

**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  
Peter Gabor**

**Background**

1. This witness statement has been prepared by:

Peter Gabor, B.Arch, MRAIC, LEED®AP  
Urban Designer  
Urban Design and Special Projects  
Community Design, Parks Planning & Development  
Planning Design & Development  
City of Brampton  
2 Wellington Street West  
Brampton Ontario L6Y 4R2  
Tel.: 905-874-3669

## 2. Qualifications

- B.Arch (with Distinction), Carleton University, 1994
- Member Royal Architectural Institute of Canada
- Intern Associate, Ontario Association of Architects
- Urban Designer, City of Brampton, responsible for the review of urban design and built-form issues for development applications.
- 15 years experience with architectural and urban design firms in Ontario
- Participated in numerous urban design and community master plan projects at various stages of development and responsibility.
- In the past 5 years, participated in the planning, urban design, and visioning of 15 residential subdivisions and blockplans ranging in size from 200 to 2500 acres, including upscale and estate residential developments.
- Provided privately administered Architectural Control Review and approval for large residential subdivisions in the GTA.

3. My evidence before the Ontario Municipal Board 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. In accordance with the issues list, I will be referring to issues **16, 17, 18, and 22.**

I will be referring to:

- The 1993 Official Plan
- The Vales of Castlemore East Community, Detailed Community Design Guidelines, dated October 2003
- The design brief prepared by MBTW Group dated March 7, 2008;
- The Development Design Guidelines (DDG's), Chapter 7
- 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.

## ISSUES

4. **Issue 16:** Does the application meet the current standards of urban design set out in the City's applicable Official Plan?

In my opinion, the application does not meet the applicable upscale executive housing urban design policies of OP4.1.2 in that:

- Lot sizes beyond 26 meters of lot width have not been provided, (policy 4.1.2.2 v);
- The desirable interface of appropriately sized lots abutting existing estate residential developments has not been achieved. (policy 4.1.2.2 vii);
- The application does not illustrate or describe with adequate certainty that a high quality of urban design, architectural treatment and streetscape expected of upscale executive housing areas will be incorporated into the fabric of the community, expressed by means of enhanced architectural character of individual dwellings (policy 4.1.2.2 xii).

I will provide evidence at the hearing that identifies the rationale for each of these requirements within the context of upscale executive urban design guidelines and why the proposed development fails to meet these requirements from the perspective of the City.

5. **Issue 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?

In response to the OP's directive that the City shall assist the detailed upscale executive housing study process by developing a Workbook of alternative detailed development performance standards and design features for upscale executive housing communities (policy 4.1.2.8), City Staff developed the "Design Workbook (the Workbook) for Brampton's Upscale Executive Special Policy areas".

City staff has used the Workbook since 2002, and is the standard for assessing upscale executive housing development applications.

Community Design Guidelines and Urban design briefs prepared by applicants over the past seven years, including the design brief prepared by MBTW Group dated March 7, 2008, reference the Workbook as a key source of planning and detailed design criteria for upscale executive communities and housing.

The Workbook establishes design principles and considerations for the development of upscale executive housing including essential design features such as:

- Minimum percentages of anchor and core lots;
- The minimum depth for all lots;
- Establishing a consistent streetscape character on both sides of a street through the provision of a maximum lot width differential;
- Promoting façade variety along the streetscape by limiting the repetition of standard model elevations.

In this regard it is my opinion that the subject proposal does not meet the design principles required of upscale executive housing areas as outlined in the Workbook.

The Workbook also establishes essential design criteria for the design of individual dwellings including:

- Treatments for the reduced prominence of garages on core lots;
- Alternative garage treatments and typologies for dwellings on 21 meter and larger anchor lots;
- Provisions to achieve a variety of dwelling and garage design typologies;
- Provisions for minimum roof slope and high quality, premium roofing materials;
- Provisions for high quality exterior wall materials.

It is my opinion that the Design Brief document prepared by MBTW Group dated March 7, 2008 in support of the subject proposal fails to illustrate or describe high quality and distinct housing forms as required by the OP, that meet the criteria for upscale executive housing areas established in the Workbook, and as further described in my response to the following item.

6. **Issue 18:** Does the design brief achieve the vision for this area of the City to be a high quality upscale executive residential development in Brampton?

In my opinion, the design brief does not provide sufficient architectural design criteria to determine if the high standards of quality and distinct housing forms necessary of an upscale executive residential development in Brampton will be achieved in this development.

The brief makes references to the Design Workbook (the Workbook) for Brampton's Upscale Executive Special Policy areas, and the October 2003, Vales of Castlemore East Community, Detailed Community Design Guidelines (CDG's). It will be shown that in numerous instances, architectural design criteria essential to the delivery of upscale executive

housing is either not provided in the brief or is described to a lower standard than the criteria established in the Workbook. Furthermore, terminology used in the 2008 brief is not consistent with the referenced CDG's. As such, it is not determinable that appropriate upscale executive housing forms will be realised.

Since the approval of the CDG's, and the development of the Workbook, the City has reviewed and approved other upscale executive developments in Brampton and based on that experience, the City has further refined the principles and further detailed the criteria that are to be applied to new upscale executive areas. These principles and criteria, which are not reflected in the March 7, 2008 design brief, were provided as detailed comments, following a review of the brief, and contained in Appendix 6 of the December 1, 2008 staff report.

7. **Issue 22:** Does the application represent an appropriate form of development for this site given the City's Official plan policies?

## **CONCLUSION**

In my opinion, the application does not represent appropriate development for the site for the reasons stated in response to the preceding issues, and fails to provide the necessary assurance that the expected quality of development will be delivered, particularly in regard to the following:

- The configuration of development parcels and estate lots along Tortoise Court represents a unique opportunity in Brampton for exemplary upscale executive housing with appropriate transition of lot size
- The need for an appropriate interface to surrounding areas requires even greater attention paid to architectural detail, quality of materials and enhanced upscale and harmonious streetscapes.

- Allow for the adequate implementation of the Architectural Control process as established in the DDG's.

All of which is respectfully submitted

A handwritten signature in black ink, appearing to read "Peter Gabor", written in a cursive style.

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Peter Gabor, B.Arch, MRAIC, LEED®AP  
Urban Designer

Urban Design and Special Projects  
Community Design, Parks Planning & Development  
Planning Design & Development  
City of Brampton

# Peter Gabor, B.Arch, MRAIC, LEED®AP, Intern Architect

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## EDUCATION

1994

- Graduated with distinction from Carleton University School of Architecture
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## PROFESSIONAL MEMBERSHIPS AND QUALIFICATIONS

- Intern Architect with the Ontario Association of Architects
  - Member of the Royal Architectural Institute of Canada
  - US Green Building Council, LEED® 2.0 Accreditation
  - MMAH Ontario Building Code Qualification for Small Buildings & Legal/Process
- 

## PROFESSIONAL EXPERIENCE

2008 – Present

***City of Brampton, Planning, Design & Development, Community Design Section.  
Urban Designer***

- Provided urban design review of development applications; Site Plan Approvals, Community Design and Urban Design guidelines and briefs.
- Provided Architectural Control review for custom houses.
- Coordinated with colleagues in other disciplines; landscape architecture, policy and development land use planning, transportation and engineering.
- Participated in ongoing City-driven initiatives: Architectural Control review compliance protocol, implementation protocol.
- Participated in special projects including: Urban Design Awards; Main Street North Urban Design Guidelines; City Owned Heritage Buildings projects.

2006 – 2008

***Associate, Martin Associates Architects, Toronto, ON  
Project Architect***

- Various projects, Exhibition Place, Toronto, ON
- 1907 “Music Building” – performance enhancement and heritage roof restoration.
- 1931 Art Deco “Horse Palace” – exterior stone cladding, heritage restoration.

## ***Urban Design***

- Urban Design layouts, prototype buildings, production of digital and physical models and visualizations for various GTA sites, ranging from 100 to 500 acres in support of rezoning and OPA applications and master environmental servicing plans.

**1999 – 2006**

## ***Intern Architect, Hotson Bakker Architects, Toronto, ON Project Architect***

- \$2M retail plaza in Barrie, ON
- \$600K renovations and additions to a private Muskoka residence.
- \$5M multi-unit residential - Williamson Gardens Town homes, Phase 2, Toronto, ON
- Water feature restoration projects, Exhibition Place, Toronto, ON

## ***Heritage***

- John Street Roundhouse - Adaptive Re-Use & Rehabilitation Strategy - Trizec Hahn
- Peel Heritage Complex, Best Use analysis, Brampton ON, - Region of Peel

## ***Urban Design***

- LeFroy Belle Ewart New Community for 25,000 residents, on 2500 acres, Innisfil, ON
- North Leslie Sustainable Community (200 acres), Richmond Hill, ON
- Bayview Somerset Secondary Area Planning Study, Ottawa, ON - City of Ottawa
- Parliamentary Precinct Urban Design Study, Ottawa, ON, - PWGSC
- Lebreton Flats Urban Design Guidelines for Private Lands, Ottawa, ON, - NCC
- Owen Sound Urban Re-Development Master Plan, - City of Owen Sound
- Saint John Waterfront Strategic Plan, Saint John, NB, - Saint John Dev. Corp.
- Architectural Control Guidelines & Review – Fletcher's Meadow, Brampton, The Community of Spring Valley, Brampton, Sonoma Heights (WEA), Vaughan among others in the GTA.

## ***Competitions***

- \$200M Bank Street Building, Site Infrastructure, Parliament Hill, - PWGSC
- \$76M Vaughan Civic Centre, Vaughan ON, - City of Vaughan
- Lebreton Flats Phase One Dev. Parcels, Ottawa ON, - Minto Developments

**1996 – 1999**

***Designer, Canadian Imperial Bank of Commerce, Development Corporation***

- Redesign and implementation of retail banking centres across the GTA.
- Conceptual modelling, renderings and animations, Schematic design drawings.

**1995 – 1996**

***Intern Architect, Moffat Kinoshita Architects Inc, Hamilton, ON***

- \$50M new and renovated buildings, Welland and Niagara Campuses of Niagara College.

**1994 – 1995**

***Intern Architect, Cecilia K. Humphreys Architect, Ottawa, ON***

- Site and project administration, heritage renovation and addition to La Maison de l'aquille Sagesse, a 19th century convent in Ottawa, ON.

15 years experience with leading edge digital and computer visualization tools and software from desk top publishing to CAD and modelling programs, as well as media authoring, and animation software.