

---

# RESULTS OF PUBLIC MEETING

---

**Results of Public Meeting**  
Planning and Development Committee  
Regular Meeting: July 25, 2022  
City File Number: OZS-2022-0023

**Members Present:**

Regional Councillor M. Medeiros - Wards 3 and 4 (Chair)  
Regional Councillor P. Fortini - Wards 7 and 8  
Regional Councillor R. Santos - Wards 1 and 5  
Regional Councillor P. Vicente - Wards 1 and 5  
Regional Councillor M. Palleschi - Wards 2 and 6  
City Councillor H. Singh - Wards 9 and 10  
Regional Councillor G. Dhillon - Wards 9 and 10 (arrived at 7:12 p.m. - personal)  
Mayor Patrick Brown (ex officio)

**Members Absent:**

City Councillor D. Whillans - Wards 2 and 6  
City Councillor J. Bowman - Wards 3 and 4

**Staff Present:**

Paul Morrison, Acting Chief Administrative Officer  
Diana Soos, Commissioner, Legislative Services and Acting City Solicitor  
Allan Parsons, Director, Development Services, Planning, Building and Economic Development  
Jeffrey Humble, Manager, Policy Planning  
Steve Ganesh, Manager, Planning Building and Economic Development  
David Vanderberg, Manager, Planning Building and Economic Development  
Cynthia Owusu-Gyimah, Manager, Planning Building and Economic Development  
Peter Fay, City Clerk  
Charlotte Gravlev, Deputy City Clerk  
Tammi Jackson, Legislative Coordinator

**Item 5.1**

Staff Report re: Application to Amend the Zoning By-law, Kaneff Group, 210 and 220 Steeles Avenue West, West of Hurontario Street, east of McMurchy Avenue South, Ward 3 (File OZS-2022-0023)

Kelly Henderson, 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.

Item 6.2 was brought forward at this time.

### **Item 6.2**

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

1. Rajashree Basu, Brampton Resident

Committee consideration of the matter included concerns from the delegate with respect to the following:

- Built form, height, and transition
- Traffic congestion
- Safety concerns
- Noise concerns
- Property values

The following motion was considered.

### **PDC134-2022**

1. That the staff report re: **Application to Amend the Zoning By-law, Kaneff Group, 210 and 220 Steeles Avenue West, West of Hurontario Street, east of McMurchy Avenue South, Ward 3 (File OZS-2022- 0023)**, dated July 7th, 2022, to the Planning and Development Committee meeting of July 25th, 2022, be received; and,
2. That Planning and Development Services staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal; and,
3. That the following delegation re: Application to Amend the Zoning Bylaw, Kaneff Group, 210 and 220 Steeles Avenue West, West of Hurontario Street, east of McMurchy Avenue South, Ward 3 (File OZS-2022-0023), to the Planning and Development Committee Meeting of June 20, 2022, be received:
  1. Rajashree Basu, Brampton Resident.

## **Staff Response to Comments**

The application received some input and interest from the surrounding community. Comments in opposition to the application are summarized below, followed by a response from staff where appropriate.

### **Built Form, Height, and Transition**

#### *Issue:*

Members of the public expressed concerns that the proposed development is not a compatible built form for the neighbourhood.

#### *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.

The proposed development is located on lands that are within a delineated Major Transit Station Area and Gateway Mobility Hub in the Region of Peel Official Plan and the City of Brampton Official Plan. The subject property is further designated High Density Residential, and High Density One in the applicable secondary plans. The applicable policy framework encourages residential intensification in Major Transit Station Areas and Gateway Mobility Hubs to reinforce efficient land use patterns by optimizing existing servicing and transit infrastructure. Furthermore, Steeles Avenue West is considered a Primary Intensification Corridor, which is intended to support greater densities and higher levels of transit service.

The subject property consists of a Height Transition Area near the westerly limits of the subject property. This Height Transition Area is intended to support an appropriate transition to the adjacent low-density residential neighbourhood to the west. The proposed development maintains a 45-degree angular plane by implementing appropriate setbacks and by locating the shortest buildings to the west of the subject property. The 40-storey and 45-storey residential buildings are located on the east side of the subject property, towards the intersection of Steeles Avenue West and Hurontario Street. This provides an appropriate transition in height and density to the low-density residential neighbourhood to the west and mitigates impacts from shadowing and privacy.

It should be noted that the proposed development has been revised such that the previously proposed 26-storey residential building (Building 1) has been reduced

to a 9-storey mid-rise building with a 14-storey tower component that is appropriately stepped back from the westerly property line.

Additionally, a Sun and Shadow Study was prepared by BDP Quadrangle that demonstrates minimal shadowing impacts to the low-density residential neighbourhood to the west.

## **Traffic**

### *Issue:*

Members of the public expressed concerns that the proposed development will generate undesirable traffic conditions.

### *Response:*

A Transportation Impact Study was prepared by Nextrans Consulting Engineers to evaluate the impact of the proposed development with respect to traffic conditions. An intersection capacity analysis was conducted and finds the majority of intersections that were considered in the study will operate at acceptable levels, with the exception is southbound traffic from the subject property onto Steeles Avenue West. Modelled to the year 2030, the Study finds that all intersections are expected to operate at acceptable levels with higher volumes at during peak hours at the intersection of Steeles Avenue West and McMurchy Avenue South.

The subject property is served by existing transit routes and is located approximately 400 metres west of the intersection of Steeles Avenue West and Hurontario Street, which contains the Brampton Gateway Terminal. The Brampton Gateway Terminal provides local and regional connections, including Zum bus rapid transit, that connects residents to other key areas of the city and beyond. This represents a high degree of transit accessibility for current and future residents to reduce automobile dependency.

It should be noted that the City of Brampton and the Region of Peel are currently reviewing existing and proposed access onto the subject property and its impact to the surrounding community. Detailed comments shall be addressed at the site plan stage.

## **Safety**

### *Issue:*

Members of the public expressed concerns that the proposed development will create unsafe conditions.

*Response:*

The proposed development is anticipated to include Crime Prevention Through Environmental Design (CPTED) elements to foster well-designed and safe public spaces. Details on CPTED principle will be determined during the detailed design phase through a future Site Plan Application but may include strategic lighting, landscaping, and visibility considerations to improve natural surveillance. Additionally, the orientation of the proposed development, the proposed outdoor amenity spaces, and the proposed walkway connections that connects to Steeles Avenue West and public transit are designed to encourage an animated urban space that engages residents while supporting public transit.

**Noise**

*Issue:*

Members of the public expressed concerns that the proposed development will generate excessive noise.

*Response:*

A Noise Feasibility Study was conducted by HGC Engineering to evaluate the impact of noise on the proposed development. The Study finds that the proposed development can be supported with respect to on-site and off-site noise sources. The Study includes recommendations to minimize the impact of noise, which is anticipated to be refined during the detailed design stage through a future Site Plan Application.

During the construction phase, all construction activity associated with the proposed development will occur-on-site however, some noise and dust can be expected. The applicant is required to adhere to applicable By-laws with respect to noise to minimize disruption to the local community during construction.

**Property Values**

*Issue:*

Members of the public expressed concerns that the proposed development may negatively impacting nearby property values.

*Response:*

Planning staff are unable to comment on the future valuation of land. This application was reviewed based on planning merit in accordance with the *Planning Act*, the Provincial Policy Statement, the Growth Plan, the Region of Peel Official Plan, the City of Brampton Official Plan, and other applicable provincial and municipal policies and guidelines regarding land use planning.