

**RESULTS OF PUBLIC MEETING**

City File Number: OZS-2022-0045

April 24, 2023

**Members Present via Virtual Option**

Regional Councillor M. Medeiros – Wards 3 and 4 **(Chair)**

Regional Councillor P. Fortini - Wards 7 and 8

Regional Councillor P. Vicente - Wards 1 and 5

Regional Councillor M. Palleschi - Wards 2 and 6

Regional Councillor R. Santos - Wards 1 and 5

Regional Councillor N. Kaur Brar - Wards 2 and 6

Regional Councillor D. Keenan - Wards 3 and 4

City Councillor R. Power - Wards 7 and 8

Deputy Mayor H. Singh - Wards 9 and 10

Mayor Patrick Brown (ex officio)

**Members Absent**

Regional Councillor G. Toor - Wards 9 and 10

**Staff Present**

S. Ganesh, Commissioner, Planning Building and Growth Management

A. Parsons, Director, Planning, Building and Growth Management

H. Zbogor, Director, City Planning and Design

C. Hammond, Director, Planning, Building & Growth Management

D. Vanderberg, Manager, Planning, Building and Growth Management

A. Ambrico, Manager, Development Services

M. Gervais, Planner, Planning, Building and Growth Management

A. Sepe, Planner, Planning, Building and Growth Management

S. Dykstra, Planner, Planning, Building and Growth Management

E. De Melo, Planner, Planning, Building and Growth Management

F. Hemon-Morneau, Planner, Planning, Building and Growth Management

T. Sidhu, Planner, Planning, Building and Growth Management

A. Ramsammy, Planner, Planning, Building and Growth Management

C. Sunny, Planner, Planning, Building and Growth Management

P. Fay, City Clerk

C. Gravlev, Deputy City Clerk

C. Vani, Legislative Coordinator

## Results of the Public Meeting:

A Planning and Development Services Committee meeting was held virtually and in person commencing at 7:00 p.m. with respect to the subject application. Notices of this meeting were sent to property owners within 240 metres of the subject lands in accordance with the *Planning Act* and City Council procedures. As indicated in the minutes of the meeting, there were two members of the public in attendance to speak to this item. Written correspondence from five members of the public were received throughout the review process. Concerns raised are presented and addressed in Table 1 below.

Table 1 – Response to matters Raised by the Public

<b>Matters raised by the public</b>	<b>Staff Response</b>
Impact on traffic and plans to manage congestion	<p>The Traffic Impact Study submitted pertaining to this application was reviewed and approved, subject to the recommendations listed in the report by both Traffic Planning Staff and the Region of Peel.</p> <p>The Traffic Impact Study prepared to assess the proposed development in comparison to the land uses utilized in the Block Plan Transportation Study. The report concluded that the proposed development and access scheme can be accommodated within the existing road network with the recommended improvements to the intersection of The Gore Road and Castlemore Road, as well as the proposed site accesses.</p> <p>In addition to the approved Traffic Impact Study, the proposed development is located in close proximity to existing and planned transit services which will aide future residents of the proposed high-density development in reaching community amenities, services, and destinations within and around the City.</p>
Noise generated by construction and operation of the proposed use.	<p>A Preliminary Noise Report was prepared by Candevcon Limited on behalf of the landowner was found capable of supporting the proposed high-density development.</p> <p>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</p>

	<p>place regarding noise to minimize disruption to the local community during construction.</p>
<p>Impact on existing public services (schools, parks, public transportation)</p>	<p>With regards to schools, both the Peel District School Board and Dufferin-Peel Catholic District School Board have advised that sufficient accommodation may not be available for all anticipated students from the area. Students may be accommodated in temporary facilities and/or bussed to a school in another neighbourhood. It is common practice for both school boards across the City to bus students to nearby schools where there are capacity limitations at the local schools. The need to bus students from the proposed development is not a unique situation to this proposed development only.</p> <p>Furthermore, this is one of twenty active applications submitted for Block Plan Areas 47-1 and 47-2. Collectively, the Block Plan is expected to accommodate 10,401 residential units with an expected population of approximately 35,987 people and will be a complete community which will include a variety of housing typologies, a range of employment areas, schools, parkland and trails and future improvements to necessary infrastructure including roads, transit, watermains, sanitary sewers and stormwater management ponds to accommodate the developments and forecasted population growth.</p>
<p>Decline of Property Value (concern regarding diminishing property value)</p>	<p>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.</p>
<p>The need of a bus terminal in Brampton East to accommodate current and future population growth</p>	<p>Transit Staff will continue to work with the developing landowners through Planning Act applications in Block Plan Area 47-1 and 47-2 to determine how best to accommodate future service requirements associated with the anticipated population growth for this area.</p>