
RESULTS OF PUBLIC MEETING

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Planning and Development Committee
Regular Meeting – February 13th, 2023
City File Number – OZS-2022-0030

Members Present:

Regional Councillor M. Palleschi - Wards 2 and 6
Deputy Mayor H. 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

Members Absent:

Mayor Patrick Brown (ex officio)

Staff Present:

Steve Ganesh, Commissioner, Planning, Building and Growth Management
Andrea Peebles, Legal Counsel, Legal Services
Allan Parsons, Director, Planning, Building and Growth Management
Henrik Zbogor, Director, City Planning and Design
Doug Rieger, Director, Transit Development
Cindy Hammond, Director, Planning, Building and Growth Management
Michael Heralall, Director, Environment and Development Engineering
David Vanderberg, Manager, Planning Building and Economic Development
Claudia LaRota, Supervisor, Planning, Building and Growth Management
Alex Sepe, Supervisor, Development Services
Kelly Henderson, Supervisor, Development Services
David Monaghan, Supervisor, Public Works and Engineering
Shahinaz Eshesh, Planner, City Planning and Design
Michelle Gervais, Planner, City Planning and Design
Marco Gerolini, Planner, Development Services
Nitika Jagtiani, Planner, Development Services
Noel Cubacub, Planner, Development Services
Peter Fay, City Clerk
Charlotte Gravlev, Deputy City Clerk
Clara Vani, Legislative Coordinator

Staff Report:

Staff Presentation re: Application to Amend the Zoning By-law and for a Draft Plan of Subdivision, Argo Summer Valley Limited c/o Glen Schnarr and Associates Inc., 12197 Hurontario Street, Ward 2. File OZS-2022-0030

Items 5.3 and 11.4 were brought forward and dealt with at this time.

Marco Gerolini, Planner, Planning, Building and Growth Management, presented an overview of the application that included location of the subject lands, area context, proposal, official plan designation, secondary plan designation, zoning bylaw amendment, planning framework summary, issues and opportunities, and next steps.

The following motion was considered.

PDC021-2023

1. That the staff report re: **Application to Amend the Zoning By-Law and for a Draft Plan of Subdivision, Glen Schnarr & Associates Inc. / Argo Summer Valley Limited, 12197 Hurontario Street, Ward 2, File: OZS-2022-0030**, dated January 20, 2023, to the Planning and Development Committee meeting of February 13, 2023, be received;
2. That staff be directed to report back to the Planning and Development Committee with the results of the public meeting and staff recommendation, subsequent to the completion of circulation of the application and a comprehensive review of the proposal; and
3. That the following correspondence re: Application to Amend the Zoning By-Law and for a Draft Plan of Subdivision, Glen Schnarr & Associates Inc. / Argo Summer Valley Limited, 12197 Hurontario Street, Ward 2, File: OZS-2022-0030, to the Planning and Development Committee Meeting of February 13, 2023, be received:
 1. Louise DeLaat, Brampton Resident, dated January 26, 2023
 2. Mark Yarranton, KLM Planning Partners, dated February 8, 2023

Staff Response to Comments Received

Through correspondence received from members of the public and delegations at the Public Meeting for the application held on February 13th, 2023 concerns were raised with the following matters:

Concern Raised	Staff Response
Increase in local traffic	A Traffic Impact Study (TIS) was prepared by BA Group, which assessed the transportation, traffic, and parking issues with respect to the proposed development. Based on the analysis conducted, the forecasted vehicle traffic generated by the proposed development will have minimal impacts on the overall operation of the network.

<p>Access to the Town of Caledon portion of the subdivision from Hurontario Street</p>	<p>There were concerns from residents that the portion of the subdivision that is physically within the Town of Caledon should have direct access to Hurontario Street, rather than only have access through the City of Brampton limits. Staff consulted with the Ministry of Transportation to confirm if an access could be granted from Hurontario Street. The Ministry stated that this portion of Hurontario Street is part of the Highway 410 Controlled Access Highway Limits, and direct access to Controlled Access Highway Limits is not permitted. The portion of the subdivision that is within the Town of Caledon limits is considered landlocked and therefore can only have access through the City of Brampton. This is currently the same arrangement that is occurring with the Summer Valley Drive/Lightheart Drive/Donherb Crescent Subdivision within the Town of Caledon.</p>
<p>Cost sharing compensation for 43M-1276 land and construction Costs</p>	<p>Staff consulted with Legal and Policy staff to determine if a cost sharing condition should be imposed on the subject lands prior to the zoning bylaw enactment. It was concluded that there is no policy basis for the City to impose this condition. There is no block plan or secondary plan policies that require this condition. From a legal perspective, the original subdivision agreement has a “reasonable/best efforts clause”, where the City shall make reasonable efforts to impose on each of the owners of the “benefiting lands” cost sharing, where the landowners are to pay a proportionate share of the costs of the benefitting works to the original subdivision developer. However, within the subdivision agreement, there is a 15-year termination clause, which has since expired. It has been 25 years since the subdivision agreement has been registered. The subject lands are also not part of any City of Brampton Cost Sharing Agreement Areas.</p>
<p>Integration of development within existing neighbourhood</p>	<p>The development plans include eight (8) single detached dwelling units to build out the remainder of the vacant lands along Highwood Road and Hurontario Street. The dwellings are compatible with the existing residential uses in terms of tenure and building form. The two (2) units along Highwood Road are maintaining the same height standards, building setbacks, and lot configurations as the existing adjacent housing forms. The remainder of the six (6) units share compatible zoning standards with those units that share the same street frontage as the Town of Caledon portion of the subdivision. Proper vehicular and pedestrian access within the City of Brampton limits and the remainder of the development plan located within the Town of Caledon were coordinated with both municipal staff, regional staff, and the applicant.</p>