

Results of Public Meeting (September 25th, 2023) and Correspondence Received
OZS-2023-0029

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

Allan Parsons, Director, Development Services

Jeffrey Humble, Manager, Policy Planning

David Vanderberg, Manager, Planning Building and Economic Development

Henrik Zbogor, Director, Integrated City Planning

Shannon Brooks, Manager, Official Plan & Growth Management

Claudia LaRota, Principal Planner/Supervisor, Integrated City Planning

Angelo Ambrico, Manager, Development Services

Samantha Dela Pena, Planner, Development Services

Simran Sandhu, Advisor, Special Projects

Emma De Melo, Planner, Development Services

Nicole Hanson, Planner, Development Services

Arjun Singh, Planner, Development Services

Chinoye Sunny, Planner, Development Services

Neil Chadda, Planner, Integrated City Planning

Tristan Costa, Planner, Integrated City Planning

Peter Fay, City Clerk

Charlotte Gravlev, Deputy City Clerk

Gagandeep Jaswal, Legislative Coordinator

Item 5.2

Staff Presentation re: Application to Amend the Zoning By-law, Blackthorn Development Corp. on behalf of Falcon Investment Group Inc., 11462 Coleraine Drive, Ward 10, File: OZS-2023-0029

Samantha Dela Pena, Development Planner, Planning, Building and Growth Management, presented an overview of the application that included location of the subject lands, area context, design details, current land use designations, preliminary issues, technical considerations, concept plan, next steps and contact information.

At the September 25th, 2023 statutory public meeting, no members of the public spoke to the application and seven (7) written submissions and/or objections were received:

1. Satyen Pandey, Brampton Resident, dated September 25, 2023
2. Rubal, Brampton Resident, dated September 25, 2023

3. Kevin Dhiman, Brampton Resident, dated September 25, 2023
4. Gavin Chahil, Brampton Resident, dated September 25, 2023
5. Jagdip Kaur, Brampton Resident, dated September 25, 2023
6. Andy Grewal/Sunny Dhesi, Brampton Resident, dated September 25, 2023
7. Jassica Binopal, Brampton Resident, dated September 25, 2023

Staff Response to Comments

The application has received some input and interest from the surrounding community. Staff are in receipt of a total of twenty-two (22) written correspondence from surrounding residents since the Information Presentation on September 25th, 2023. Comments in opposition to the application will be summarized below, followed by a response from staff where appropriate.

Noise Mitigation

Issue:

The proposed development should mitigate all sources of noise on-site to reduce impacts on existing residential uses neighbouring the property.

Response:

An acoustical report prepared by HGC Engineering to assess the noise impacts of the proposed truck and trailer parking lot and any potential noise sources as a result of the proposed development. Noise staff have evaluated the study and have no further concerns with respect to the Noise Control Feasibility Report.

Screening

Issue:

The proposed development should be appropriately screened from proposed future residential uses to the west of the subject property.

Response:

The owner is required to provide a 3-metre landscaped buffer, including planting and fencings, along all lot lines to provide adequate screening to adjacent properties and arterial roads. A 4.15 metre height restriction for oversized motor vehicles is included in the Temporary Zoning By-Law Amendment to prevent the stacking of shipping containers on the property, and to reduce the potential for aesthetic impacts on adjacent properties.

Traffic Congestion and Safety*Issue:*

The proposed development should mitigate all sources of truck traffic congestion and safety concerns.

Response:

A Traffic Impact Study (TIS) was prepared by CGE Transportation Consulting to assess the transportation related aspects of the proposed development. The memo includes a review and assessment of the existing road network, potential impact of traffic generated by the proposed development, and identification of the mitigation measures required to ensure the road network operates safely upon completion of the project.

Staff have confirmed that minor revisions are required to the Traffic Impact Study to resolve some remaining technical issues, and to guarantee that appropriate access arrangements between the subject property (11462 Coleraine Drive) and the property to the north (11470 Coleraine Drive, related City File OZS-2023-0032) are made to ensure that consolidated access to Mayfield Road is achieved.

This report recommends that the proposed Holding Symbol only be lifted once this requirement for a satisfactory Traffic Impact Study is satisfied, which will ensure appropriate traffic congestion and safety measures are implemented on-site to mitigate any traffic impacts generated from the proposed development.

The Temporary Use By-law is only permitted until September 2025 in accordance with the City of Brampton Official Plan, Planning Act, and the Ministry of Transportation. Subsequent extensions to the land use permissions will require permission by Council.