

Results of Public Meeting and Correspondence Received

City File: C10E05.019 & Subdivision File:21T-14001B

May 05, 2014

Members Present

City Councillor V. Dhillon – Wards 9 and 10 (Vice-Chair)
Regional Councillor E. Moore – Wards 1 and 5
Regional Councillor J. Sanderson – Wards 3 and 4
Regional Councillor S. Hames – Wards 7 and 8
Regional Councillor G. Miles – Wards 7 and 8
Regional Councillor J. Sprovieri – Wards 9 and 10
City Councillor J. Hutton – Wards 2 and 6
City Councillor B. Callahan – Wards 3 and 4

Members Absent

Regional Councillor P. Palleschi – Wards 2 and 6 (Chair) (vacation)
City Councillor G. Gibson – Wards 1 and 5 (personal)

Staff Present

Planning, Design and Development Department

M. Ball, Chief, Planning and Infrastructure Services
D. Kraszewski, Senior Executive Director, Planning and Building
M. Won, Executive Director, Engineering and Development
P. Snape, Director, Development Services, Planning and Building
H. Zbogor, Director, Planning Policy and Growth Management
M. Majeed, Policy Planner, Planning Policy and Growth Management
P. Aldunate, Development Planner, Planning and Building
M. Viveiros, Administrative Assistant, Planning and Building

Corporate Services Department

J. Zingaro, Legal Counsel, Real Estate
E. Evans, Deputy Clerk
S. Danton, Legislative Coordinator
S. Pacheco, Legislative Coordinator

Members of the Public:

N Jhajj, Kelways Circle, Brampton
H Jhajj, Angelucci Drive, Brampton

Results of The Public Meeting:

A special meeting of the Planning and Development Services Committee was held on May 5th 2014 in the Council Chambers, 4th Floor, 2 Wellington Street West, Brampton, Ontario, 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 City Council procedures and which exceed the *Planning Act* notice requirements of 120 metres. The following members of the public were in attendance and spoke to the application:

Navdeep Jhajj, Kelways Circle, Brampton:

Expressed concern with the proposed residential dwellings in the subject area. The area surrounding the subject land is densely populated and the infrastructure is unable to handle the population increase. Mr. Jhajj stated that there are better uses for the lands such as a park, school, or community centre.

Harpreet Jhajj, Angelucci Drive, Brampton:

Advised that he lives near the subject property and provided details regarding the current pressures on local schools to accommodate children in the area and expressed concern regarding the impact of the proposal on the school system. Mr. Jhajj noted that there is a need for more parks with sporting fields and courts in the area and stated his opinion that the current infrastructure cannot support the proposed development. Mr. Jhajj requested a timeline on the proposed development.

Below is a response to these issues:

Residential Density and Infrastructure

The application site falls within an area defined by the Official Plan as suitable for 'Medium Density Residential' whereby development should not exceed a maximum density of 50 units per net hectare. The proposal would have a residential density of 46 units per net hectare, which is below the maximum figure. Therefore, the proposed development is not likely to put undue burden on the infrastructure. In addition, the infrastructure capacity will be reviewed through the approval of appropriate technical studies prior to draft plan approval to make sure that the proposed development is supportable. As to the suggestion to develop the subject lands as a park, school or community centre, it is to be noted that the property is privately owned, and therefore, its development for these uses is unlikely.

Schools

In their attached comments, Peel District School Board and Dufferin Peel Catholic District School Board have indicated that current enrollment in the catchment area exceeds the classroom capacity. Therefore, some students may be temporarily accommodated elsewhere until permanent government funded pupil places become available.