

**ONTARIO MUNICIPAL BOARD**

1281216 Ontario Inc. (Intracorp) has appealed to the Ontario Municipal Board under subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, from Council's refusal or neglect to enact a proposed amendment to Zoning By-law 270-2004, as amended, of the City of Brampton to rezone lands respecting Part of Lots 14 and 15ND, Concession 7, EHS from "Recreational Commercial" and "Floodplain" to "Executive Residential, Valley Land and Parkette" to permit residential uses.

OMB File No. PL081113

1281216 Ontario Inc. (Intracorp) has appealed to the Ontario Municipal Board under subsection 22(7) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, from Council's refusal or neglect to enact a proposed amendment to the Official Plan for the City of Brampton to redesignate land at Part Lot 14 and 15ND, Concession 7 from "Recreational Commercial" to "Residential" to permit residential developments.

Approval Authority File No. C07E15.009

OMB File No. PL081175

1281216 Ontario Inc. (Intracorp) has appealed to the Ontario Municipal Board under subsection 51(34) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, from the failure of the City of Brampton to make a decision respecting a proposed plan of subdivision on lands composed of Part of Lots 14 and 15, Concession 7ND, in the City of Brampton.

Approval Authority File No.

OMB File No. PL081174

**WITNESS STATEMENT OF**

**O. BRYAN SMITH**

## Background

1. This witness statement has been prepared by:

O. Bryan Smith, OALA, CSLA  
Supervisor of Open Space Planning,  
Parks and Facility Planning Section, Community Design Division,  
Planning, Design and Development Department  
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2. I am the Supervisor of Open Space Planning in the Parks and Facility Planning Section, Community Design, Parks Planning and Development Division in the Planning Design and Development Department with the City of Brampton. I have over 24 years experience in a wide variety of land use planning matters, particularly with subdivisions. I have a degree in Landscape Architecture from the University of Guelph and am a member of the Ontario Society of Landscape Architects and a Member of Canadian Society of Landscape Architects since 1985. A copy of my curriculum vitae is attached to this witness statement as Attachment "A".

All of the issues discussed below are items that are the shared responsibility between my Section of this Division (Parks and Facility Planning) and the Open Space Design and Construction Section, also within the Community Design Division.

3. My evidence will focus on the draft plan of subdivision submitted by Candevcon Limited, revised January 24, 2008. I will address issues contained in the December 1, 2008 staff report and In accordance with the issues list, I will be referring to and providing evidence opinion with respect to issues 17 and 20. I will be referring to the 1993 Official Plan, the Vales of Castlemore Secondary Plan, a design brief prepared by MBTW Group dated March 7, 2008 and the Design Workbook for Brampton's Upscale Executive Housing. The following is a summary of my opinions regarding the above noted issues to which I will provide testimony at the scheduled OMB hearing.
4. **Issue No. 17:** *Does the proposal meet what is required of the City's upscale executive housing policy framework i.e. in terms of streetscape, architecture dwelling unit in detail including exterior wall materials, and colours, roof treatments, window detailing, treatments of garages, landscaping features, integration of the open space system, window streets?*

This question involves both architectural and landscape related matters and I will address the landscape issues. Peter Gabor from our Urban Design and Special Projects Section, the 3<sup>rd</sup> section that makes up the Community Design, Parks

Planning and Development Division, will address those architectural issues in his witness statement.

The design and implementation of the landscape features as proposed in the Design Brief prepared by MBTW Group/ Watchorn Associates dated March 7, 2008 generally includes, but is not limited to, discussion on the provision of park blocks, gateway features, vista blocks, SWM ponds, protection of existing vegetation and the integration of the open space system into the proposed residential draft plan. It will be my evidence that the information shown in the Design Brief document does not provide sufficient detail and, in some cases, does not provide the desired amount or type of enhanced landscape features required to meet the criteria for executive communities as required in the City's Official Plan.

Examples of this include, but are not limited to, provision of a high quality shade structure or arbour feature in the neighborhood park, a small gazebo /arbour lookout area in vista blocks, enhance landscaping along the proposed residential development/golf course frontage, section and elevation plans for each of the entrances features, the locations of significant vegetation and where it is proposed to be retained, decorative metal fencing with masonry columns to be provided at window roads, and the required enhanced landscape elements and decorative planting for the stormwater ponds.

In addressing the issues identified I will be referring to the 1993 Official Plan, as well as the current in force Official Plan, the Vales of Castlemore Secondary Plan, a design brief prepared by MBTW Group dated March 7, 2008 Upscale Executive Housing Study prepared by the MBTW Group, September 14, 1999, the Design Workbook for Brampton's Upscale Executive Housing, September 2000, OP93-130 and its supporting documentation. I will provide further details and enhance upon my opinion, as part of my oral testimony.

5. **Issue No. 19:** *What weight, if any, should be given to whether the design brief explores sufficient opportunities for the implementation of Low Impact Development?*

The 1993 Official Plan identifies the protection of the quantity and quality of ground water resources and promotes the use of stormwater Best Management Practices such as infiltration measures to achieve a best fit of design and technology to promote environmental objectives.

The Urban Design Brief document submitted by the applicant recognizes that the Vales of Castlemore community is one of 7 designated Executive Communities in Brampton that are to be designed as an attractive, high quality community of executive housing that respects existing neighbouring estate residential housing, protects the health and viability of the watershed ecosystem and promotes sustainable community living. The Design Brief discusses on page 1 an Environmental Sustainability program which contains elements that could be considered as LID (Low Impact Development) that would include rainwater harvesting and Biofiltration strategies; bio-swales and water infiltration;

permeable paving; Energy Star Housing; and a 'green' home-owner education package.

While these LID/ best management practices are not intrinsic to the requirement for the delivery of a superior executive housing development, they were proposed and promoted by the applicant in their design brief to promote sustainable community living, and as such are not adequately explored in this document. Many of the elements relating to LID design pertain to engineering components of the plan which we are not in a position to comment based on the lack of detail provided in the current Design Brief submission. Further detailed information from the applicant and evaluation is required for the review of the proposed LID features to assess their potential merits and implementation, which may impact on the open space/ park planning for the community and this would be done in conjunction with consultation with our Development Engineering Division in Planning, Design and Development.

6. **Issue No. 20:** *How much weight should be given to whether the potential trail connections conform to the City's Pathways Master Plan and provide appropriate pathway connections to the surrounding community?*

The Community Design Parks Planning and Development Division's comments requested that the applicant identify potential pathway connections from this development to the surrounding lands with a pedestrian circulation plan. The Pathways Master Plan (2006) identified a primary, off road (Class 1) multi-purpose, linear pathway within the West Humber River (West Branch) valley from the lands to the south of this application, through the valleyland within this application and connecting to Countryside Drive. This connection would naturally occur if and when the Castlemore Golf Course ceased operations, making available the lands for passive recreation including trail development. The pedestrian circulation plan was intended to identify how the subject lands would be able to gain access to that ultimate scheme and how, in general, pedestrian movements would be facilitated in the interim. This issue was not sufficiently addressed in the Design Brief submitted.

All of which is respectfully submitted



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O. Bryan Smith, OALA, CSLA