
RESULTS OF PUBLIC MEETING

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Planning and Development Committee
Regular Meeting – September 9, 2024
City File Number – OZS-2024-0044

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
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
Michelle Gervais, Advisor, Special Projects
Chinoye Sunny, Planner, Development Services
Jan Salaya, Planner, Development Services
Harsh Padhya, Planner, Development Services
Nitika Jagtiani, Planner, Development Services
Charles Ng, Planner, Development Services
Samantha DeLaPena, Planner, Development Services
Genevieve Scharback, City Clerk
Charlotte Gravlev, Deputy City Clerk
Gagandeep Jaswal, Acting Legislative Coordinator

Staff Report:

Harsh Padhya, 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, zoning by-law, zoning by-law amendment, issues and considerations, and current status.

Melissa McKay, Debbie Hemmens, and Carmen Jandu, LEV Living, presented an overview of the application that included background information, area context, proposed development, conceptual site plan, tertiary plan, developments within the tertiary plan, supporting studies, and conclusion and next steps. Delegations from Stuart Scheffers, George Jenney, Brampton Resident, Azad Goyat, addressed Committee and expressed their concerns, comments, and questions with respect to the subject application. Correspondence from Mike Cantras, Susan Loeb, Janis Burns, Shirely and Marvin Hatelt, Richard Ewing, Vera Mikkelsen, and Zahra Shivji, re: Application to Amend the Zoning By-law, Bramalea RR GP Limited c/o LEV Developments Inc., 30 Peel Centre Drive, Ward 7, File: OZS-2024-0044 to the Planning and Development Committee Meeting of September 9, 2024, was received.

Staff responded to questions of clarification from Committee with respect to the Planning process, next steps and final recommendation report to Council.

Traffic and Land Use Concerns

Resident had concerns about the proposal having excessive parking spaces which can lead to increased traffic congestion and insufficient parking.

Response: A Traffic Impact Study (TIS), that evaluated existing conditions, site-generated volumes, future total conditions, parking assessment and transportation demand management has been submitted to City staff for review by WSP. City of Brampton Traffic staff have cleared the TIS, found it satisfactory and have no further comments.

Height and Density

Residents had concerns about the proposal regarding overcrowding in the area and privacy. That the proposed height is not compatible with existing area and development proposal should be adjusted to decrease building height. The height also brought forward concerns regarding the accessibility of emergency services for the proposed 55 storey (Tower A), 50 storey (Tower B) and 20 storey (Tower C) buildings.

Response: Development Services, Urban Design and MTSA policy staff have reviewed the development proposal, in relation to land use compatibility, height, massing and density, draft MSTA rezoning based on the Draft Comprehensive Zoning By-law. Provincial Policy requires that municipalities designate areas close to rapid transit stations (e.g., GO Rail, Bus Rapid Transit, or Light Rail Transit) as "Protected Major Transit Station Areas" (PMTSAs). These areas are to be re-zoned to ensure that higher density development is permitted, as appropriate, to take advantage of the transit access. Brampton Plan includes minimum density targets of 160-200 people and jobs per hectare within PMTSAs, depending on the station. To meet this density, some midrise (5-12 storeys) and high-rise (over 12 storeys) development will be required. The development proposal requires a rezoning by-law amendment to permit an increase in heights/densities to deliver on a mixed-use master planned community. The proposed development will be required to meet the appropriate development standards.

Insufficient Existing Infrastructure

Residents had concerns about the proposal regarding insufficient existing infrastructure.

Response: Staff have been working with the applicant to address matters such as traffic, servicing (water, sewer, stormwater), wind, shadowing, etc. The applicant has also coordinated with Morguard Group to mutually address concerns related to site servicing requirements. The proposed development will be required to meet the appropriate servicing development standards.

