

RESULTS OF PUBLIC MEETING

Planning and Development Committee
Regular Meeting – June 17, 2024
City File Number – OZS-2024-0028

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
Mayor Patrick Brown (ex officio)

Staff Present:

Angelo Ambrico, Acting Commissioner, Planning Building and Growth Management
Allan Parsons, Director, Development Services
Henrik Zbogor, Director, Integrated City Planning
David Vanderberg, Manager, Planning Building and Economic Development
Melinda Yogendran, Planner, Integrated City Planning
Wang Kei (Edwin) Li, Planner, Development Services
Harsh Padhya, Planner, Development Services
Yinzhou Xiao, Planner, Development Services
Chinoye Sunny, Planner, Development Services
Sadaf Shahid-Hussain, Planner, Development Services
Arjun Singh, Planner, Development Services
Satwant Hothi, Planner, Development Services
Noel Cubacub, Planner, Integrated City Planning
Tristan Costa, Planner, Integrated City Planning
Samantha DeLaPena, Planner, Development Services
Genevieve Scharback, City Clerk
Charlotte Gravlev, Deputy City Clerk
Gagandeep Jaswal, Acting Legislative Coordinator

Staff Report:

Staff Presentation re: Application to Amend the Zoning By-law, The Biglieri Group, on behalf of 10000469464 Ontario Inc

0 Rollingwood Drive, Ward 4, File: OZS-2024-0028

Item 5.1 was brought forward and dealt with at this time. Satwant Hothi, Planner, Development Services, presented an overview of the application that included location of the subject lands, area context, proposal, and next steps.

G. Scharback, City Clerk, confirmed that four (4) correspondences were received for this item.

The following motion was considered:

PDC118-2024

1. That the staff presentation from Satwant Hothi, Planner, Development Services, to the Planning and Development Committee meeting of June 17 2024 re: Application to Amend the Zoning By-law, The Biglieri Group, on behalf of 10000469464 Ontario Inc, 0 Rollingwood Drive, Ward 4, File: OZS-2024-0028, be received;
2. That the following delegation re: Application to Amend the Zoning By-law, The Biglieri Group, on behalf of 1000469464 Ontario Inc., 0 Rollingwood Drive, Ward 4, File: OZS-2024-0028 to the Planning and Development Committee Meeting of June 17, 2024, be received; and
 - a. Rachele Larocque, The Biglieri Group, on behalf of the applicant
 - b. Manjit Jassi and David Dhanoa, Brampton Residents
 - c. Amandeep Malhi, Brampton Resident
 - d. Harjot Dhanda, Brampton Resident
3. That the following correspondence re: Application to Amend the Zoning By-law, The Biglieri Group, on behalf of 1000469464 Ontario Inc., 0 Rollingwood Drive, Ward 4, File: OZS-2024-0028 to the Planning and Development Committee Meeting of June 17, 2024, be received:
 - a. Manjit Jassi, Brampton Resident, dated June 16, 2024 (includes petition).

Carried.

Public Comment Received	Staff Response
Staff report to describe traffic and safety concerns. Alternative routes to be explored.	<p>Traffic study was completed to the satisfaction of Traffic Services and found to be satisfactory.</p> <p>A revised Traffic Study was prepared by applicant (July 2024) following the Public Meeting to explore right-in/out off Mavis as an alternative route/solution. Study finds that direct access from Mavis Road conflicts with regional access management strategies aimed at minimizing direct access points to arterial roads to preserve their function and efficiency.</p>
Staff report to speak to inadequate parking spaces	Development aligns with City's designation and minimum parking requirements for private residence and required visitor parking.

<p>Staff report to speak to insufficient services and infrastructure to support increased density</p>	<p>City staff and Region of Peel have reviewed technical reports and have found existing infrastructure to be sufficient for increased demand.</p>
<p>Staff report to address elimination of green space</p>	<p>The applicant has submitted a Tree inventory and Conservation Plan. A total of 10 regulated trees have been inventoried. Only one tree is in conflict with proposed construction and is to be removed. Three replacement trees are required for the removal of one healthy private tree.</p> <p>Private, vacant land are to be repurposed for residential use. Draft Zoning By-law outlines parameters to provide minimum amenity space and landscape requirements.</p>
<p>Staff report to address anticipated strain on existing infrastructure</p>	<p>Applicant has prepared and provided a Functional Service Report, Site Servicing and Grading plan to the satisfaction of City and Region staff. Additional discussions and technical studies may be required during the Site Plan and Building permit stages to address any service constraints.</p>
<p>Staff report to speak to overcrowding of Public School(s)</p>	<p>All school boards (Peel and Dufferin Peel Catholic District School Board) were circulated on the application and have provided their thorough comments.</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.</p> <p>Comments from PDSB were reviewed as development proposal abuts Ray Lawson Public School. PDSB anticipate an influx of 75 students – Ray Lawson P.S. currently has 360 students enrolled with a maximum capacity of 713 students.</p> <p>Development proposal does not result in overcrowding as all public schools in close proximity to subject lands are under maximum capacity. No concerns were noted by the school boards.</p>