

Results of Public Meeting (January 13th, 2025) and Correspondence Received

OZS-2024-0065

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

Angelo Ambrico, Manager, Development Services

Nicole Hanson, Principal Planner/Supervisor, Development Services

Vikram Hardatt, Advisor, Special Projects, Integrated City Planning

Tristan Costa, Planner, Integrated City Planning

Chinoye Sunny, Planner, Development Services

Samantha DeLaPena, Planner, Development Services

Genevieve Scharback, City Clerk

Charlotte Gravlev, Deputy City Clerk

Gagandeep Jaswal, Acting Legislative Coordinator

Item 5.3

Staff Presentation re: Proposal to Amend the Official Plan, Amend the Zoning By-law and Draft Plan of Subdivision, West Humber Developments Inc. – KLM Planning, 10350 The Gore Road - File: OZS-2024-0065

A Planning and Development Services Committee was held in-person and 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.

In response to the Chair's query if anyone present would like to hear from the City planner on file, or delegate on this item, no one responded. Therefore, the Chair proceeded to adjourn this public meeting item.

Registered delegate, Marshall Smith, KLM Planning Partners Inc., was in attendance but withdrew their delegation.

No members of the public spoke at the meeting and one (1) written submission was received to the application. A total of four (4) pieces of written correspondence were received through the processing of this application. A summary of the issues raised and a response to those issues are included in the summary chart below.

Concern Raised	Staff Response
The proposed tower heights are too tall for the area.	<p>The proposed Draft Zoning By-Law Amendment (see Attachment 14) will include a Minimum Tower Separation of 25 metres, alongside other building setbacks, landscape area, and landscape buffer requirements in order to ensure proper land use compatibility with any surrounding uses.</p> <p>Furthermore, the High-Density Block containing the proposed two (2) towers</p>

	<p>ranging from 20–22 storeys in height fronts The Gore Road to the east and the overall development is directly adjacent to the Natural Heritage System to the west. Given this context, the development is well-buffered and will be sensitive to the residential estate community to the north through the implementation of appropriate site-specific provisions outlined within the Zoning By-Law Amendment (see Attachment 14).</p>
<p>The proposed development is not located in proximity to transit.</p>	<p>As per Schedule 3B – Transit Network on the Brampton Plan (2024), potential Future Rapid Transit (BRT/LRT or Priority Bus/ZUM) are planned along The Gore Rd.</p> <p>As such, increased transit service options are planned for this area and will service the future residents of the development application.</p>
<p>Inconsistency in applying high density limits as per the Highway 427 Secondary Plan (SP47).</p>	<p>The subject lands are not located within the Highway 427 Secondary Plan (SP47). The subject lands are located within the Gore Meadows Secondary Plan area (SP56), which is guided by a different set of planning principles and development policies.</p> <p>It is important to note that planning vision, principles, and development policies for the Gore Meadows Secondary Plan area (SP56) are subject to further revision upon the receipt of a subsequent application for the West Precinct Plan area. Any modifications will depend on the review of technical studies and outcomes of future public consultation.</p>