

Results of Public Meeting (January 17th, 2022) and Correspondence Received

OZS-2021-0038

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

City Councillor R. Santos - Wards 1 and 5

City Councillor D. Whillans - Wards 2 and 6

City Councillor J. Bowman - Wards 3 and 4

City Councillor C. Williams - Wards 7 and 8

City Councillor H. Singh - Wards 9 and 10

Members Absent: Regional Councillor G. Dhillon - Wards 9 and 10

Mayor Patrick Brown (ex officio)

Staff Present:

D.Barrick, Chief Administrative Officer

Planning, Building and Economic Development:

R.Forward, Commissioner Planning and Development Services

A.Parsons, Director, Planning, Building and Economic Development

B.Bjerke, Director, Policy Planning, Planning, Building and Economic Development

J.Humble, Manager, Policy Planning

S.Ganesh, Manager, Planning Building and Economic Development

D.Vanderberg, Manager, Planning Building and Economic Development

C.Owusu-Gyimah, Manager, Planning Building and Economic Development

Corporate Services Department

S. Akhtar, City Solicitor

City Clerk's Office:

P. Fay, City Clerk

C. Gravlev, Deputy City Clerk

R.Ajitkumar, Legislative Coordinator

Item 5.1

Staff report re: Proposal to Amend the Official Plan, Amend the Zoning By-law and Draft Plan of Subdivision, Senwood Developments Inc. – Candevcon Limited, 10159 The Gore Road - File: OZS-2021-0038 & 21T-21015B

A Planning and Development Services Committee was held virtually 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.

Mark Michniak, 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 January 17th, 2022, statutory public meeting, one member of the public spoke to the application and one written submission was received:

1. Sylvia Roberts, Brampton Resident, addressed Committee and expressed their views, suggestions, concerns and questions with respect to the subject application.

2. Added as a delegate under approval of agenda - Recommendation PDC001-2022, Committee consideration of the matter included questions of clarification with respect to sustainability metrics and design standards.
3. Written correspondence from Apoorav Soni, Brampton Resident, dated January 10, 2022, was received expressing interest and concern/issues to the application. The correspondence letter can be found attached to the end of this Appendix.

Concern Raised	Staff Response
<p>In regard to the District Retail Block, is there an opportunity for increased retail, more specifically grocery stores, to service the general area?</p>	<p>The development application contemplates twelve (12) low density retail developments totaling approximately 17,714sqm GFA.</p> <p>Of the total 17,714sqm retail GFA within the District Retail Block, approximately 6124sqm GFA is intended specifically for “Supermarket” uses, as required through the Draft Zoning By-Law Amendment.</p> <p>Furthermore, the development application contemplates six (6) mixed-use residential apartment buildings, that can only be developed in conjunction with permitted non-residential uses (i.e., retail), as required through the Draft Zoning By-Law Amendment.</p> <p>Furthermore, a specific Minimum Non-Residential Gross Floor Area zoning provision of 17,714sqm. has also been included as part of the Draft Zoning By-Law Amendment in order to ensure sufficient retail for the area has been provided as part of the development application.</p> <p>As such, the proposed Secondary Plan Amendment, Zoning By-Law Amendment, and Draft Plan of Subdivision contemplates a sufficient amount of retail, including grocery stores and supermarket uses, within the District Retail Block in order to service both the proposed development application and the existing surrounding residential community.</p>

<p>Is there an opportunity to accommodate a hospital as a part of this development application?</p>	<p>This application does not contemplate a hospital as part of the development proposal. However, the District Retail Block does propose a 3-storey medical clinic and office in order to serve the health and medical needs of both the future residents of the development application and the existing surrounding community.</p>
<p>In regard to the Mixed-Use Block, in the case of surplus parking, would there be an opportunity to later infill office uses for any potentially underutilized parking lots?</p>	<p>In the case of possible surplus parking, there is an opportunity to redevelop underutilized parking lots to mixed-use residential developments with commercial and/or office uses on the ground floor, as permitted by the proposed R4A zones in the Draft Zoning By-Law Amendment.</p>
<p>In the northeast portion of Brampton, there are currently limited transit options. Is there opportunity for the City to increase transit service (i.e., via a new transit terminal) for this area in order to service the increased density as a result of this proposed development?</p>	<p>As per <i>Schedule 3B – Transit Network</i> on the Brampton Plan (2024), potential Future Rapid Transit (BRT/LRT or Priority Bus/ZUM) are planned along both Castlemore Rd and The Gore Rd.</p> <p>As such, increased transit service options are planned for this area and will service both the future residents of the development application and the existing surrounding community.</p>
<p>Given the increased density and overall size of the proposed development application, how does the application address sustainability metrics?</p>	<p>This subject application achieved a sustainability score of 61, attaining the gold threshold. Please note that the Gold Threshold is the highest threshold level that can be achieved under the Sustainable New Communities Program.</p> <p>Through the subdivision registration process, staff will continue to work with the applicant to ensure that additional sustainability score metrics can be achieved through the detailed design phase.</p>
<p>Given the increased density and overall size of the proposed development application, how does the development application</p>	<p>An Urban Design Brief was prepared by NAK Design Strategies in order to address design standards of the proposed development via built</p>

<p>address design standards to ensure well-designed buildings and residential units?</p>	<p>form principles, building design, architectural style, façade treatment, etc.</p> <p>Urban Design staff have evaluated the study and have found the document to be satisfactory.</p>
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From: Apoorav Soni
Sent: 2022/01/10 10:24 AM
To: Michniak, Mark <Mark.Michniak@brampton.ca>
Subject: [EXTERNAL]Comments Regarding Ward 10 Development = OZS-2021-0038

Good morning Mark and a happy new year,

First of all, I want to thank you for sending me the letter for application for the official plan of ward 10 located at 10159 The Gore Road and I just have a few questions for you.

I understand that there will be 1 district retail block, but is it possible to do more than just 1 block. In this area, there are not a lot of shopping outlets and the nearest location is at Vaughan Mills or Bramalea City Center which is about a 15-20 minute drive away. Therefore, is it possible to include some sort of retail shopping as well?

There is also a lack of grocery shopping in the area as well, the nearest grocery shopping place is Chalo FreshCo is quite a drive away, will this block include a grocery store?

Lastly, I understand that Mayor Patrick Brown is attempting to get another hospital in Brampton because there is only one hospital in the city, would this lot be able to accommodate a hospital? I understand this is just the zoning phase, but this is a great location for development with a lot of possibilities beyond just residential items.

I look forward to attending the public meeting virtually on January 17, 2022 at 7pm.

Thanks for all your work,
Apoorav Soni