plan Amendment or don't comply with the proposed zoning provisions could erode, and potentially destroy the character of the Marysfield Neighbourhood.

The Marysfield Neighbourhood Character Review Study concluded that there are a number of defining characteristics of the Marysfield Neighbourhood that distinguish it from other estate residential areas in the City. Given the history of Marysfield, it is recommended that these important elements be protected. This includes protecting the existing rosary road pattern with a rural cross-section (no sidewalks), recognizing a lot pattern of smaller lots than typical estate residential lots, as well as greenery and open space in front yards and between dwellings, which all contribute to the rural-like setting of the community. The preservation of these characteristics are implemented through the proposed amendments to the City's Official Plan and Zoning By-law.

The draft block plan for area 47-1 does not propose an easterly extension of St. Patrick's Road. As stated above, the preservation of the road pattern in Marysfield is essential in maintaining the character of Marysfield. The City of Brampton does own the parcel of land located between 40 and 44 Marysfield Drive for the potential future northerly extension of St. John's Road to Marysfield Drive. The extension of St. John's Road to Marysfield Drive was shown on the registered plan (RP 406) for the Marysfield subdivision. Currently, this area of land is used as a public walkway. The extension of St. John's Road is not in the City's current Transportation Master Plan, which is the basis for City capital projects.

As suburban development occurs through-out southern Ontario, which is making more and more neighbourhoods look the same, it becomes important for communities to keep their identities intact. Marysfield, which is a neighbourhood with housing largely built in the 1950's, may not be architecturally distinguished, but most residents do enjoy the neighbourhood's look, feel and historical importance as one of the first co-operative housing projects in Ontario. It is these elements that are significant and rare, and should be a source of pride, not just for the residents that live in Marysfield, but for people across the Region.

The Planning and Development Services Department intends to have interpretive signage installed in the Marysfield subdivision to commemorate the history of the housing co-operative that created the community in the 1950s. The timeline for the installation of this interpretive piece is not known at this time.

A few of the family names for Wildfield are already present in new subdivisions in the area – Sister O'Reilly Road, Martin Byrne Drive, Squire Ellis Drive. The Region of Peel, City of Mississauga, City of Brampton and Town of Caledon work closely together on the Region of Peel Street Names Committee, to review all street names proposed for new development. Street names can be submitted to the Region of Peel's Street Names Committee for consideration.

Issue: Community Character

Comments Received:

- The Marysfield Neighbourhood should not be considered heritage as it does not have a special characteristic of heritage anywhere. The community has changed a lot.
- The objective of any government policies/zoning provisions should not be to protect the elusive concept of "community character". If this was done in the past, we would still be living in caves. If this was done in the past, then Marysfield would not exist in the first place.
- Government policies/ zoning provisions should be progressive and accommodate the changing "community character". This is not to say that there cannot be a desire to have an area with larger lots in the City of Brampton but that desire should be driven by property owners rather than the City.
- The homes in Marysfield are run down, old and not in living condition.

Response:

The Marysfield Neighbourhood has physical qualities and characteristics that collectively provide a distinct and recognizable identity that make it different from other neighbourhoods in Brampton. These include the rosary pattern street, rural road cross-section (ditches, no sidewalks), a smaller lot configuration than typical estate residential lots, as well as greenery and open space in front yards and between dwellings, that all contribute to the rural-like setting of the community.

As part of the City-initiated Marysfield Neighbourhood Character Review Study, which includes proposed amendments to the Official Plan and the Zoning By-law, the City is required under the *Planning Act* to consult with the public. Based on the public feedback received through the two open house meetings and statutory public meeting, approximately 52% of the public feel that Marysfield Neighbourhood does not have a distinct, recognizable character that is different from other neighbourhoods in Brampton. Although, this is a small majority, it is the responsibility of a professional planner to consider the greater public interest versus individual, private interests and needs. There has been some change in the Marysfield Neighbourhood since the origin of the neighbourhood, however, the proliferation of severances and incompatible development

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will lead to the erosion of Marysfield's character and identity. The Official Plan calls for the conservation of unique communities as they form an important part of the City structure and contributes to the sense of place and identity.

Provincial, Regional and City plans and policies all recognize the importance of conserving features that help define character, including built heritage resources and cultural heritage landscapes. It is the role of a municipality to ensure that its policies are consistent with the Provincial Policy Statement and conform with Provincial and Regional plans and policies. The proposed amendments to the Official Plan and Zoning By-law allow for change to occur within Marysfield, but recognize that change should be better managed to protect the characteristics that contribute to the unique identity of Marysfield.

There may be some homes in the Marysfield Neighbourhood that are in need of repair or are no longer in liveable condition. The proposed amendments to the Official Plan and Zoning By-law are not prohibiting the development of a new single detached dwelling, a replacement dwelling or the addition to an existing dwelling, it is however, recommending additional zoning provisions (i.e. minimum separation distance between dwellings, maximum front yard depth, minimum landscaped open space and maximum driveway width) that will better regulate the important elements that contribute to the character of Marysfield.

Issue: Proposed Official Plan and Zoning By-law Amendments

Comments Received:

- The City's Official Plan and Zoning By-law are outdated and do not recognize the changing needs of the community, the change in technology (septic systems no longer require 2 acre lots) and the reality of owning/maintaining large properties in an urban setting.
- The proposed lot frontage of 45 metres is unreasonable for those owners who want to sever.
- The minimum lot frontage should be 30.0 metres (100 feet).
- There should only be a requirement of providing a minimum setback of 7.5 metres to a property line for each dwelling so as not to unduly penalize one neighbour over another who has built too close to the property line.
- The minimum distance between dwellings should be 7.6 metres (25 feet).
- The maximum dwelling size should be 232 square metres (2,500 square feet).
- An increase in the proposed 7% building coverage for houses as long as the other requirements are adhered to.
- Recommendations to increase the maximum building coverage to 10%, 15% or 20%. Most homes in Brampton have a building coverage of approximately 20%.
- If a lot is deep, will an additional building be allowed further back in the property if the combined total "foot print" area covered does not exceed the percentage allowed by the city? The concern is that a driveway will be made to the back of the lot and another dwelling (granny flat) or garage built at the back of the property. The 45 m frontage would be thus circumvented.

9.13-120

- The proposed minimum front yard depth of 12 metres and the proposed maximum front yard depth of 15 metres is probably a problem with some of the residents in Marysfield as this will limit the number of cars that can be parked in the driveway. The City will need to be vigilant in this area to make sure that the driveways are not magically made wider with “landscaping” (a.k.a. patio paving stones) alongside the driveway.
- Maximum front yard depth of 15 metres (49 feet) is not acceptable if lots have very deep lots. The maximum front yard depth should be at least 45 metres (148 feet).
- If new policies/ zoning provisions are proposed, it would be appropriate that they recognize the fact that there cannot be a “one rule fits all properties” approach and should specifically allow for exceptions to the rule.
- Keep Marysfield zoned as RE2.
- By-law provisions provide excellent details, so there are no grey areas. This area is so well defined, it should be a standard for other areas.

Response:

The objective of Brampton’s Official Plan Residential policies is to provide opportunities for an appropriate range and mix of housing types and densities to meet the needs of Brampton’s diverse community. The estate residential housing built form reflects historical development activities and approvals and offers a rural lifestyle within an urban setting. As stated previously in this report, the Toronto Gore area, including Marysfield, is designated in the City’s Official Plan as a “Unique Community.” The Official Plan calls for the conservation of unique communities as they form an important part of the City structure and contributes to the sense of place and identity. If someone is seeking an alternative to an estate residential lot and dwelling, there is a variety of housing types provided through out the City. It is the objective of the Official Plan to promote the retention of the historical patterns of estate residential development in the City.

Lot Width

There were comments provided that the minimum lot width of 45 metres should be reduced to allow owners to sever their lot. It was recommended by owners in Marysfield that the minimum lot width should be between 25 - 30 metres.

The RE2 zone that applies to all of the properties in Marysfield requires a minimum lot width of 45 metres. The lot widths in Marysfield range between 23 metres to 88 metres. The majority (83%) of the lots in Marysfield have a lot width greater than the Zoning By-law minimum requirement of 45 metres (150 feet). The lots that are less than 45 metres wide are those lots that have been severed since the Marysfield plan of subdivision was registered. The open space character of Marysfield is in part related to the separation distance between dwellings, which is directly related to the width of the lots. In order to preserve the open space character and make Marysfield distinctive from other subdivisions in the City, no change to the minimum lot width of 45 metres is being proposed.

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The minimum lot width requirement of 45 metres was presented at the second open house meeting and at the statutory public meeting.

Minimum Distance Between Dwellings

The RE2 zone does not include a minimum separation distance between dwellings provision. The proposed Zoning By-law Amendment includes a minimum separation distance between dwellings of 15 metres. Comments from the public are that there should be a minimum setback of 7.5 metres to a property line for each dwelling so as not to unduly penalize one neighbour over another who has built too close to the property line. Another comment from the public is that the minimum distance between dwellings should be 7.6 metres.

The RE2 zone requires a minimum interior side yard width of 7.5 metres. The majority of dwellings in Marysfield have generous side yard separation distances between dwellings. SGL's analysis concludes that over half of the separation distances between dwellings on adjacent lots are greater than 40 metres. In order to maintain the sense of open space within Marysfield, a minimum separation distance between dwellings of 15 metres is being recommended.

Some dwellings in Marysfield do not meet the minimum interior side yard width of 7.5 metres as they pre-date the RE2 zoning provision in force for the Marysfield subdivision. Therefore, it is important to require a minimum separation distance of 15 metres between existing and new dwellings in Marysfield, indefinitely, to protect the open space character.

Maximum Dwelling Size and Lot Coverage

The RE2 zone does not include a maximum dwelling size and does not have a maximum lot coverage requirement. However, there is a requirement to have a minimum ground floor area for a main building of 170 square metres (1,830 square feet) and for a dwelling that is more than one storey, the minimum ground floor area for a main building shall be 115 square metres (1,238 square feet).

The first draft of the Zoning By-law Amendment that was presented at the second open house meeting proposed a maximum lot coverage of 7%. At the open house meeting, comments were received from the public that the maximum lot coverage was too restrictive and that it should be increased to 10 – 20%. Understanding that there is change occurring in the area, and that there is a demand for larger homes, there has to be a balance between this need and protecting the character of the neighbourhood, which currently includes modest sized dwellings that have an average size of 217 square metres (2,336 square feet).

The Zoning By-law Amendment now proposes a maximum lot coverage of 10%, which excludes accessory structures. Based on a minimum lot size of 0.4 hectares, 10% of this amount is equal to approximately 400 square metres (4,300 square feet) for the footprint of a dwelling (ground floor only). The proposed maximum lot coverage of 10% would allow for the construction of new dwellings that are almost twice as large as the

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average dwelling in Marysfield, while at the same time respecting the character of Marysfield.

More Than One Dwelling

The Zoning By-law only permits one dwelling on a property, except where a second-unit is permitted. A second unit is not permitted to be located in an accessory structure or a detached garage. The Zoning By-law does permit accessory structures and/or a detached garage in the rear yard, with a driveway to a detached garage. Below are a few of the Zoning By-law requirements pertaining to accessory structures and detached garages:

The Zoning By-law states the following:

- a) Except where a second unit is permitted, no person shall erect more than one (1) single detached dwelling on a property. A second unit is not permitted within an accessory building.
- b) Accessory buildings or structures shall not be used for human habitation.
- c) Not more than one swimming pool enclosure and two accessory buildings, other than a swimming pool enclosure, shall be permitted on a lot. The combined gross floor area of permitted accessory buildings, other than a swimming pool enclosure, shall not exceed 40.0 square metres, with any individual accessory building not exceeding 23 square metres.
- d) Only one detached private garage or carport shall be permitted on each lot, and only if there is no attached private garage or carport already on the lot;
- e) A driveway is permitted to access a detached private garage in the rear yard, subject to the provision above (d).

Driveway Widths

Any surface adjacent to the paved driveway that can be parked on (i.e. paving stones) is considered to form part of the driveway. Unfortunately, if a driveway is widened beyond the maximum driveway width permitted in the Zoning By-law, typically, the City can only deal with the widened driveway if someone files a complaint to the City's By-law Enforcement Division.

Maximum Front Yard Depth

The RE2 zone does not include a maximum front yard depth requirement. Therefore, a new dwelling could be setback further from the property line than other neighbouring dwellings. The Zoning By-law Amendment proposes a maximum front yard depth of 20 metres. A member of the public requested that the maximum front yard depth shall be 45 metres. The dwellings in Marysfield have front yard setbacks ranging between 13.5 metres to 27.8 metres. Without a maximum front yard depth requirement, dwellings could be situated on a lot, beyond the rear wall of a neighbouring dwelling. This built form may have an impact on the amount of sunlight reaching adjacent rear yards and the potential for overlook and loss of rear yard privacy. SGL has concluded in their report that the maximum front yard depth of 20 metres will help to achieve compatibility

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between new and existing dwellings, while still allowing for flexibility in the location of the front wall.

Exceptions to the Rule

A comment has been received from a member of the public stating that the City should recognize the fact that there cannot be a “one rule fits all properties” approach and should specifically allow for exceptions to the rule.

It is typical for a particular zone category (i.e. RE2) to apply to a residential neighbourhood, versus a different zone category per lot, to ensure that development is safe and orderly. The minor variance application process is a method to seek relief through the Committee of Adjustment when hardship or circumstances do not allow someone to meet the standards listed in the Zoning By-law. A minor variance application will be reviewed by staff and a report will be prepared and forwarded to the Committee of Adjustment for their consideration. The Committee of Adjustment will make the decision as to whether the requested variance(s) meets the general intent and purpose of the Official Plan and Zoning By-law, that the variance(s) is desirable for the appropriate development of the land and that the variance is minor in nature.

Any dwelling that existed prior to Council’s enactment of the Zoning By-law for the Marysfield Neighbourhood is not required to comply with all of the new Zoning By-law regulations. The dwelling will be considered to be a “non-complying” building that does not comply with any one or more of the applicable zoning regulations.

RE2 Zone

Many of the existing RE2 zoning provisions are appropriate and are recommended to remain in place. New Zoning By-law provisions are being recommended that will help to protect and enhance the character of Marysfield as it evolves.

Issue: Lot Severances

Comments Received:

- Lot severances must be allowed with a minimum lot width of 25.0 metres (82 feet) to 30.0 metres (100 feet) as per the original plan from 1956.
- All the lots have the houses on one side of the property and two addresses were given for every lot so the lots could be severed in the future.
- The sole purpose of the study is designed so that no one will be able to sever.
- Severances should be supported subject to planting more trees, adequate landscaping, architectural control.
- Bought a property 5 years ago with the intention of severing it. Preventing severances will not give equal opportunity to future generations.
- There are plenty of lots that cannot currently be redeveloped because, for example, they do not have sufficient frontage or a significant portion of the property is in the flood plain. These would be better reasons to deny an application for severance than a need to preserve “community character”.

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- Now that higher density housing has surrounded the Toronto Gore and given that some properties have access to full urban services (particularly sanitary sewers) the concept of two acre lots is even less justifiable.

Response:

The Official Plan and Zoning By-law both require a minimum lot area of 0.8 hectares (2.0 acres) for any lot in the Marysfield Neighbourhood. The Zoning By-law currently in effect also requires a minimum lot width of 45 metres (148 feet). For those owners that have indicated that they have purchased a lot in Marysfield with the intention of severing it or that have indicated that the sole purpose of the study was designed so that property owners would not be able to sever their property, it is important to state that there are no current “as-of right” Official Plan policies and Zoning By-law permissions that would allow a lot in Marysfield to be severed that is less than 0.8 hectares (2.0 acres) in size and less than 45 metres (148 feet) in lot width. These property owners would not be permitted to sever their properties under the existing zoning that is currently in place.

Given previous approvals and decisions for lot severances that have created new residential lots smaller than the minimum permitted lot sizes in both the Official Plan and Zoning By-law, City Council directed staff to further review the Official Plan policies respecting severances within the Marysfield Drive subdivision. In order to determine if the City’s Official Plan policies and Zoning By-law requirements needed any amendments, the Marysfield Neighbourhood Character Review Study was undertaken.

A comment was raised that all of the lots have the houses on one side of the property and two addresses were given for every lot so the lots could be severed in the future. The placement of dwellings on the lots in Marysfield is varied, some centred on the lot, and some located either on the left or right side of the lot. The placement of a dwelling on a lot does not signify or grant permission for a future lot severance. Some of the residents in Marysfield had a copy of an internal City memo dated May 25, 1988 from the City’s Building Department that shows the roll number, lot number and the municipal address that was assigned to each lot. This memo also includes a copy of the registered plan of subdivision, which has two municipal addresses hand written on each lot. Staff can confirm that each lot in Marysfield does not have two assigned municipal addresses. The hand written municipal addresses on the registered plan, which was attached to an internal City memo from 1988, was not intended to provide any direction or support for severing a lot in Marysfield.

The results of the Marysfield Neighbourhood Character Review Study are that “*the character of Marysfield is at risk of being altered with further severances.*” The study acknowledges that approximately 80% of the lots in Marysfield don’t meet the minimum lot area of 0.8 hectares (2.0 acres) prescribed by both the Official Plan and Zoning By-law. The Official Plan and Zoning By-law amendments propose to change the minimum lot area from 0.8 hectares (2.0 acres) to 0.4 hectares (1.0 acre) to recognize the size of the majority of lots in Marysfield, which are smaller than the broader Estate Residential Area.

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With respect to lot width, the lots in Marysfield range between 23 metres to 88 metres in width. The majority of the lots in Marysfield have a lot width greater than the Zoning By-law minimum requirement of 45 metres (150 feet). The lots that are less than 45 metres wide are those lots that have been severed since the plan was registered. The open space character of Marysfield is in part related to the separation distance between dwellings, which is directly related to the width of the lots. In order to preserve the open space character and to make Marysfield distinctive from other subdivisions in the City, no changes to the minimum lot width of 45 metres is being proposed.

The proposed Official Plan Amendment will also include a policy that will apply to consent applications within the Marysfield Neighbourhood Character Area. The policy states that consents shall be considered and may only be granted if adherence to minimum lot size and lot frontage requirements is met, as set out in the Zoning By-law; and, where adherence to the “Residential Character Area” policies are met.

Further division of lots would have the effect of shifting the predominant character of Marysfield from open space-dominated to dwelling-dominated.

Issue: New Residential Dwellings

Comments Received:

- All new buyers purchased properties to build new homes. Old houses are not in liveable condition.
- Is there a way to encourage environmentally friendly paving in this area of Brampton or in the Gore area generally?
- What is to stop the homes in the area to have more than one unit?
- Have the rules about the removal of trees been explained to some of the landowners? Will they be encouraged to plant more trees?
- Will a certain architectural style be encouraged?
- If planned properly the new homes could be built to make the community look better than what is there now.

Response

The proposed Official Plan and Zoning By-law Amendment will not prevent a new residential dwelling to be built on a lot. The construction of a new residential dwelling will be subject to meeting the requirements of the proposed Zoning By-law Amendment and will be required to obtain Site Plan approval.

The City can encourage environmentally friendly paving, but can not make it a requirement in the Zoning By-law.

The City's Official Plan permits second units within single detached dwellings that are on full municipal services. The Chief Building Official may consider an application for the registration of a second unit in a detached dwelling on private sanitary servicing where the sewage system has been upgraded to meet the regulations of the Ontario Building Code, and shall be subject to the criteria established in Section 3.2.8.2a) of the Official Plan. The Zoning By-law has a number of provisions for second-units, including that

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there is a maximum of one second unit permitted per dwelling. Unfortunately, if there is more than one second unit in a dwelling, the City can only deal with this issue if someone files a complaint to the City's By-law Enforcement Division.

Brampton is committed to maintaining a healthy urban forest. That means protecting the trees in parks, public spaces and on private property. The City has a Tree Preservation By-law 317-2012 that provides clear guidelines on the circumstances under which trees on private property may or may not be removed.

- Permits are not required to remove trees located within 2 metres (6 feet 6 inches) of an occupied building. (This exemption was formerly 5 metres.)
- Trees with a diameter of under 30 centimetres (12 inches), measured at 1.37 metres height from the ground. (This exemption was formerly 40 centimetres.)

Through the public engagement process for the Marysfield Neighbourhood Character Review Study, the City has not discussed the City's requirements for tree removal. If a new dwelling is proposed on a lot, or a building addition is proposed that is greater than 50 square metres, the owner is required to obtain site plan approval by the City's Planning and Development Services Division. Through the site plan approval process, the City will review the proposed removal of any trees and if appropriate, may recommend some form of landscaping. In addition, through the site plan approval process, tree protection measures will be identified and required to be implemented for any new development.

If a new dwelling is proposed on a lot, or a building addition is proposed that is greater than 50 square metres, the owner is required to obtain site plan approval by the City's Planning and Development Services Division. Through the site plan approval process, the City will review architectural elevation drawings. The Marysfield Neighbourhood Character Study does not recommend a specific architectural style for new dwellings or building additions in the Marysfield Neighbourhood.

Issue: Other Built Form

Comments Received:

- In keeping with the Marysfield founders, affordable housing options should be available. This type of development would be an appropriate legacy for their housing co-operative.
- There should be an opportunity for affordable housing in the area, like a senior's complex, duplexes, row housing, condominiums or tiny houses. As it stands, purchasing a home in Wildfield is out of reach for many. There is no place here for seniors or low income families.
- In light of the Growth Plan/ Places to Grow Act which encourages higher density in areas where urban services already exist and/or along transportation corridors, one would expect some flexibility, for example, for those Marysfield properties along Mayfield Road to be permitted to accommodate different housing (e.g. townhomes) or other development (e.g. potentially even a mix of low rise housing above commercial).

Response

Affordable Housing

The City of Brampton is developing its first affordable housing strategy – *Housing Brampton* – to respond to the varying housing needs of our local residents and improve housing choices for all.

Endorsed by City Council in 2017, *Housing Brampton* will serve as a road map to increase the supply of rental and affordable ownership units. It will provide a “made in Brampton” approach that looks at local housing preferences and demographics, like the contrast between Brampton’s young and aging populations, and the current trend toward multi-generational families.

The Region of Peel is the local housing authority that provides affordable rental units, while the City is responsible for land use planning. *Housing Brampton* will focus on increasing the number of affordable rental and ownership housing units that are developed. The City will be working with residents, builders and developers, community stakeholders, and other levels of government to develop a strategy that responds to the current and future housing needs of Brampton residents.

Higher Density

The City’s Official Plan recognizes that intensification represents an essential component of the City’s growth management strategy to reduce the rate of growth in the Designated Greenfield Area, minimize the infrastructure requirements of new development and to make more efficient use of existing services and infrastructure, such as transit, schools and open space. However, to sustain the principles of the City Structure and to ensure that stable residential neighbourhoods are maintained, it is essential that higher densities be directed to key areas which support higher order transit, and are appropriately situated to accommodate more intensity.

The Marysfield Neighbourhood, which includes the properties that have frontage along Mayfield Road is a stable residential neighbourhood that is designated as a “Unique Community” and “Estate Residential” in the City’s Official Plan. The “Unique Community” designation calls for the conservation of identified unique communities as they form an important part of the City structure and contribute to the sense of place and identity. The “Estate Residential” designation is intended to permit low density, low intensity form of residential development.

The Residential designations shown on Schedule “A” do permit complementary uses, subject to specific Secondary Plan policies or designations and may include uses permitted in the Commercial and Institutional and Public Uses designations of the Official Plan. Since there is no Secondary Plan in place for the Marysfield Neighbourhood, the policies and land use designations that apply to the Marysfield Neighbourhood are those set out in the Official Plan.

Other Issues

Comments Received:

- Sewers should be brought in to allow for more residential buildings to be built.
- What one person does to their home will affect the value of all the homes in the area.
- What is the connection between the Toronto Gore Density Policy Review Study and the Marysfield Neighbourhood Character Review Study?
- The proposed subdivision by Gold Park Homes along the easterly boundaries of the Marysfield Neighbourhood are proposing lots that have a frontage of 9.1 meters (30 feet) and 15.2 metres (50 feet). This equates to approximately 30 to 45 properties backing onto 5 properties within the Marysfield Neighbourhood.
- The Marysfield Neighbourhood Character Review Study should also examine the feasibility of creating a pedestrian connection to the West Humber River valley.
- There should be improved recognition of the West Humber River valley through the east side of Brampton.
- Is it possible to have a park or garden in the centre of the subdivision (individual that has made this comment has stated that their brother's property extends into the centre of the subdivision)?

Response:

There are currently no plans by the City or the Region of Peel to extend wastewater services to the existing privately serviced lots in Marysfield. The current policy framework and the recommended implementing documents recognize the importance of maintaining the character of the Marysfield Neighbourhood and do not include policies that encourage intensification within Marysfield.

The concern that housing values will depreciate as a result of an owner doing something to their dwelling is difficult to prove. A change in property value is not a planning consideration that can be evaluated pursuant to the requirements of the *Planning Act*.

In November 2011, City Council directed staff to undertake a policy review of the Official Plan policies respecting severances in the Estate Residential area within Marysfield. In December 2012, Council approved a report on the Introduction to the City's Official Plan Review. In this report it indicated that there is an opportunity for the City to review the potential for permitting urban residential densities on full municipal services in the Toronto Gore that are compatible with the existing estate residential community. In April 2016, SGL Planning & Design Inc. was retained by the City to complete the Toronto Gore Density Policy Review. The original scope of work for the Toronto Gore Density Policy Review did not include a policy review of the Marysfield Neighbourhood. In July 2016, SGL's scope of work was revised to include a policy review of the Marysfield Neighbourhood. Based on the Brampton 2040 Vision work being undertaken, it was decided that the Toronto Gore Density Policy Review Study would be paused and that the Marysfield Neighbourhood Character Review Study would advance independently. As a result, two separate studies are now underway –

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(1) Toronto Gore Density Policy Review and, (2) Marysfield Neighborhood Character Review Study.

The lands located directly east of the Marysfield Neighbourhood are designated “Estate Residential” in the Official Plan. Council’s adoption of the Highway 427 Industrial Secondary Plan (OP2006-105) in September 2014 amended the Official Plan designation of the lands abutting Marysfield from “Estate Residential” to “Residential”. This is not reflected on Schedule A to the Official Plan, as portions of OP2006-105 have been appealed to the Ontario Municipal Board. The Highway 427 Secondary Plan designates the lands to the east of Marysfield as “Executive Residential” and “Low Density Residential.” The “Executive Residential” designation that directly abuts the easterly lots in Marysfield requires a minimum lot frontage of 15 metres (50 feet) and a minimum lot depth of 31 metres. It was determined through the Secondary Plan process that the “Executive Residential” designation would provide an appropriate transition from the estate residential lots in Marysfield to the lands that are designated “Low Density Residential.” At this time, the Area 47-1 and 47-2 block plan has not been approved and there are no plans of subdivision submitted to the City on the lands directly east of the Marysfield Neighbourhood.

Several significant features along the West Humber River are already designated under Part IV of the *Ontario Heritage Act* including: St. Patrick’s Roman Catholic Church and Cemetery; the Bowstring Arch Bridge; and the McVean Barn. There are also several properties along the West Humber River which are ‘listed’ on the Municipal Register of Cultural Heritage Resources. Other properties along the West Humber River could certainly merit designation under Part IV of the *Ontario Heritage Act*, however, there are currently no plans to undertake a comprehensive Cultural Heritage Assessment of the entirety of West Humber River in Brampton or to provide a pedestrian connection from the Marysfield Neighbourhood to the West Humber River.

As part of the Marysfield Neighbourhood Character Review Study, there are no recommendations being put forward to Council that recommends that a public park or public garden be located in the centre of the subdivision. As part of the City’s Grow Green Action Plan for Land it includes an action item that involves the City’s Public Works and Engineering Department to work with community organizations and residents to support the establishment of backyard gardens, fruit trees etc.

Summary of Statutory Public Meeting Comments

- In favour of the SGL’s recommendations, specifically the recommendation pertaining to the future consideration of a Cultural Heritage Landscape.
- Consideration should be given for Interim Control By-law exemptions for those proposals that are consistent with the proposed Zoning By-law amendment.
- Oppose the Official Plan and Zoning By-law recommendations for Marysfield.
- What is the methodology that has been used?
- Previous owners have severed their properties, why are other owners going to be prohibited from severing?
- Strongly disagree with the Cultural Heritage Landscape designation.

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- The SGL report does not include any photos of the eco-friendly houses in Marysfield.
- Has the proposed minimum lot width requirement of 45.0 metres (150 feet) changed since the open house meeting on December 5, 2018?
- The Marysfield Neighbourhood Character Review Study is taking too long.
- Will there be a property tax exemption for those property owners that were unable to do anything with their property while the Interim Control By-law is in place?
- The change that has occurred to date in Marysfield is not offensive.
- When an owner builds a house they should be required to plant trees.
- Trees are located on the outside lots.
- The maximum lot coverage should be changed to 15%
- The proposed recommendations are going to negatively affect what homeowners can do with their property.
- Marysfield is a beautiful neighbourhood and should be protected.
- The maximum lot coverage should be increased as long as the dwelling fits in the neighbourhood.
- No severances should be permitted in Marysfield.
- No lot in Marysfield will be able to meet the minimum lot frontage of 45.0 metres (150 feet) if an owner wants to sever
- Don't support "split and flip" of lots in Marysfield.
- The City should only be considering comments from people who live in the Marysfield Neighbourhood.

Response:

A number of these comments have already been addressed in Appendix 7. Below is a response to comments that have not been addressed.

Staff have reviewed development proposals requests within the Interim Control By-law area to determine whether or not they would have a negative impact on the outcome of the Marysfield Neighbourhood Character Review Study and have made recommendations to Council to grant exemptions in cases where there will be no negative impact.

The methodology that has been used to formulate the implementing documents can be found in SGL's Marysfield Neighbourhood Character Review and Policy & Zoning Recommendation Report found in Appendix 4.

Planning staff understand that the Interim Control By-law that is in effect for Marysfield has frozen development, however, there will be no property tax exemptions given to those property owners that were unable to do anything with their property while the Interim Control By-law is in effect.

The proposed amendments to the Official Plan and Zoning By-law are not prohibiting the development of a new single detached dwelling, a replacement dwelling or the addition to an existing dwelling, it is however, recommending additional zoning provisions (i.e. minimum separation distance between dwellings, maximum front yard

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depth, minimum landscaped open space and maximum driveway width) that will better regulate the important elements that contribute to the character of Marysfield.

It is the responsibility of a professional planner to consider the greater public interest versus individual, private interests and needs. We value and consider the input provided by all residents in Brampton, regardless the scope of the study.

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Gervais, Michelle

From: Vin Mahesan
Sent: 2018/09/17 11:16 PM
To: Gervais, Michelle
Cc: Cooper, Pam; Bjerke, Bob
Subject: Re: Marysfield Neighbourhood Character Review

Thank you Michelle,

I will follow up with a Freedom of Information Request to get the remaining information.

On Sep 17, 2018, at 10:52 AM, Gervais, Michelle <Michelle.Gervais@brampton.ca> wrote:

Hello Mr. Vinod Mahesan,

Please find below a response to the questions that you sent to the City on June 26th. I apologize for the delay in the response, however, I only received your questions on September 14th.

- a. When was SGL Planning & Design engaged after the bylaw was passed in Feb 2018?

SGL Planning & Design Inc. was retained by the City in April 2016 to complete the Toronto Gore Density Policy Review. The original scope of work for the Toronto Gore Density Policy Review did not include a policy review of the Marysfield Neighbourhood. In July 2016, a budget amendment was approved for SGL to complete a policy review of the Marysfield Neighbourhood.

- b. Did we have a project plan from SGL Planning & Design around the overall assessment? Can it be shared? If not, why?

Yes, a scope of work has been completed by SGL for the Marysfield Neighbourhood Character Review. In order to obtain this information, y<http://www.brampton.ca/EN/City-Hall/Access-Privacy/Pages/Welcome.aspx> you will have to fill out a Freedom of Information Request. Please visit the City's website at: <http://www.brampton.ca/EN/City-Hall/Access-Privacy/Pages/Welcome.aspx>.

- c. Any rationale why the entire process should take more than 1.5 years, if so why was the interim-By-Law only created for 1 year?

A rationale on why the study is still underway is that the City's Planning and Development Services Department has competing interests and a number of studies have been put on hold as a result of the Brampton 2040 Vision that was approved by Council in May 2018. The Toronto Gore Density Policy Review and the Marysfield Neighbourhood Character Review Study were being completed concurrently until the Brampton 2040 Vision was approved. There is a portion of the Toronto Gore study area that is impacted by the approved Brampton 2040 vision. In order to advance the Marysfield Study, it was decided to split up the two studies and to continue working on the Marysfield Study.

The Marysfield Neighbourhood Character Review commenced prior to Council enacting an Interim Control By-law for the area. Initial findings of the Marysfield Neighbourhood Character Review completed by SGL indicated that consideration should be given to adding clearer policies in the Official Plan for new development, including severances, in order to protect the existing character of this estate residential area. To support the direction of the Marysfield Study, it was recommended that an Interim Control By-Law be enacted, pursuant to Section 38 of the *Planning Act*, to protect the study area from any

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further changes to the lands and intensification of residential lands within the Estates Residential Area that may prematurely result in redevelopment that could negatively impact and erode the existing character of the existing Marysfield community.

Section 38 of the *Planning Act* allows the council of a municipality to pass an interim control by-law to be in effect for a period of time specified in the by-law, which period shall not exceed one year from the date of the passing thereof. The Council of the municipality may amend an interim control by-law to extend the period of time during which it will be in effect, provided the total period of time does not exceed two years from the date of the passing of the interim control by-law.

- d. Is there a methodology being articulated for the assessment as it is currently being performed? Who reviewed and approved the same? Can it be shared? If not, why?

A scope of work has been completed by SGL for the Marysfield Neighbourhood Character Review. Policy Planning staff reviewed and approved the scope of work. In order to obtain this information, you will have to fill out a Freedom of Information Request. Please visit the City's website at: <http://www.brampton.ca/EN/City-Hall/Access-Privacy/Pages/Welcome.aspx>.

- e. In light of the significant inconveniences being caused by the Interim By-Law; What are the steps being taken by the city staff to expedite the process?

Staff and the consultant are working diligently on completing the study and are targeting to forward the implementing documents to Council for approval in the first quarter of 2019.

- f. What is the total funds being spent around the overall exercise (planned and actuals to date)?

In order to obtain this information, you will have to fill out a Freedom of Information Request. Please visit the City's website at: <http://www.brampton.ca/EN/City-Hall/Access-Privacy/Pages/Welcome.aspx>.

- g. How many hours of effort is being planned for the character assessment, is there a break-down of the same which can be shared with your constituents? If not why?

In order to obtain this information, you will have to fill out a Freedom of Information Request. Please visit the City's website at: <http://www.brampton.ca/EN/City-Hall/Access-Privacy/Pages/Welcome.aspx>.

- h. Are there any options for an exception application for the Interim By-Law (consideration for construction of a home on the existing property for personal and family use on humanitarian grounds)?

The construction of a new single detached dwelling could have a negative impact on the outcome of the Marysfield Neighbourhood Character Review Study, as it may not be consistent with the consultants recommended policies and zoning regulations to better protect neighbourhood character. You can make a request to seek an exemption to Interim Control By-Law 15-2018, however, staff will not be in a position to recommend to Council that an exemption to Interim Control By-Law 15-2018 should be granted.

If you would like to pursue an exemption, you have the following two options:

- 1) Appear as a delegate at Planning and Development Services Committee to request an exemption to Interim Control By-Law 15-2018. Subject to receiving your delegation and exemption request, Planning and Development Services Committee has a number of options which may include taking no action, referring your exemption request to staff or authorizing the exemption. Any decision made by Planning and Development Committee would then need to be ratified by Council. If Council were to authorize an exemption, a by-law would also be required and presented at a future Council meeting.

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Please contact Tammi Jackson in the Clerk's Office at (905) 874-3829, (905) 874-2119 (fax), or email tammi.jackson@brampton.ca to make delegation arrangements; or,

- 2) File a Minor Variance Application to be heard by the Committee of Adjustment. The Committee of Adjustment has powers under Section 45(1) of the *Planning Act* to grant a minor variance to an Interim Control By-law. Please contact Jeanie Myers, Secretary Treasurer, in the Clerk's Office at (905) 874-2117 or email jeanie.myers@brampton.ca to obtain further information about filing a Minor Variance Application.

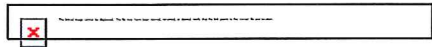
Please contact me if you have any questions.

Thank you.

Michelle Gervais, MCIP, RPP

Policy Planner, Planning and Development Services Department

City of Brampton | 2 Wellington Street West | Brampton, Ontario | L6Y 4R2
T: 905.874.2073 E: michelle.gervais@brampton.ca



From: Bjerke, Bob
Sent: 2018/09/13 8:27 PM
To: Gervais, Michelle <Michelle.Gervais@brampton.ca>
Cc: Cooper, Pam <Pam.Cooper@brampton.ca>
Subject: FW: Marysfield Neighbourhood Character Review - Status Report

Michelle,
Vin had asked these questions earlier (I must have missed it). Could you please draft a response.

-Bob

From: Vin Mahesan
Sent: 2018/09/13 7:45 PM
To: Parsons, Allan <Allan.Parsons@brampton.ca>; Bjerke, Bob <Bob.Bjerke@brampton.ca>
Cc: Dhillon, Gurpreet - Councillor <Gurpreet.Dhillon@brampton.ca>; Bjerke, Bob <Bob.Bjerke@brampton.ca>; Sprovieri, John Councillor <John.Sprovieri@brampton.ca>; Jag Thind <Jag.Thind@brampton.ca>; Marcello Stellato <mspeel@bellnet.ca>; Elliott, Rob <Rob.Elliott@brampton.ca>; Waters, David <David.Waters@brampton.ca>;

Subject: Re: Marysfield Neighbourhood Character Review - Status Report

Hello Bob,

As per our discussion, forwarding the queries again.

Warm regards

Vinod Mahesan

On Jun 30, 2018, at 9:33 PM, Parsons, Allan <Allan.Parsons@brampton.ca> wrote:

Hi Councillor Dhillon,

DAN O'REILLY

Sept. 20, 2018

Michelle Gervais
Policy Planner, Planning and Development Services Department
City of Brampton,
Two Wellington Street West Brampton, Ontario L6Y 4R2

Dear Ms. Gervais:

Re: Marysfield Neighbourhood Character Review

Although I don't live in the Marysfield subdivision, I am a lifelong resident of Wildfield who has worked very hard and diligently to preserve its history and fabric for more than 20 years and who cares very deeply about the issues which affect the community.

The number one priority of the Marysfield Neighbourhood Character Review now being conducted by the City of Brampton should be the preservation and recognition of the subdivision's historic and contextual character.

As the site of the First Housing Cooperative in Ontario, it is an historic neighbourhood within an historic community—the larger community, of course, being Wildfield, the home of St. Patrick's Church, the second oldest church in the Archdiocese of Toronto.

In the early 1950s 14 young couples, most from Toronto, formed the Family Home Builder Cooperative which purchased approximately 200 acres of the Saint Patrick's Church farm to build their houses and establish the Marysfield subdivision.

One of those couples was Carl and Mary Finlay who would remain living there for the rest of their lives. It was only earlier this year, following Mr. Finlay's death, that the house which he built his own hands was sold and passed out of the family's possession.

A few years ago I interviewed Mr. Finlay about the creation of the subdivision. What he told me has direct bearing on the direction of the Review and the planning department's final recommendations.

The houses those young couples built were based on Canada Mortgage and Housing Corporation plans, which had a number identification system. There were seven 314s, four 411s and three 248s, which were the bungalows.

They could pick the house plan they wanted, but not the lots. For that they drew straws. Two-acre lots were designated around the perimeter of a large circle and one-acre lots on the inside of that circle. The layout and configuration and, most importantly, the lot sizes

should be respected and adhered to, which is the purpose of providing this short history lesson.

That extremely important objective can be achieved by implementing a permanent halt to any more severances which will erode, if not totally destroy its character and heritage attributes.

One of the consequences would be the irrevocable loss of trees of which have been planted over the decades and which have made Marysfield such a distinct and beautiful area. Drivers heading west along Mayfield Road towards Wildfield and the subdivision are probably not even aware there are houses behind those trees.

Judging by some of the comments made at the recent Professor's Lake Recreation Centre open house, some of the existing homeowners seem to believe they have "as of right" to split their lots. That right does not exist and the rights of private property owners have to be balanced with the obligations a municipality has to ensure neighbourhoods are planned and developed in a sustainable and orderly manner.

Indiscriminate redevelopment of downtown Brampton or other historic districts would not be allowed or even contemplated by the City of Brampton and that same protection should be extended to Marysfield.

Certainly, the Heritage, Planning & Development Services department considers Marysfield to have heritage merit. A few years ago representatives from the department took the time to interview Mr. Finlay and the information he provided was the source of an article in the 2016 Brampton Heritage Times newsletter. The title was: *Wildfield and the First Housing Cooperative in Ontario*.

It is my understanding that the department will or, as is at least considering, installing a plaque or some form of heritage interpretive signage in the subdivision. Hopefully, that can be expedited before the end of the year.

A possible location might be directly opposite Mr. Finlay's former house at a public access strip/pedestrian walkway which connects Marysfield with the Saint John's subdivision to the south. This would ensure the walkway is preserved as greenspace and not converted into a road, an idea which the city periodically considers.

The Marysfield Neighbourhood Character Review should also examine the feasibility of creating a pedestrian connection to the West Humber River valley, as way of acquainting residents with this environmental treasure literally in their backyard. I believe the city may already designated a possible route.

I would also like to suggest the study address the need for improved recognition of the river which is the principal topographic feature of, not just of Marysfield, but all of Wildfield and much of east Brampton. It flows south to and through the Clareville Conservation and ultimately merges with the main Humber.

And yet this important geographic landmark is only delineated by nondescript signs on both Mayfield Road and Countryside Drive and there are none on the Gore Road. Drivers speeding along those roads are totally unaware of its existence

Unlike the main Humber, the West Humber is not a designated Heritage River. But its presence would have been one of the factors which attracted settlers to the area in the early part of the 19th Century.

A wider study, beyond the scope of the Marysfield Review, is probably required to acknowledge the river's role and importance.

On a closing note I would urge the city to consider the impact on Marysfield as it progresses with the planning process of the Area 47 lands immediately to the east.

Thank you for your consideration.

Yours truly,

Dan O'Reilly

C.C. Cassandra Jasinski, Heritage Planner
Ward 10 Regional Councillor John Sprovieri
Ward 10 City Councillor Gurpreet Dhillon

Gervais, Michelle

From: VITO DITARANTO
Sent: 2018/10/11 4:07 PM
To: Gervais, Michelle
Subject: Re: Marysfield Neighbourhood Character Review Study
Attachments: Comments re Marysfield character study.pdf

Hi Michelle,

In response to your request for comments re: the Marysfield Study, please see my comments below and attached. Thanking you in advance for the opportunity to participate.

To the attention of: Michelle Gervais

Hi Michelle,

Thank you for the invitation to attend the Marysfield Neighbourhood Character Review presentation made by SGL Planning and Design Inc. (SGL) on September 13, 2018 at the Professor's Lake Recreation Centre in Brampton.

I am writing in response to SGL's request for comments.

I note that the Notice of Public Open House described the "Project" as an undertaking (the Toronto Gore Density Policy Review) to consider both the existing established estate residential community with a focus on protecting community character and also the undeveloped estate residential lands to determine if there is potential to introduce more urban densities on full urban services to this part of the City.

The "Project" also mentioned the undertaking of the Marysfield Character Review which is also underway to recommend new policies and zoning provisions for both severances and new development to better protect and maintain the important elements that contribute to the identity of the Marysfield Neighbourhood.

Here are some of my comments for the "Project" and the Marysfield Character Review:

1) Scope of the "Project"

Not too long ago, the City had promised to undertake a study to determine whether or not there was potential for some property severances in the Toronto Gore area, particularly for those lots with extensive frontages, corner properties, etc. I would assume that this concept is still being considered as part of this "Project". In other words, I would assume that the scope of the "Project" is not to simply focus on undeveloped estate residential lands but also includes consideration of the potential to introduce more densities on some developed estate residential lands –particularly those already on urban services and major corridors- and which can accommodate more density.

2) The connection between the Toronto Gore Density Policy Review and the Marysfield Character Review is not entirely clear.

One can only assume that the outcome of the Marysfield Review will be used as a model for the rest of the Toronto Gore. However, you should note that there is a significant difference in the manner in which the two areas have evolved.

For example, it was evident from the presentation that while Marysfield started with lot sizes of about two acres, many of the lots have been severed and are now approximately one acre in size. Also, while one acre lots do exist in the area outside of Marysfield they are scattered as opposed to adjacent to each other or in close proximity to each other as they are in Marysfield.

In addition, the number of current severance requests for the Marysfield area alone (6 out of 31 properties or almost 20%) are likely much higher as a proportion of the available lots than in the Toronto Gore and likewise the number of approved severances are also higher in Marysfield. Consequently, this history in Marysfield indicates that, over time, Marysfield has

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had the opportunity to evolve to accommodate the changing needs of that community. The same opportunity has not been provided for the remainder of the Toronto Gore with any severance proposal being outright refused and/or discouraged at the outset.

The introduction of new policies and zoning provisions in the Marysfield area could, if applied throughout the remainder of the Toronto Gore, disadvantage other Toronto Gore properties because they have not been given the same opportunity to evolve. In fact, many of my neighbours would welcome smaller lot sizes smaller given the time and cost to maintain the current two acre lots and the decreasing return from an enjoyment perspective of the larger lot. Now that higher density housing has surrounded the Toronto Gore and given that some properties have access to full urban services (particularly sanitary sewers) the concept of two acre lots is even less justifiable.

3) One rule fits all properties does not work

If new policies/ zoning provisions are proposed, it would be appropriate that they recognize the fact that there cannot be a "one rule fits all properties" approach and should specifically allow for exceptions to the rule.

In fact, in light of the Growth Plan/ Places to Grow Act which encourages higher density in areas where urban services already exist and/ or along transportation corridors, one would expect some flexibility, for example, for those Marysfield properties along Mayfield Road to be permitted to accommodate different housing (e.g. townhomes) or other development (e.g. potentially even a mix of low rise housing above commercial).

This flexibility would not only provide the City the higher density it needs to meet density targets, it would also permit an increase in other forms of housing (consistent with Brampton's housing plan) and provide for lower cost housing that helps the City become affordable and allows citizens (seniors/ young) the opportunity to remain in their community.

Allowing a different type of development for the properties along Mayfield would provide an added benefit to the Marysfield community by sheltering it from the traffic on Mayfield that is increasing on a daily basis.

4) Community Character

I am surprised at the way the term "community character" is used/ misused. It is obvious that community character depends on the "community" of the era.

In the case of Marysfield, community character today is much different from community character at its inception or even twenty years ago. The same can be said of the remaining Toronto Gore. This is not so much a reflection of the ethnic mix of the population but more due to economic (higher family incomes today) and social factors (larger families living together, adult children staying at home or married children living with parents), as well as, the urbanization of the area/ surrounding area.

You should also note that the battle cry for not allowing severances in the Toronto Gore area in the past was the need for the extensive septic systems that were required decades ago and the poor soil (clay) conditions. Consequently, with the advance of technology, much smaller systems can now be installed that perform the same function. Technology therefore also has an impact on "community character". Services now available to some properties in the Toronto Gore (including sanitary sewers and transit services), that were not available in the past, have a similar impact as new technology and will also impact the community character over time.

While I agree with protecting heritage buildings (and in some cases even heritage landscapes), I do not agree that the objective of any government policies/ zoning provisions should be to protect the elusive concept of "community character". If this was done in the past we would still be living in caves. If this was done in the past, then Marysfield would not exist in the first place.

In fact, the government policies/ zoning provisions should be progressive and accommodate the changing "community character". This is not to say that there cannot be a desire to have an area with larger lots in the City of Brampton but that desire should be driven by property owners rather than the City. In addition, there are plenty of lots that cannot currently be redeveloped because, for example, they do not have sufficient frontage or a significant portion of the property is in the flood plain. These would be better reasons to deny an application for severance than a need to preserve "community character".

I have also provided some comments in the attachment to this email.

Gervais, Michelle

From: Martina Giblin
Sent: 2018/10/15 9:39 PM
To: Gervais, Michelle
Subject: Re: Marysfield Neighbourhood Character Review Study

Hi Michelle,

Thank you for the link regarding the Marysfield Neighbourhood Character Study.

I have been talking to and compiling thoughts from former residents of Wildfield. I am very keen to keep abreast of what is happening.

As I do feel there is value in having some of this 1st ever coop community preserved.

If there are any updates or deadlines for getting letters/character studies in please let me know.

Did you read the letter from Dan O'Reilly?

My brother still lives in one of the original houses and he was also at this meeting. One of my sisters and I were there to support him.

We will support him to do whatever it takes to maintain some semblance of the community it started out as.

Which were modest family homes. The extra large homes appear to be the current trend.

With that said it would appear the horse has already left the gate as several large homes are already built and approximately 4 properties are ready to start construction. I imagine these will be large homes as well.

I can understand the need to sever properties.

I appreciate the fact this character study has slowed down the rapid growth to maintain some perspective.

I wonder if there is anyone available to discuss planning a park or garden in the centre of the subdivision.

As my brother (Sean Giblin's) property extends into the centre of the subdivision. As well as the Finlay property which has already been sold recently.

I'm sure you are getting pressure from those individuals who have bought other properties and have been waiting to start construction.

I empathise with their situation but I am thinking of my brother and his reluctance to jump into anything too fast.

I would appreciate any feedback you can give me.

Sincerely,
Martina Giblin

From: Gervais, Michelle <Michelle.Gervais@brampton.ca>
Sent: October 11, 2018 12:33 PM
Subject: Marysfield Neighbourhood Character Review Study

Hello,

Wildfield – Character Study Responses

Here are my answers to the Marysfield Neighbourhood Character Study

Name: Bernadette Giblin

Address:

I do not own a property, nor have purchased a property for development in the neighbourhood.
I grew up there.

Yes, I do feel that Marysfield Drive has a distinct recognizable character
Because of the modest homes, frontage, road pattern and historic development.

The City's Official Plan and zoning By-law requires a minimum of 2.0 acres for lots within Marysfield.
Of course any change will influence the character of the area. This includes house size as well as lot size.

The maximum single house size should be 2,500 Square feet, with structures, a distance of 25 feet away
from the property line.

In keeping with the Marysfield Drive subdivision founders, I believe in providing affordable housing
opportunities for low-income folks. This type of development would be an appropriate legacy for their
housing co-op.

Oct. 17, 2018

Michelle Gervais
Policy Planner, Planning and Development Services Department
City of Brampton,
Two Wellington Street West Brampton, Ontario L6Y 4R2
Michelle.Gervais@brampton.ca

Dear Michelle,

Thank you for giving me the opportunity to share my thoughts regarding the development of the Marysfield Drive subdivision, Wildfield, Ontario.

This is where I grew up and heard the stories of the Wildfield Co-op, one of the first housing co-ops in Canada. They were war veterans who emerged from the horror of World War II with a glimmer of hope for the future. They were young families, without excessive capital funds. From downtown Toronto, most lacked the practical skills for construction, but they devoted every spare minute to their dream. Those city-slickers built the houses and drew their home from a hat.

The houses were modest by any standard, even then. Situated to the side of one acre lots, they were designed for expansion and land division. The Co-op held dear the belief of affordable housing for families.

I remember when the "new subdivision" south of Marysfield Drive, was designated as "rural estates". My parents laughed at the incredulous thought that Marysfield Drive could fall into that classification. At the time, Marysfield Drive was still a collection of modest homes. There were still people who had chickens, goats and horses; and kids. There were hordes of kids.

Times have changed. With the founders' intent in mind, I would like to see the bylaws allow for the development of affordable housing, like: a seniors' complex, duplexes, row housing, condominiums or Tiny Houses. Co-op housing is a new age, old idea. As it stands, purchasing a home in Wildfield is out of reach for many. There is no place here for seniors or low income families.

I can hear folks roar, "Not in My Back Yard." Which is exactly why I think it is necessary to provide the opportunity for this type of development. The founders would be proud of such a legacy.

I also think that a permanent, historic memorial, describing the Wildfield Co-op, should be built at the entrance to Marysfield Drive. Perhaps the area could include a children's park with community vegetable gardens and fruit trees where ever possible; much like the Victory Gardens of WWII.

The names of families from Marysfield Drive and Wildfield should be considered as street names in the developments nearby. There are many families that were not a part of the Wildfield Co-op, but lived nearby and contributed to the community spirit of acceptance and helping their fellow man.

Sincerely yours,

Bernadette Giblin

Gervais, Michelle

From: Cindy
Sent: 2018/12/06 10:58 AM
To: Gervais, Michelle
Subject: Marysfield Neighbourhood

Hello Michelle, I am sending this again as I noticed I had a typo in the date of the meeting. Correction has been made. Cindy

Hello,

I attended the meeting on December 5, 2018 regarding proposed changes to the City's Official Plan policies and Zoning By-law provisions for Marysfield Neighbourhood. I did not attend the first meeting. and do not live in the area but have been a resident of Bramalea since 1961 and have witnessed the changes from farmland to urban city. The proposal presented at the meeting seem reasonable to me but then again I do not own property in the area.

I have a few questions and comments.

1. If a lot is deep, will an additional building be allowed further back in the property if the combined total "foot print" area covered does not exceed the percentage allowed by the city? The concern is that a driveway will be made to the back of the lot and another dwelling (granny flat) or garage be built at the back of the property. The 45 m frontage would be thus circumvented.
2. The 12 m – 15 m setback was probably a problem with some of the attendees as this will limit the number of cars that can be parked in the driveway. The City will need to be vigilant in this area to make sure that the driveways are not magically made wider with "landscaping" (a.k.a. patio paving stones) along side the driveway. Is there a way to encourage environmentally friendly paving in this area of Brampton or in the Gore area generally?
3. Some of the attendees may have been offended by the comment about multiple families in one home. I understand the concern stated by the previous survey. Some monster homes have three or more front doors. This is probably to access individual homes disguised as one large home. After the building is approved for occupancy, the building is converted into the various living spaces without permit. If the small homes in Bramalea can magically have two apartments, what is to stop the homes in this area magically having 5 or 6 or more?
4. People were angry about the control the City wants to have over the development of the area. This is not the wild west. What one person does to their home will affect the value of all the homes in the area.
5. Marysfield is a unique Historical area of the City. It is important that this area continue to recognize its beginnings for the future. Information plaques need to be installed on City property explaining the significance of the community along with a map of the original layout and pictures of homes. I believe that PAMA has extensive information on this area (and you probably already know this). Some newcomers to the

9.13-144

City seem to think that there is no importance to maintaining Historical Culture, but it is vital that Brampton preserve and recognize the contribution of the original community.

6. There seemed to be an attitude that if you own the property you can do anything you want with it. This is wrong. I own my home. It is on a reasonably sized lot in the "B" section of Bramalea. If I want to build a garage, I have to follow the rules laid out by the City. I cannot cut down the tree in front of my house without a permit as it is healthy and further away than two metres from my dwelling. I suspect I cannot install a chicken coup in the backyard. Just because an individual is fortunate enough to be able to pay \$1,000,000 for a property does not mean that they have anymore rights than anyone else. Perhaps they should have investigated the rules regarding the property more before buying it. If they don't like the rules, sell it; move on. If they want the rules of a development area, buy in the development area.

7. Have the rules about the removal of trees been explained to some of the landowners? Will they be encouraged to plant more trees?

8. Will a certain architectural style be encouraged?

Gervais, Michelle

From: Mary Lorber
Sent: 2018/12/19 3:13 PM
To: Gervais, Michelle
Subject: RE: Marysfield Neighbourhood Character Review Study

I was at the last meeting, which I was agitated with some of the few public that was present. The ones we know are there for speculation reasons. To build and sell... I would like to see the neighborhood be preserved heritage it's such a unique little Hamlet. Why can't it stay like Huttonville. Huttonville characteristic look is so similar to Marysfield Dr. LEAVE MARYSFIELD AS IT IS!
Mary

From: Gervais, Michelle <Michelle.Gervais@brampton.ca>
Sent: Tuesday, December 11, 2018 4:23:54 PM
Subject: Marysfield Neighbourhood Character Review Study

Thank you for attending the open house meeting on December 5, 2018. Below is a link to the City's webpage, which includes the material that was presented by SGL Planning at the open house meeting:

<http://www.brampton.ca/EN/Business/planning-development/projects-studies/Pages/Marysfield-Neighbourhood-Study.aspx>

If you have any comments on the information that was presented, please provide them to me by December 19, 2018.

Thank you.

Happy Holidays!!

Michelle Gervais, MCIP, RPP
Policy Planner, Planning and Development Services Department

City of Brampton | 2 Wellington Street West | Brampton, Ontario | L6Y 4R2
T: 905.874.2073 E: michelle.gervais@brampton.ca

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www.brampton.ca/en/Info-Centre/Pages/Privacy-Statement.aspx

Gervais, Michelle

From: VITO DITARANTO
Sent: 2019/01/14 3:27 PM
To: Gervais, Michelle
Subject: Re: Marysfield Neighbourhood Character Review Study

Hi Michelle,

Please find attached some of my comments related to the Marysfield Study second open house meeting held on December 5, 2018.

RE: proposed changes to the City's Zoning By-law provisions for the Marysfield Neighbourhood

1) "Minimum Dwelling Separation" proposal of 15m.

I would suggest that this obligation should be framed to place the burden equally on all neighbours. Consequently, while the minimum separation of 15m would be a nice to have or "ultimate goal", this should only be enforced by requiring the minimum distance from a property line to be 7.5 meters for each dwelling so as not to unduly penalize one neighbour over another who has built too close to the property line. For example, it would be unfair to require a property owner that intends to build a new home on a vacant lot or to demolish and construct a new home and require that property owner to be 15m from an existing neighbour where that existing neighbour is less than 7.5m away from the property line.

2) "Maximum lot coverage" proposal of 7%.

First, the lot coverage for smaller lots in regular subdivisions (Vales of Castlemore, etc.) is much higher than that (most likely 50% or more). Second, it is intuitive that one would want to buy a larger lot than your typical 50x120 lot to be able to build a larger home. Given that one acre is about 40,000 sq. ft., a 7% footprint would only allow a one-storey home of 2,800 sq.ft. And, given that the footprint of the garage is also included in that 2,800 sq. ft., then a four-car garage of about 1,000 sq. ft. would reduce the footprint allowed for a one-story home to 1,800 sq.ft.. That would result in a significantly inefficient use of the one-acre property.

Consequently, I would suggest that if a "Maximum lot coverage" must be proposed, it would be much higher and possibly more in the range of 20%. This would allow for a maximum coverage of 8,000 including garage space. Also, no info is given on how other structures such as pool enclosures or sheds are to be treated. I presume that any maximum lot coverage proposal does not include these ancillary structures.

3) "Minimum Building Height"

I assume that this was intended to read "Maximum Building Height"? Given the current trend towards higher ceiling heights (10 feet or 12 on main floor with 9 or 10 feet on second floor and 9 feet in basement) I would suggest that the maximum building height be modernized to add at least 2 metres to take into account the trend from standard 8 foot ceilings in the past to the current standards.

4) "Minimum Landscaped Open Space"/ "Minimum Soft Landscaped Open Space"

Is there any flexibility for circular driveways in these calculations?

9.13-117

Thanking you in advance for the opportunity to participate in this process.

Please feel free to contact me if I can be of further assistance.

On Thursday, October 11, 2018, 4:34:53 p.m. EDT, Gervais, Michelle <Michelle.Gervais@brampton.ca> wrote:

Thank you Vito for your comments. I wanted to let you know that I have received them.

Michelle Gervais, MCIP, RPP

Policy Planner, Planning and Development Services Department

City of Brampton | 2 Wellington Street West | Brampton, Ontario | L6Y 4R2

T: 905.874.2073 E: michelle.gervais@brampton.ca

Our Focus Is People 

From: VITO DITARANTO
Sent: 2018/10/11 4:07 PM
To: Gervais, Michelle <Michelle.Gervais@brampton.ca>
Subject: Re: Marysfield Neighbourhood Character Review Study

Hi Michelle,

In response to your request for comments re: the Marysfield Study, please see my comments below and attached. Thanking you in advance for the opportunity to participate.

To the attention of: Michelle Gervais

Hi Michelle,

Thank you for the invitation to attend the Marysfield Neighbourhood Character Review presentation made by SGL Planning and Design Inc. (SGL) on September 13, 2018 at the Professor's Lake Recreation Centre in Brampton.

I am writing in response to SGL's request for comments.

I note that the Notice of Public Open House described the "Project" as an undertaking (the Toronto Gore Density Policy Review) to consider both the existing established estate residential community with a focus on protecting community character and also the undeveloped estate residential lands to determine if there is potential to introduce more urban densities on full urban services to this part of the City.

The "Project" also mentioned the undertaking of the Marysfield Character Review which is also underway to recommend new policies and zoning provisions for both severances and new development to better protect and maintain the important elements that contribute to the identity of the Marysfield Neighbourhood.

Here are some of my comments for the "Project" and the Marysfield Character Review:

1) Scope of the "Project"

Not too long ago, the City had promised to undertake a study to determine whether or not there was potential for some property severances in the Toronto Gore area, particularly for those lots with extensive frontages, corner properties, etc. I would assume that this concept is still being considered as part of this "Project". In other words, I would assume that the scope of the "Project" is not to simply focus on undeveloped estate residential lands but also includes consideration of the potential to introduce more densities on some developed estate residential lands –particularly those already on urban services and major corridors- and which can accommodate more density.

2) The connection between the Toronto Gore Density Policy Review and the Marysfield Character Review is not entirely clear.

One can only assume that the outcome of the Marysfield Review will be used as a model for the rest of the Toronto Gore. However, you should note that there is a significant difference in the manner in which the two areas have evolved.

For example, it was evident from the presentation that while Marysfield started with lot sizes of about two acres, many of the lots have been severed and are now approximately one acre in size. Also, while one acre lots do exist in the area

outside of Marysfield they are scattered as opposed to adjacent to each other or in close proximity to each other as they are in Marysfield.

In addition, the number of current severance requests for the Marysfield area alone (6 out of 31 properties or almost 20%) are likely much higher as a proportion of the available lots than in the Toronto Gore and likewise the number of approved severances are also higher in Marysfield. Consequently, this history in Marysfield indicates that, over time, Marysfield has had the opportunity to evolve to accommodate the changing needs of that community. The same opportunity has not been provided for the remainder of the Toronto Gore with any severance proposal being outright refused and/or discouraged at the outset.

The introduction of new policies and zoning provisions in the Marysfield area could, if applied throughout the remainder of the Toronto Gore, disadvantage other Toronto Gore properties because they have not been given the same opportunity to evolve. In fact, many of my neighbours would welcome smaller lot sizes smaller given the time and cost to maintain the current two acre lots and the decreasing return from an enjoyment perspective of the larger lot. Now that higher density housing has surrounded the Toronto Gore and given that some properties have access to full urban services (particularly sanitary sewers) the concept of two acre lots is even less justifiable.

3) One rule fits all properties does not work

If new policies/ zoning provisions are proposed, it would be appropriate that they recognize the fact that there cannot be a "one rule fits all properties" approach and should specifically allow for exceptions to the rule.

In fact, in light of the Growth Plan/ Places to Grow Act which encourages higher density in areas where urban services already exist and/ or along transportation corridors, one would expect some flexibility, for example, for those Marysfield properties along Mayfield Road to be permitted to accommodate different housing (e.g. townhomes) or other development (e.g. potentially even a mix of low rise housing above commercial).

This flexibility would not only provide the City the higher density it needs to meet density targets, it would also permit an increase in other forms of housing (consistent with Brampton's housing plan) and provide for lower cost housing that helps the City become affordable and allows citizens (seniors/ young) the opportunity to remain in their community.

Allowing a different type of development for the properties along Mayfield would provide an added benefit to the Marysfield community by sheltering it from the traffic on Mayfield that is increasing on a daily basis.

4) Community Character

I am surprised at the way the term "community character" is used/ misused. It is obvious that community character depends on the "community" of the era.

In the case of Marysfield, community character today is much different from community character at its inception or even twenty years ago. The same can be said of the remaining Toronto Gore. This is not so much a reflection of the ethnic mix of the population but more due to economic (higher family incomes today) and social factors (larger families living together, adult children staying at home or married children living with parents), as well as, the urbanization of the area/ surrounding area.

You should also note that the battle cry for not allowing severances in the Toronto Gore area in the past was the need for the extensive septic systems that were required decades ago and the poor soil (clay) conditions. Consequently, with the advance of technology, much smaller systems can now be installed that perform the same function. Technology therefore also has an impact on "community character". Services now available to some properties in the Toronto Gore (including sanitary sewers and transit services), that were not available in the past, have a similar impact as new technology and will also impact the community character over time.

While I agree with protecting heritage buildings (and in some cases even heritage landscapes), I do not agree that the objective of any government policies/ zoning provisions should be to protect the elusive concept of "community character". If this was done in the past we would still be living in caves. If this was done in the past, then Marysfield would not exist in the first place.

In fact, the government policies/ zoning provisions should be progressive and accommodate the changing "community character". This is not to say that there cannot be a desire to have an area with larger lots in the City of Brampton but that desire should be driven by property owners rather than the City. In addition, there are plenty of lots that cannot currently be redeveloped because, for example, they do not have sufficient frontage or a significant portion of the property is in the flood plain. These would be better reasons to deny an application for severance than a need to preserve "community character".

I have also provided some comments in the attachment to this email.

Thanking you for the opportunity to participate in this process,

Vito DiTaranto

On Thursday, October 11, 2018 8:33 AM, "Gervais, Michelle" <Michelle.Gervais@brampton.ca> wrote:

Hello,

9.13-121

Gervais, Michelle

From: mspeel@
Sent: 2019/02/12 11:21 AM
To: Gervais, Michelle
Cc: mspeel(, stellato.maria(
Subject: RE: Marysfield Neighbourhood Character Review Study - Statutory Public Meeting - Monday, February 11, 2019 - Brampton City Hall

Thank you Michelle

I think the sole purpose of this study is designed so that no one will be able to sever there lots due to the unreasonable frontages that you are trying to impose on the property owners which want to sever.

You said in front of the Brampton conceal there were 2 properties that meet the 45 meter frontages after severance that is not true

The property on the corner 2 Marysfield rd. that you said can sever will not be able to sever due to the future widening of Mayfield rd. which will take 50 feet from there frontage.

The other property you mentioned after the meeting has a drainage drain running through it which redirects the run off water for all the properties north of it.

There have been lots that have been severed with the approval of Brampton city council and One with a 50 ft frontage which was approved by OMB .

This Study came about after the approval of 2 severances by Brampton council with 100 ft frontages, other home owners put requests in for severances which meet the requirements of the city council only after these were approved.

As you know there is a subdivision by Gold Park Homes coming which backs onto 5 of these properties on the east side of Marysfield rd. and they will all have lots between 30 and 50 frontages.

That means on a property like 28 Marysfield rd. which has a frontage of 268ft could have from 6 to 9 homes backing onto it, depending on lot there sizes. The other properties backing onto this subdivision will have the same so approximately 30 to 45 home or more backing onto 5 properties of Marsfield rd.

It is not unreasonable to sever lots with 200 ft frontages into 100 ft frontages or take the average of all the lot frontages to determine the served frontages . I'm not apposing the offsets and set backs that are being proposed or the 10 percent of lot coverages for houses only not including garages and out structures.

Like I said when I stood in front of the Brampton conceal you could make people who want to sever, add trees as part of the severance to maintain the look of the area and have some control of design of the homes and landscaping.

All the properties have the houses on one side of the properties because when the original plans of the Marysfield rd. community was designed it had 2 addresses for every lot and still due ,so that it could have been severed in the future by the home owners.

The average home that was built originally was between 700 sq. ft and largest 1100 sq. ft at that time ,and a lot of them have had additions added to them or have been demolished with a newer and bigger home on the property .

If planned properly the homes that could be built will make the community look even better than what is there now.

Thank you

Marcello Stellato

Please forward these comments to the planning comity to read

From: Gervais, Michelle <Michelle.Gervais@brampton.ca>

Sent: February 12, 2019 8:14 AM

Gervais, Michelle

From: ganga singh
Sent: 2019/02/16 1:02 AM
To: Gervais, Michelle
Subject: Character of marysfield neighborhood

Hello

I am writing on behalf of my parents who are owner of house number on Maryfield drive. They hope their comments will be taken into consideration regarding the characteristics of Mary's field neighborhood. My father says the neighborhood should not be turned in to a Heritage entity. He adds when when purchased this property 5 years back he purchased it with the intention to split the property between my sister and I. Furthermore he states that the lot severance should be allowed with the current zoning bylaw. He states when he came to Canada 20 years back his number one concern was "will I be ever able to afford a house in my new homeland Canada" he say that use to bug him every night. He dose not want the same pressure to be on his children. He says the proposed amendment to the city's official plan and zoning by-law for this neighborhood will restrict his ability to sever his lot and give equal opportunity to his future generation. Mr Gian Singh Mukta(owner house number) hopes his comments will taken in consideration.

Please reply to this email confirming you have received it.

Thank you

9.13-123

Speech to Planning Committee Feb. 11, 2019

Thank you Mr. Chairman and members of the planning committee.

My name is Dan O'Reilly and I would like to speak in favour of the SGL Planning report. Particularly encouraging is the suggestion the city explore the potential for a future cultural heritage landscape designation for Marysfield.

As way of background, I don't live specifically in the Marysfield subdivision. But I am a lifelong resident of Wildfield who has worked very hard to preserve its history and fabric for more than 20 years.

Wildfield is the last intact hamlet of the former Toronto Gore Township which was once dotted with picturesque hamlets and crossroad settlements such as Castlemore, Tullamore, and Coleraine. Those communities have been completely absorbed by urban sprawl and their identities lost forever.

It is the home of St. Patrick's Church, the second oldest church in the Archdiocese of Toronto and the first named after the saint in Ontario. In the 1860s an agricultural college was established in Wildfield and that was the forerunner of St. Patrick's School, the first Catholic school in Peel County, now Peel Region, and which still operates to this day.

And one of the first housing co-operatives in Ontario was established in Wildfield—the Marysfield subdivision, the subject of tonight's meeting.

That gives it the distinction and status of being an historic neighbourhood within an historic community and, I believe, the consultants recognize that fact.

In the early 1950s 14 young couples, most from Toronto, formed the Family Home Builder Cooperative which purchased approximately 200 acres of the Saint Patrick's Church farm to build their houses and establish the Marysfield subdivision.

One of those couples was Carl and Mary Finlay who would remain living there for the rest of their lives. It was only last year, following Mr. Finlay's death, that the house which he built with his own hands was sold and passed out of the family's possession.

A few years ago I interviewed Mr. Finlay about the creation of the subdivision. What he told me has direct bearing on the City of Brampton's decision on the consultant's report.

The houses those young couples built were based on Canada Mortgage and Housing Corporation plans, which had a number identification system. There were seven 314s, four 411s and three 248s, which were the bungalows.

They could pick the house plan they wanted, but not the lots. For that they drew straws. Large lots were designated around the perimeter of a rosary-shaped road and smaller ones

on the inside of that road. The layout and configuration and, most importantly, the lot sizes should be respected and adhered to.

That extremely critical objective can be achieved by implementing the consultant's recommendations.

One of the consequences of allowing unrestricted lot severances to continue—and the consultants did not say no severances—would be the irrevocable loss of trees of which have been planted over the decades and which have made Marysfield such a distinct and beautiful area. Drivers heading west along Mayfield Road towards Wildfield are probably not even aware there are houses behind those trees.

Judging by some of the comments made at previous open houses, some of the newer homeowners seem to believe they have “as of right” to do anything they want with their properties. That right does not exist and the rights of private property owners have to be balanced with the obligations a municipality has to ensure that the character of neighbourhoods, especially older ones with a rich history, is not eliminated.

At those open houses there were suggestions Marysfield is run down because of the small sizes of some of the houses. That is an outrageous falsehood. There is nothing wrong with a person or family living in a 1,200- to 1,500-square foot home. Thousands of Canadians were raised in these types of compact houses which are certainly more environmentally sustainable than the monster mansions now being built across the Greater Toronto Area.

One person even went so far to say that if the original homeowners were concerned about the heritage of Marysfield they shouldn't have sold their houses.

My rebuttal to that rather nonsensical statement is that things change in life. People get old, their children become adults and move away, and they have to move into senior citizens homes. They die. But history doesn't die.

Of course, it can be erased and that is exactly what will happen to the history of Marysfield if the city chooses to ignore the consultant's report.

Certainly, the Heritage, Planning & Development Services department considers Marysfield to have heritage merit. A few years ago representatives from the department took the time to interview Mr. Finlay and the information he provided was the source of an article in the 2016 Brampton Heritage Times newsletter. The title was: *Wildfield and the First Housing Cooperative in Ontario*. Hopefully, every member of the committee has or will read it.

It is my understanding that the department will or, as at least considering, installing a plaque or some form of heritage interpretive signage in the subdivision. Hopefully, that can be a priority project this year.

9.13-125

Marysfield was part of a bold, new step, along with housing co-operatives, to address the severe housing crisis of the immediate post Second World War Two era. Perhaps co-ops should be resurrected to tackle today's housing crisis. The integrity and placement of Marysfield speaks of another time and place. That is both historic and valuable.

Mr. /Madam Chairman, less than a 10-minute walk from these chambers is the historic and beautifully restored Alderlea House, which the City of Brampton had the foresight to save a few years ago. Please exercise that foresight when considering the future of Marysfield.

Indiscriminate redevelopment of downtown Brampton or other historic districts would not be allowed or even contemplated by the city and that same protection should be extended to Marysfield by endorsing all of the SGL recommendations.

Thank you.

Dan O'Reilly