

## ATTACHMENT 10 – RESULTS OF PUBLIC MEETING

### Results of Public Meeting (July 31, 2023)

#### OZS-2023-0014 and OZS-2023-0015

#### **Members Present:**

Regional Councillor M. Palleschi - Wards 2 and 6  
Deputy Mayor Singh - Wards 9 and 10  
Regional Councillor R. Santos - Wards 1 and 5  
Regional Councillor P. Vicente - Wards 1 and 5  
Regional Councillor N. Kaur Brar - Wards 2 and 6  
Regional Councillor D. Keenan - Wards 3 and 4  
Regional Councillor M. Medeiros - Wards 3 and 4  
Regional Councillor P. Fortini - Wards 7 and 8  
Regional Councillor G. Toor - Wards 9 and 10  
City Councillor R. Power - Wards 7 and 8  
Mayor Patrick Brown (ex officio)

#### **Staff Present:**

Steve Ganesh, Commissioner, Planning Building and Growth Management

Allan Parsons, Director, Development Services

David Vanderberg, Manager, Planning Building and Economic Development

Angelo Ambrico, Manager, Development Services

Francois Hemon-Morneau, Planner, Development Services

Emma De Melo, Planner, Development Services

Peter Fay, City Clerk

Charlotte Gravlev, Deputy City Clerk

Clara Vani, Legislative Coordinator

#### **1. Call to Order**

The meeting was called to order at 7.11 p.m. and adjourned at 10:48 p.m. As this Planning and Development Committee Meeting was conducted with electronic and in-person participation by Members of Council, the meeting started with calling the roll for attendance at the meeting, as follows:

Members present during roll call: Regional Councillor Palleschi (Chair), Deputy Mayor Singh, Regional Councillor Santos, Regional Councillor Toor, Regional Councillor Vicente, Regional Councillor Keenan, Regional Councillor Brar, Regional Councillor Medeiros, Regional Councillor Fortini, and City Councillor Power.

Members absent during roll call: Nil

### **Item 5.2**

Staff Presentation re: Application to amend the Official Plan and Zoning By-law, KLM Planning Partners on behalf of Metrus Central Properties Inc., 0/1750 Steeles Avenue West, File: OZS-2023-0014, Ward 4

Emma Demelo, Planner, Development Services, presented an overview of the application that included location overview, area context, development proposal, official plan designation, secondary plan designation, zoning by-law, zoning bylaw amendment, planning framework summary, issues and opportunities, and next steps.

21 delegates addressed Committee and expressed their views, suggestions, and questions with respect to the subject application.

Committee consideration of the matter included concerns from the residents with respect to following:

- concerns with the setbacks of the buildings
- privacy for residents
- existing home values will be decreased
- damage to homes in the area
- residential streets will be expected to support shortage of parking spots
- congestion on the roadways
- noise level during construction
- safety of the children during school hours
- concerns about the density that will be created by the number of buildings to be built
- loss of enjoyment of their homes
- lack of schools, hospitals, grocery stores, community centers and parks in the area
- elderly residents safety at risk
- lack of information provided to the residents
- insufficient transit in the area
- traffic study should be completed while schools are in operation
- shadowing effects

### **Item 5.3**

Staff Presentation re: Application to amend the Official Plan and Zoning By-law, KLM Planning Partners on behalf of Metrus Central Properties Inc., 1735 Steeles Avenue West, , File: OZS-2023-0015, Ward: 6

Emma Demelo, Planner, Development Services, presented an overview of the application that included location overview, area context, development proposal, official plan designation, secondary plan designation, zoning by-law, zoning bylaw amendment, planning framework summary, issues and opportunities, and next steps.

Six delegates addressed Committee and expressed their views, suggestions, and questions with respect to the subject application.

Committee consideration of the matter included concerns from the residents with respect to following:

- shadowing effects
- expansion of Steeles Avenue and Financial Drive
- lack of sufficient grocery stores, long term care facilities, recreation centers, parks, hospitals, and schools
- residential streets will be expected to support shortage of parking spots
- increased crime
- existing home values will be decreased
- congestion on the roadways
- noise level during construction
- safety of the children during school hours
- lack of transit in the area
- concerns of about the number of buildings proposed
- insufficient transit in the area
- overcrowding

#### Staff Response to Comments

Comments have been provided by members of the public for both files at Mississauga and Steeles Avenue (OZS-2023-0014 and OZS-2023-0015). 27 delegations were made by the public and 37 written correspondences were provided.

#### Rezoning of Land-Use Designations

##### *Issue:*

The proposed development requires existing employment lands to be redesignated to permit a mix of uses including residential units. Homes in the surrounding community will be impacted by additional residential dwellings on subject lands. Furthermore, a loss in employment lands in this area is not ideal due to highways in the vicinity of subject lands and potential for an increase in number of jobs in the area.

##### *Response:*

This area is located within the Steeles at Mississauga Primary Major Transit Station Area (MTSA). There are 27 total MTSA's in the City and established in coordination with the Region of Peel and the City. MTSA's are lands located within 500-800m metre radius of a transit station or stop (along existing or planned transit corridor). Compact urban forms with a diverse mix of land uses are contemplated for these MTSA's to support the existing and planned transit and active transportation infrastructure and create a walkable community. The northern parcel (OZS-2023-0014) is zoned, Office Commercial – Section 2027, which permits a variety of office uses. The southern parcel (OZS-2023-0015) is zoned Agricultural – Section 2561 which permits a garden centre sales establishment and other purposes permitted in an Agricultural zone. The proposed zoning by-law amendment will incorporate similar office commercial uses while also establishing residential permissions (for apartments and townhouses) and Open Space uses (for proposed parks). This will assist in creating a mixed-use development in a MTSA that is transit-oriented, walkable, creates jobs and provides housing units. The City's people and jobs per hectare goals is expected to be exceeded through the implementation of the proposed development.

## **Building Design and Integration into Existing Neighbourhood**

### *Issue:*

The design of the proposed building should be integrated into the existing residential community consisting of predominantly single detached and townhouse dwellings. The proposal does not align with the existing neighbourhood, will shadow adjacent residential properties, cause privacy issues, and doesn't "fit" with the surrounding neighbourhood.

### *Response:*

The proposed development has regard to transition with nearby properties. Supporting studies such as Urban Design Brief, Sun/Shadow Study and 45-degree angular plane elevations (from Financial Drive, Olivia Marie Road and from existing neighbouring lands) were submitted to assure appropriate transitions in building height and scale from taller buildings proposed on the subject site to nearby low-rise residential properties.

The Urban Design Brief describes the development vision for the lands as well as built form principles that guide the project such as building heights, massing and orientation and building materials and design.

In addition to this, a Sun / Shadow Study was prepared for both applications to illustrate shadow impacts to nearby residential community, outdoor amenity area (ie. school yard, park) and residential private outdoor amenity areas. The shadow impacts are assessed at the following intervals, 9:30AM, 12:30PM, 3:30PM on the spring (March 21) and fall (September 21) equinoxes as well as winter (December 21) and summer solstices (June 21). It confirmed that minimal shadow impacts were created. In March and June, shadowing impacts to the residential dwellings to the east and south of the development were observed at 6:30PM only. In September, shadowing impacts to the residential dwellings to the east were observed at 3:30PM which expanded further to the southern properties at 6:30PM.

The proposed zoning by-law also provides site-specific performance standards to regulate the height and setbacks of the proposed development.

## **Construction Impacts**

### *Issue:*

Construction resulting from the proposed development will result in disruptions to the surrounding residential neighbourhoods.

### *Response:*

All construction activity associated with the proposed development will occur-on-site. However, some noise and dust can be expected during construction. The applicant is required to adhere to City By-laws in place regarding noise to minimize disruption to the local community during construction.

## **Impact on Existing Public Services and Accommodation for Future Residents**

### *Issue:*

There will be further strain on existing community services that are currently over-capacity on schools, hospitals, walk-in clinics, daycares, etc.

*Response:*

The development of the subject lands will be phased in over many years, and adjustments to local schools will likely be needed over time to accommodate students in this proposed community. The Peel District School Board and Dufferin-Peel Catholic District School Board have informed that students may need to be accommodated in temporary facilities and/or bussed to a school in adjacent neighbourhoods. It is common practice for both school boards to bus students to nearby schools where there may be capacity limitations at the local schools.

In terms hospitals and walk-in clinics, the proposed zoning for the northern parcel (OZS-2023-0014) contemplates a variety of permitted commercial uses on the lands, on portions of the land designated for commercial, including a health or fitness centre, animal hospital and/or a veterinary clinic and a medical professional office. This application is reviewed on the merits of criteria set out in the "Planning Act" and City, Regional and Provincial policies regarding land use planning.

Furthermore, this proposed zoning for the northern parcel (OZS-2023-0014) contemplates a variety of commercial uses on the lands, on portions of the land designated for commercial, including a day nursery. This application is reviewed on the merits of criteria set out in the "Planning Act" and City, Regional and Provincial policies regarding land use planning. Public services near by the lands include the Brampton Library (South West Branch), Fire Station 212 and Peel Regional Paramedic Services. When and if there are capacity issues, it is anticipated that over time, these facilities will be accordingly expanded.

**Traffic Impacts and Parking Issues**

*Issue:*

The proposed development will result in an increase in traffic and parking issues. There is not enough parking provided on the subject property to accommodate the parking demand that will result from the proposed development.

*Response:*

A Traffic Brief was prepared by R.J. Burnside & Associates Ltd. in support of the application in October 2023 to assess the potential impact of traffic generated by the proposed development and to demonstrate capacity in the road network to accommodate projected traffic from the site, transportation demand management measures to discourage single-occupant vehicles and review proposed parking.

The report concluded that the proposed development and subsequent road network and access scheme can be accommodated within the existing road network with the appropriate mitigation. Furthermore, the study makes note of reduce parking rates being endorsed due to the site being within a designated Major Transit Station Area (MTSA).

The proposed parking ratio submitted by the applicant is still under review and will be finalized through a future Planning Act application (ie. Draft Plan of Subdivision or Lifting of the H Application). City Staff is working with the applicant to ensure that there is an appropriate ratio of resident and visitor parking spaces, which is regulated by the City's Zoning By-law. Traffic Staff will continue to review this document (through a future Planning Act application) to confirm these findings before clearance of the file is provided.

City staff always work to ensure that there are appropriate minimum parking requirements in new developments so that impacts to the adjacent neighbourhood are minimized.

## **Impact on Future Household Tenure and Potential Safety Issues**

### *Issue:*

The proposed development will introduce a variety of tenure types for residential buildings on subject lands.

### *Response:*

The tenure of the proposed residential buildings has not been confirmed by the Developer. There is a possibility that some of the units may be rental, while some may be condominium. Through a rezoning process, the City does not regulate the proposed tenure of a property, rather just the use (for example, residential or commercial). The site is currently underutilized and has been identified in the City's Official Plan as a Primary Major Transit Station Area (MTSA). MTSA's have a large role to play in helping Brampton achieve its municipal housing pledge of creating 113,000 new housing units by 2031.

Regardless of the tenure, at the site plan stage, there will be regard to the provision of appropriate lighting, informal surveillance and incorporation of other Crime Prevention through Environmental Design (CPTED) principles.

## **Servicing and Infrastructure**

### *Issue:*

How will water and sewage infrastructure service the proposed development?

### *Response:*

A Functional Servicing and Stormwater Management Report was prepared for the application to identify details for how the lands can be serviced with water and sanitary sewer, and with respect to stormwater drainage. Some review regarding the capacity of the existing public infrastructure is still to be completed, and staff have therefore appropriately noted strategies whereby we can be assured that construction of the proposed development will not proceed until servicing capacity is confirmed as being appropriate - such as through the use of a Holding provision, or a Section 34(50) of the Planning Act.

## **Decline of Property Values**

### *Issue:*

The proposed development may cause diminished value and appeal to surrounding neighbourhoods with vicinity to high-density residential buildings that may be of rental tenure.

### *Response:*

Planning staff cannot comment on the future potential valuation of land. This application is reviewed on the merits of criteria set out in the "Planning Act" and City, Regional and Provincial policies regarding land use planning. Further, there is no information that staff have seen to demonstrate that any comparable development would lead to reduced property values.

## **Loss of Greenspace**

### *Issue:*

The proposed development will result in loss of existing green spaces and wildlife habitats in the area. Introducing high-density development will cause additional environmental challenges such as air pollution and urban heat islands as well as cause damage to nearby protected lands and stormwater ponds.

*Response:*

There are no environmentally significant lands that comprise any portion of the subject site, such as wetland, valleyland, forested areas that are legislated to be protected from urbanization. The proposed development and its urban, intensified forms are more beneficial to the protection of the environment than if it were developed with lower densities that would lead to further urban sprawl. In this regard, using less land area to accommodate a greater amount of the population, leads to an ability to protect a greater amount of natural area. Further, the proposal includes landscape spaces as part of the mixed-use community that will provide open space for area residents and visitors. A total of five (5) park spaces are proposed which provide a grand total of 12.1 acres of greenspace. In addition to this, design considerations will be given to the landscape interface.