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# RESULTS OF PUBLIC MEETING

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Planning and Development Committee  
Regular Meeting – October 23<sup>rd</sup>, 2023  
City File Number – OZS-2023-0010

### 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

### Staff Present:

Steve Ganesh, Commissioner, Planning Building and Growth Management  
Jeffrey Humble, Manager, Policy Planning  
David Vanderberg, Manager, Planning Building and Economic Development  
Henrik Zbogor, Director, Integrated City Planning  
Angelo Ambrico, Manager, Development Services  
Tristan Costa, Planner, Integrated City Planning  
Arjun Singh, Planner, Development Services  
Charles Ng, Planner, Development Services  
Francois Hemon-Morneau, Planner, Development Services  
Samantha Dela Pena, Planner, Development Services  
Wang Kei (Edwin) Li, Planner, Development Services  
Nasir Mahmood, Planner, Development Services  
Alex Sepe, Planner, Development Services  
Peter Fay, City Clerk  
Charlotte Gravlev, Deputy City Clerk  
Gagandeep Jaswal, Legislative Coordinator

### Staff Report:

Items 6.5 and 11.1 were brought forward and dealt with at this time.

Edwin Li, Planner, Development Services, presented an overview of the application that included location overview, area context, site photos, development proposal, planning framework summary, official plan designation, secondary plan designation, zoning by-law, zoning by-law amendment, issues and considerations, and next steps.

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

1. Sylvia Roberts, Brampton Resident

Committee consideration of the matter included the following concern from the delegate: bike parking spaces.

Katie Hickey and Henry Burstyn, consultant and applicant for the application, presented an overview of the application that included site details, existing conditions, planning highlights, official plan designation, secondary plan designation, planned transit network, potential LRT extension, project vision and design, proposal summary, and site plans. The applicant also addressed the bike parking concerns from the resident.

The following motion was considered.

PDC147-2023

That the staff presentation re: Application to Amend the Zoning By-law, Bousfields Inc. c/o Litwillow Holdings Ltd., 2 Bartley Bull Parkway, Ward 3, File: OZS-2021-0010 to the Planning and Development Committee meeting of October 23, 2023, be received;

That the following delegation re: Application to Amend the Zoning By-law, Bousfields Inc. c/o Litwillow Holdings Ltd., 2 Bartley Bull Parkway, Ward 3, File: OZS-2021-0010 to the Planning and Development Committee meeting of October 23, 2023, be received; and

- Katie Hickey, Bousfields Inc., and Henry Burstyn, Arcadis Architects, on behalf of Litwillow Holdings Ltd.
- Sylvia Roberts, Brampton Resident

That the following correspondence re: Application to Amend the Zoning By-law, Bousfields Inc. c/o Litwillow Holdings Ltd., 2 Bartley Bull Parkway, Ward 3, File: OZS-2021-0010 to the Planning and Development Committee meeting of October 23, 2023, be received:

- Donald David Rose, Brampton Resident, dated September 20, 2023
- Steve Peck, Brampton Resident, dated March 12, 2023
- Paul Joza, Brampton Resident, dated October 15, 2023.

Carried

### Staff Response to Comments Received

Through correspondence received from members of the public and delegations at the statutory Public Meeting for the application held on October 23<sup>rd</sup>, 2023 and non-statutory community engagement held on March 28<sup>th</sup>, 2023, key concerns were raised with the following matters:

<b>CONCERNS RAISED</b>	<b>STAFF RESPONSE</b>
Location and the increased intensity of use of the proposed development	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 <i>Planning Act</i> and applicable provincial, regional, and local policies. This includes the Provincial Policy Statement, 2020 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 in Major Transit Station Areas (MTSAs) such as Uptown Brampton.

	<p>Major Transit Station Areas are where a concentration of housing and employment options are planned to be located. The proposed building with apartment dwellings and ground floor commercial uses will also be transit supportive, where future residents and visitors can take advantage of the nearby existing (Züm BRT) and future higher-order transit service (Hazel McCallion LRT). The proposed development's proximity to existing and planned urban and civic amenities, including nearby commercial options such as Shoppers World, parklands (Kiwanis Memorial Park) and schools, will help promote the establishment of a complete and compact 15-minute community.</p>
<p>Neighborhood Character and Privacy Concerns</p>	<p>The proposed development is located in a Major Transit Station Area, where a concentration of higher density of housing and employment uses are planned to be located.</p> <p>Furthermore, a 45-Degree Angular Plane Analysis was prepared by IBI Group and submitted for staff review as part of the application's second resubmission. A 45-degree angular plane analysis is often used as a tool to assess overlook, shadowing and privacy, as well as to assist with establishing appropriate transitions in height and scale from taller buildings to existing and nearby established low-rise residential neighbourhoods.</p> <p>The submitted analysis indicates that the height of the proposed 29-storey residential tower fit within the 45-degree angular plane from the nearby single-detached houses to the northeast across from Kiwanis Memorial Park and associated Etobicoke Creek valleyland. Furthermore, the application proposes a environmental buffer that will be naturalized with trees and other vegetation along the northeastern edge of the subject site, which will further enhance privacy by providing a physical barrier to the field of vision between the proposed development and the houses to the northeast.</p> <p>Planning and Design staff have evaluated the Angular Plane Analysis and generally found it satisfactory.</p>
<p>Shadow Impact</p>	<p>A Sun/Shadow Study, prepared by IBI Group dated November 25<sup>th</sup>, 2020 with a revision dated December 6<sup>th</sup>, 2023, was submitted to support the proposed high-rise development. The Study suggests minor shadow impact from the proposed 29-storey building onto the nearby low-rise properties and Kiwanis Memorial Park during the solar equinoxes. Furthermore, the slim tower (with at tower floor plate of 750 square metres) will ensure that the shadow casted by the tower would move quickly throughout the day. Planning and Design staff has reviewed the Sun/Shadow Study, and found the Study and its findings acceptable.</p>

Noise Impact	<p>A Noise Study, prepared by Gradient Wind Engineers &amp; Scientists and dated December 21<sup>st</sup>, 2020 (with an addendum dated September 12<sup>th</sup>, 2022 to facilitate the first resubmission) was submitted to support the zoning by-law amendment application. The Noise Study notes that a detailed review of window and wall assemblies should be performed by a qualified engineer with expertise in acoustics during the detailed design stage of the building. In addition, a detailed roadway traffic noise study will be required at the site plan stage to determine specific noise control measures for the development. Development Engineering Staff have no concerns for the rezoning application.</p>
Traffic Impact and Safety	<p>In accordance with Parking By-law 45-2021 and Zoning By-law 270-2004, as amended, there are no minimum long-term parking requirement. The proposal includes 164 parking spaces, which comprises of 112 resident parking spaces, 50 visitor parking spaces, 1 (one) car-share parking space and 6 (six) accessibility parking spaces. Minimum short-term (visitor) parking rate is 0.2 spaces per unit, of which the proposed development complies.</p> <p>Furthermore, the Hazel McCallion LRT that is currently under construction will help facilitate a modal shift more towards active transportation and transit.</p> <p>A Transportation Impact Study (TIS), prepared by BA Group dated December 22<sup>nd</sup>, 2020 and revised on October 17<sup>th</sup>, 2022 with an addendum dated June 27<sup>th</sup>, 2023, assessed the transportation, traffic and parking issues with respect to the proposed development.</p> <p>The study notes that the net traffic impact from the proposed development to adjacent Bartley Bull Parkway and Main Street South to be relatively minor, and that parking and site access for the proposed development to be acceptable.</p> <p>Traffic Services staff has reviewed and approved the submitted TIS for the purpose of the Zoning By-law Amendment. Further design details will be reviewed as part of the Site Plan Control process.</p>
Provision of Bicycle Parking	<p>A total of 165 bicycle parking spaces are proposed for the proposed development, which includes 165 long-term (resident) spaces and 66 short-term (visitor) spaces – of which 10 of them are to be located at grade. The provision of both long- and short-term bicycle parking spaces that are easily accessible will take advantage of the nearby bicycle infrastructure and help encourage additional active transportation trips.</p>
Environmental impact on Kiwanis Memorial Park	<p>A Scoped Environmental Impact Study (EIS), dated February 2021 and revised on October 2022 and February 23<sup>rd</sup>, 2023, was</p>

	<p>prepared by Beacon Environmental Limited. The report was submitted to assess potential impacts associated with the proposed development on the natural environment and to confirm that the proposed development complies with the applicable environmental legislation, regulations and policies. The Scoped EIS was prepared in accordance with the Terms of Reference approved by the City and TRCA.</p> <p>A 10-metre setback has been applied to the TRCA staked line from the top of slop bank. The setback applies to the above ground portions of the new building, while a six-metre setback was applied for the underground park to mitigate the erosion hazard.</p> <p>Furthermore, the proposed development includes the removal of the existing retaining wall for regrading and naturalization within the buffer. The existing vegetation on the subject site is currently dominated by non-native and invasive horticultural species. The naturalization of the valley slope will include removal of these non-native and invasive horticultural species and replaced them with native ones, which will result in a net benefit to the natural heritage system.</p> <p>Environmental Planning staff found the study satisfactory and will work on implementation through the site plan approval process.</p>
<p>Loss of Access to a Common Toboggan Slope</p>	<p>The subject lands include portions of the slope into the adjacent Etobicoke Creek valleyland / Kiwanis Memorial Park that residents have used as a toboggan slope in the winter. The proposed development will remove the existing retaining wall to regrade and naturalize the slope. It should also be noted that Parklands By-law 161-83 prohibits... tobogganing on a... waterway during the winter except in areas that the City has designated. Further detailed design of the naturalized slope will be reviewed during site plan control.</p>
<p>Site Servicing</p>	<p>A Functional Servicing Report (FSR) prepared by Masongsong Associates Engineering Limited, dated December 20<sup>th</sup>, 2001 with a revision dated June, 2023, were completed and submitted to support the proposed 29-storey, high-rise mixed-use residential building. The Functional Servicing Report provides background information regarding the subject property, summarizes the existing site conditions, provides information regarding the proposed development conditions, outlines the existing and preliminary proposed grading, and outlines the existing and preliminary proposed servicing. Development Engineering staff reviewed the Functional Servicing Report and Storm Management Report and confirmed that the proposed development can achieve the grading, storm servicing, and stormwater management requirements.</p>

<p>Garbage Concerns</p>	<p>A Waste Management Design Report prepared by PragmaTech Waste Solutions, dated November 30<sup>th</sup>, 2023, has been submitted for staff review. The proposed development includes a Type B/G loading space within the building. Regional staff have reviewed the report and has deemed the waste management plan compliant to the Regional Waste Collection Design Manual.</p>
<p>School Capacity Constraints and Related Issues</p>	<p>The development application was circulated to the Peel District School Board and the Dufferin-Peel Catholic District School Board. The individual school board conducts regular planning and forecasting studies to estimate the required capacities on their educational facilities to determine whether new or expansion of schools and other permanent or temporary facilities are required, or alternatively, there is a surplus of existing facilities. Once the individual school board has determined the need to build or expand educational facilities, they typically partner with other levels of governments for the funding required for their construction and operation.</p> <p>The Peel District School Board and the Dufferin-Peel Catholic District School Board have reviewed the development application and have no objections to the proposed development. Refer to their comments enclosed in Attachment 8 for more details.</p>
<p>Insufficient Community Consultation</p>	<p>Notification of the Statutory Public Meeting was provided to property owners within 240 metres of the subject lands, exceeding the <i>Planning Act</i> requirement of 120 metres for such applications, and notice was issued in the Brampton Guardian. Development application notice signs were also placed on the subject lands to advise members of the public that the proposed application was filed with the City.</p> <p>Information on the application, including supporting architectural drawings and studies submitted by the applicant, are public available on BramPlan Online, which is the City's development application portal.</p> <p>A Statutory Public Meeting was held for this application on October 23<sup>rd</sup>, 2023. The application was posted online and circulated through post to all landowners within 240 metres of the subject lands, which exceeds the <i>Planning Act</i> requirement of 120 metres. Furthermore, a non-statutory virtual community open house was held earlier on March 28<sup>th</sup>, 2023. Staff have reviewed residents' concerns as part of the process to provide professional planning advice and recommendation on the Zoning By-law Amendment application to Council for decision.</p>