

Results of Public Meeting (September 12, 2022) and Correspondence Received

OZS-2022-0034

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

Members Absent: 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  
Andrew McNeill, Director, City Planning and Design  
Steve Ganesh, Manager, Planning Building and Economic Development  
Alex Sepe, Planner III, Planning, Building, and Growth Management  
Department  
Madhuparna Debnath, Planner III, Policy, Planning Building and Growth  
Emma De Melo, Development Planner, Planning, Building and Economic  
Development  
Peter Fay, City Clerk  
Charlotte Gravlev, Deputy City Clerk  
Clara Vani, Legislative Coordinator  
Chandra Urquhart, Legislative Coordinator  
Tammi Jackson, Legislative Coordinator

**Item 5.2**

Staff Report re: Application to Amend the Zoning By-law and Draft Plan of Subdivision, Blackthorn Development Corp - Seven Developments Inc., Ward 9, File: OZS-2022-0031 Items 6.2 and 11.1 were brought forward at this time.

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

The following delegations addressed Committee and expressed their views, suggestions, concerns and questions with respect to the subject application:

1. Stephanie Lippa, Brampton Resident

## **Staff Response to Comments**

The application has received input and interest from the surrounding community. Staff are in receipt of written correspondence from fifteen (15) residents, including two (two) petitions with a total of sixty-eight (68) signatures throughout the application review process. In addition to the Statutory Public Meeting, an additional meeting was held between City Staff and area residents on Thursday, October 20, 2022 at 10:30am to discuss the application and the planning process.

Comments in opposition to the application will be summarized below, followed by a response from staff where appropriate.

### **Traffic Impact and Parking**

The proposed development will result in an increase in traffic volume, on-street parking, and traffic accidents on Torbram and Steeplebush.

Response: A Traffic Impact Study (TIS), dated March 25, 2022 with a subsequent amending memo dated July 25 2023, was prepared by CGE Transportation Consulting to assess the transportation-related aspects of the proposed development. The report includes a review and assessment of the existing road network, traffic volumes, vehicle maneuvering and circulation. The Traffic Services department have reviewed the TIS and have found the document to be satisfactory. Any additional traffic concerns will be addressed during the site plan application process.

### **Loss of Greenspace and Tree Removal**

The proposed development is located on a currently vacant property which contains several mature trees.

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. An Arborist Report and Tree Inventory & Preservation Plan, prepared by Canopy Consulting., dated June 2023 was submitted by the applicant for staff to review. The Arborist Report identified eighty-nine (89) trees on the subject lands; five (5) of which are located within the municipal road allowance will be removed. Compensation guidelines for the removal of healthy tableland trees require one hundred and seventy-nine (179) replacement trees. A 'prior to registration' condition is applied to the draft plan of subdivision to require the owner to provide restoration-planting drawings that detail compensation plantings for the tableland trees removed to accommodate the development. For compensation plantings that are not able to be accommodated on site, Cash-in-Lieu will be provided for the difference at the site plan stage.

### **Construction Disturbance**

Construction disturbance within the Neighbourhood Comments were received from the public with regard to the increased construction in the neighbourhood.

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.

### **Decline of Property Values**

The proposed development may cause diminished value of the existing detached residential dwellings within the neighbourhood.

#### 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.