
RESULTS OF PUBLIC MEETING

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Planning and Development Committee
Regular Meeting – September 11th, 2023
City File Number – OZS-2023-0024

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
Allan Parsons, Director, Development Services
Henrik Zbogor, Director, Integrated City Planning
Shannon Brooks, Manager, Official Plan & Growth Management
Angelo Ambrico, Manager, Development Services
Emma De Melo, Planner, Development Services
Wang Kei (Edwin) Li, Planner, Development Services
Peter Fay, City Clerk
Charlotte Gravlev, Deputy City Clerk
Gagandeep Jaswal, Legislative Coordinator

Approval of Agenda

To withdraw

Item 6.1 re: Item 5.1 - Application to Amend the Official Plan and Zoning By-law,
Gagnon Walker Domes Ltd. c/o 2811135 Ontario Inc. & 2803832 Ontario Inc., 1286,
1298, 1300, 1306 Queen Street West, Ward 5, File: OZS-2023-0024
Shayista Muzaffar and Yasir Nowshahri, Brampton Residents
Carried

Statutory Public Meeting Reports

5.1 Staff Presentation re: Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd. c/o 2811135 Ontario Inc. & 2803832 Ontario Inc., 1286, 1298, 1300, 1306 Queen Street West, Ward 5, File: OZS-2023-0024

Items 6.1 and 11.2 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, block plan designation, zoning by-law, zoning by-law amendment, issues and opportunities, and current status and next steps.

Marc De Nardis, Planner, Gagnon Walker Domes, applicant on the proposal, presented an overview of the application that included context plan, site plan, angular planes, landscape plan, sustainability score, and related technical studies, reports and plans.

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

1. Sukhi Mahal, Brampton Resident

Committee consideration of the matter included concerns and questions of clarification from the resident with respect to the following:

- increased traffic
- insufficient facilities in the surrounding area to support new units

Committee commented that questions from residents will be captured in the staff report that is to be brought to a future meeting of the Planning and Development Committee. The Committee Chair also advised that residents can contact the planner on file or the City Clerk's Office to submit additional concerns or comments.

The following motion was considered.

PDC114-2023

1. That the presentation titled: **Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd. c/o 2811135 Ontario Inc. & 2803832 Ontario Inc.**, File No.: OZS-2023-0024, 1286, 1298, 1300, 1306 Queen Street West, Ward 5 to the Planning and Development Committee meeting of September 11th, 2023, be received;
2. That the following delegations re: Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd. c/o 2811135 Ontario Inc. & 2803832 Ontario Inc., 1286, 1298, 1300, 1306 Queen Street West, Ward 5, File: OZS-

2023-0024 to the Planning and Development Committee Meeting of September 11, 2023, be received;

1. Marc DeNardis, Gagnon Walker Domes Ltd.
2. Sukhi Mahal, Brampton Resident; and

3. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd. c/o 2811135 Ontario Inc. & 2803832 Ontario Inc., 1286, 1298, 1300, 1306 Queen Street West, Ward 5, File: OZS-2023-0024 to the Planning and Development Committee Meeting of September 11, 2023, be received:

1. Samir Shah, Brampton Resident, dated September 10, 2023
2. Wendy Li, Brampton Resident, dated September 10, 2023
3. Nanda Puchimada, Brampton Resident, dated September 10, 2023
4. Deepi Purba, Brampton Resident, dated September 11, 2023
5. Satinder Malhotra, Brampton Resident, dated September 11, 2023
6. Rohit Dewan, Brampton Resident, dated September 11, 2023
7. Mahesh Lad, Brampton Resident, dated September 11, 2023
8. Hardeep Singh Kochhar, Brampton Resident, dated September 11, 2023
9. Jai Korpai, Brampton Resident, dated September 11, 2023
10. Hareesh Bhargav, Brampton Resident, dated September 11, 2023
11. Pankaj Gupta, Brampton Resident, dated September 11, 2023
12. Anna and Jorge Cardoso, Brampton Residents, dated September 11, 2023
13. Taranbir Singh, Brampton Resident, dated September 11, 2023
14. Randeep Dhillon, Brampton Resident, dated September 11, 2023
15. Aman Turna, Brampton Resident, dated September 11, 2023
16. Shanty Herod, Brampton Resident, dated September 11, 2023
17. Nash Jeevraj, Brampton Resident, dated September 11, 2023
18. Sal Chianelli, Brampton Resident, dated September 11, 2023
19. Farid Jeevraj, Brampton Resident, dated September 11, 2023
20. Bedi Dhiman, Brampton Resident, dated September 11, 2023
21. Jasbir Singh, Brampton Resident, dated September 11, 2023
22. Sami Siddiqi, Brampton Resident, dated September 11, 2023
23. Md. Imtiaz Islam, Brampton Resident, dated September 11, 2023.

Carried

Staff Response to Comments Received

Through correspondence received from members of the public and delegations at the Public Meeting for the application held on September 11th, 2023 concerns were raised with the following matters:

Issues Raised At Statutory Public Meeting	Response
<i>Traffic Congestion and Road safety</i>	<p>The City's Transportation Planning and Region of Peel have reviewed the Traffic Impact Study prepared by Next Trans, dated August 30, 2024 and have found it to be satisfactory from a traffic perspective.</p> <p>The primary access is located on Queen Street West, which is not anticipated to increase traffic flows to the nearby existing subdivision.</p>
<i>Incompatibility with the surrounding neighbourhood</i>	<p>Based on the Brampton Plan (2023), the subject property is located along a 'Primary Urban Boulevard' where higher intensity uses in the form of mid-rise buildings are envisioned. The property is also located along a 'Higher Order Transit' Corridor. The proposed development is consistent with the policies outlined in the Brampton Plan (2023), as 12-storeys are permitted along a 'Primary Urban Boulevard' in the 'Neighbourhoods' designation, with appropriate zoning provisions, which could be found in Appendix 13 of the report. The proposal also supports provincial policies around the creation of complete communities and increasing housing supply across the province.</p> <p>The proposal contemplates a 12-storey mid-rise building that is well articulated through the use a certain building performance measures. A 45-degree angular plane is generally maintained through the zoning by-law which is intended to minimize any shadow and privacy impacts with adjacent properties. Further refinements through the site plan process will also take place, to allow for additional buffering through landscaping and tree planting to provide appropriate buffers with the adjacent community.</p>

<i>Lack of comprehensive studies</i>	The applicant has submitted all required studies in accordance with the City's submission checklist requirements for a complete application. All reports have been reviewed by internal and external agencies. The studies have been found satisfactory for the Official Plan and Zoning By-Law Amendment.
<i>Overcrowding at local area schools</i>	<p>Both school boards (Peel District School Board and Dufferin Peel Catholic District School Board) were circulated on the application and have reviewed the application and have noted the increased development within the area may result in capacity issues for nearby schools. They are actively reviewing the new residential growth in the area.</p> <p>Each school board conducts regular planning and forecasting to determine the need for new or expanded educational facilities. They collaborate with governmental bodies for necessary funding when expansion is required. No concerns were noted by the school boards.</p>
<i>Environmental constraints</i>	<p>The City's Environmental Planning and Engineering staff, as well as the Credit Valley Conservation Staff have reviewed the application and have found the proposal satisfactory and in conformity with the Conservation Authorities requirements.</p> <p>The adjacent natural heritage system has no proposed modifications and will be protected through the appropriate buffers and setbacks.</p>
<i>Safety concerns</i>	Planning staff cannot comment on potential future crime rates. The application is being reviewed based on the criteria set out in the <i>Planning Act</i> and relevant City, Regional, and Provincial land use policies.
<i>Property Valuation/Executive Lots</i>	Planning staff cannot comment on the future property valuation. This application

	is being reviewed on the merits of criteria set out in the "Planning Act" and City, Regional and Provincial policies regarding land use planning.
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