
RESULTS OF PUBLIC MEETING

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Planning and Development Committee
Regular Meeting – February 10, 2020 and August 22, 2022
City File Number – OZS-2019-0006

Members Present:

Regional Councillor M. Medeiros - Wards 3 and 4
Regional Councillor P. Fortini - Wards 7 and 8
Regional Councillor R. Santos - Wards 1 and 5
Regional Councillor P. Vicente - Wards 1 and 5
City Councillor D. Whillans - Wards 2 and 6
Regional Councillor M. Palleschi - Wards 2 and 6
City Councillor J. Bowman - Wards 3 and 4
City Councillor H. Singh - Wards 9 and 10
Regional Councillor G. Dhillon - Wards 9 and 10
Mayor Patrick Brown (ex officio)

Staff Present:

Allan Parsons, Director, Development Services, Planning, Building and Economic Development
Steve Ganesh, Manager, Planning Building and Economic Development
Nasir Mahmood, Development Planner, Planning, Building and Economic Development
Kelly Henderson, Development Planner, Planning, Building and Economic Development
Emma De Melo, Development Planner, Planning, Building and Economic Development
Angelo Ambrico, Development Planner, Planning, Building and Economic Development
Peter Fay, City Clerk
Tammi Jackson, Legislative Coordinator
Clara Vani, Legislative Coordinator

Staff Report:

Angelo Ambrico, Development Planner, Planning, Building and Economic Development, presented an overview of the application that included the location of the subject lands, area context, proposal, and next steps.

A Statutory Public Meeting for this application were held on February 10, 2020 and August 22, 2022. There were two (2) members of the public in attendance to speak to this item at the statutory public meeting. A Written correspondence comprising signatures from four (4) members of the public were received and presented at the Planning and Development Committee Meeting.

At public meeting area residents provided their views, suggestions, concerns and posed questions with respect to built form, height and transition, pedestrian safety and traffic and speeding as well as the appropriateness of the proposed development. In addition, one of the resident referenced a petition dated February 7, 2020 that was submitted at

a previous meeting on February 10, 2020. Committee commented that due to high density proposal for this area it may be difficult to add public transit.

Built Form and Compatibility with Existing Neighborhood

Residents raised concerns that the development is not compatible to the existing neighborhood.

Response: Planning Staff have reviewed the application and the submitted Planning Justification Report and is of the professional opinion that the proposed development is satisfactory based on the applicable provincial, regional and local policies. This includes the Provincial Policy Statement which supports the efficient use of land and resources through intensification, as well as the Growth Plan for the Greater Golden Horseshoe which promotes redevelopment and intensification near Main Street.

The proposed development satisfies the 45-degree angular plan by 'stepping' the building. Providing a sensitive transition to the abutting low-density residential neighbourhood and mitigating shadowing and privacy by the proposed development. In addition, the applicant revised the proposal to provide considerable rear yard setbacks which creates and opportunity for additional buffering through vegetation or tree planting which will be further refined through the forthcoming Site Plan application.

Traffic Concerns

Residents had raised concerns with regards to increased traffic on Clarence Street through the proposed development.

Response: The Traffic Impact Study submitted pertaining to this application was reviewed and approved by Traffic Planning Staff. The Traffic Impact Study prepared to assess the proposed development proposes a 15-metre left-turn lane for the site access, with a two-way left-turn lane transition into the westbound left-turn lane at Centre Street/Sterne Avenue. The westbound left-turn lane at the site access would directly transition into the eastbound left-turn lane at Centre Street/Sterne Avenue. It found that the impacts from additional traffic from the development is acceptable.

Safety Concerns

Residents had concerns with pedestrian safety due to the vehicular access to the proposed development to the site.

Response: The proposed development includes connections to existing sidewalks and nearby public transportation systems thereby encouraging walking and engagement with public transit as priority options for alternative modes of transportation while addressing safety concerns.