

**PUBLIC MEETING**  
City File Number: C08E08.008  
July 6, 2020

**Members Present via Electronic Participation**

Regional Councillor M. Medeiros – Wards 3 and 4 **(Chair)**  
Regional Councillor P. Fortini – Wards 7 and 8 **(Vice-Chair)**  
Regional Councillor P. Vicente – Wards 1 and 5  
Regional Councillor R. Santos – Wards 1 and 5  
Regional Councillor M. Palleschi – Wards 2 and 6  
Regional Councillor G. Dhillon – Wards 9 and 10  
City Councillor D. Whillans – Wards 2 and 6  
City Councillor J. Bowman – Wards 3 and 4  
City Councillor C. Williams – Wards 7 and 8  
City Councillor H. Singh – Wards 9 and 10

**Staff Present**

D. Barrick, Chief Administrative Officer

**Planning, Building and Economic Development:**

R. Forward, Commissioner  
A. Parsons, Director, Development Services  
R. Conard, Director of Building, and Chief Building Official  
B. Bjerke, Director, Policy Planning  
E. Corazzola, Manager, Zoning and Sign By-law Services  
C. Crozier, Manager, Development Planning  
D. Vanderberg, Manager, Development Services  
M. Gervais, Policy Planner  
N. Mahmood, Policy Planner  
M. Michniak, Development Planner  
S. Dykstra, Development Planner  
N. Jagtiani, Development Planner  
S. Swinfield, Development Planner

**Corporate Services Department**

A. Wilson-Peebles, Legal Counsel

**City Clerk's Office:**

P. Fay, City Clerk  
C. Gravlev, Deputy City Clerk  
S. Danton, Legislative Coordinator

### **Members of the Public:**

1. Manni Chauhan, Jindal Developments
2. Nisha Sandhu, Brampton resident, via pre-recorded audio
3. Geetesh Bhatt, Brampton resident
4. Amit Gupte, Brampton resident
5. Rajesh Rathi, Brampton resident
6. Snehal Kantawala, Brampton resident
7. Ravi Virk, Brampton resident
8. Cynthia Sri Pragash, Brampton resident
9. Rupinder Singh, Brampton resident, via pre-recorded audio
10. Jasbeer Kaur Kharbanda, Brampton resident, via pre-recorded audio
11. Ranjit Saini, Brampton resident, via pre-recorded audio
12. Gurrinder Singh, Brampton resident, via pre-record ed audio
13. Shadab Manzar, Brampton resident
14. Azad Goyat, Brampton resident
15. Fabio Martinello, Martinello Designs
16. Tony, Brampton resident
17. Rajan Kanwar, Brampton resident

### **Results of the Public Meeting:**

A special meeting of the Planning and Development Services Committee was held 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. As indicated in the minutes of the meeting there were no members of the public in attendance.

17 members of the public attended to speak to the application or provided pre-recorded delegations with regard to the application.

Approximately 29 pieces of correspondence were received ahead of the public meeting with regard to the application, including a petition with approximately 900 signatures in opposition of the application. One piece of correspondence was received in support of the application.

Many of the concerns raised by members of the public were similar in nature across the provided submissions. Those concerns are summarized in the table below.

Table 1 – Response to matters Raised by the Public

Concerns Raised by the Public	Response to Concern
<p><i>Traffic:</i> The redevelopment of the lands will result in increased traffic on local roads and negatively impact parking for the surrounding area.</p>	<p>The applicant has submitting a Traffic Impact Study and Functional Design which have been approved by the City's Transportation Planning Division. This study demonstrated that there will be a need for the applicant to provide an additional turning lane on Cottrelle Boulevard to accommodate safe traffic flow in and out of the site. The construction of this turning lane will be at the expense of the applicant. Further, it is noted that the property is directly serviced by two bus transit routes.</p>
<p><i>Crime:</i> The addition of an apartment dwelling will increase crime in the neighbourhood.</p>	<p>The applicant has submitted a Crime Prevention Through Environmental Design Report which includes an analysis of the project through the lens of creating safety through the overall design of the site. The Report notes that through careful design of the residential units, which will be further refined through a Site Plan Application, multiple forms of natural surveillance will be provided to inhibit crime, in addition to implementing physical barriers and signage related to safety on site.</p>
<p><i>Privacy:</i> The height and design of the proposed apartment building and townhouse dwellings will impede upon privacy for adjacent dwellings.</p>	<p>In regard to the apartment building, the applicant has taken design steps to accommodate and transition to the low density residential surrounding the site. There is currently 1.8m masonry acoustic fencing surrounding both Phase I and Phase II of the site, which assists in providing some privacy. In addition, the stepped nature of the building is respectful of sightlines from all sides of the property. Following the feedback from the second public meeting, the applicant scaled back the 4th and 5th floors of the apartment building to create even more distance between the apartment building and the single detached residential. With</p>

	<p>regard to the stacked townhouses, the applicant has relocated any upper floor balconies to the interior of the site so that they are overlooking the parking lot rather than the adjacent residential, which assists with maintaining privacy for the adjacent dwellings and creating natural security for the subject site.</p>
<p><i>Schools:</i> The addition of residential units will negatively impact the capacity of surrounding schools.</p>	<p>The capacity of the school is pre-determined by the Province and School Board, and if there is no capacity at an existing school, the students generated from the new development are bussed to a further school where there is capacity. Nonetheless, the Peel District School Board and Dufferin Peel Catholic District School Board has confirmed at this time that the anticipated student yield from this development would be able to be accommodated in the existing area schools. The school boards have also have provided a requirement for the applicant to advise future residents of this development that students who cannot be accommodated at the area schools may be bussed to further schools.</p>
<p><i>Property Value:</i> The addition of an apartment dwelling and stacked townhouse dwellings will devalue adjacent residential properties.</p>	<p>Staff note that the value of a residential property is largely related to overall residential market demands and the subject proposal has not presented any concerns with regard to adjacent property value.</p> <p>Please note that property value is not a criteria listed in the Planning Act that is to be considered in determining the appropriateness of a planning application.</p>
<p><i>Shadows:</i> The apartment building will cast excessive shadows on adjacent properties.</p>	<p>The applicant has prepared a shadow study as part of the design process to demonstrate and aid in mitigating potential shadowing impacts from the apartment building.</p> <p>The study has demonstrated that the shadow from the building will cast</p>

	<p>minimal shadows for a vast majority of the year, with winter evenings experiencing a peak in shadow creation from the building. Staff are satisfied that the shadow impacts from the building will be minimal in nature.</p>
<p><i>Design/Dwelling Type Compatibility:</i> There are no other apartment or townhouse style dwellings in the neighbourhood.</p>	<p>Staff recognize that the surrounding neighbourhood largely consists of single detached dwellings. The proposed design of the development found to be sympathetic to this difference in dwelling type, and has used appropriate design considerations with respect to height, massing, and setbacks in this regard. Staff finds that it is appropriate to aim to provide a housing type that is largely underrepresented within the City of Brampton in order to try and satisfy significant demands for affordable home ownership.</p>
<p><i>Lack of Green Space:</i> The development of these lands will detract from green space in the neighbourhood.</p>	<p>The subject lands are currently vacant and were not intended to facilitate the provision of green space for the community. It is noted however that the proposed residential development consists of a private parkette that will provide green space within the development.</p>
<p><i>Crowding of Existing Plaza:</i> The addition of residential units will cause crowding at the existing commercial plaza.</p>	<p>The applicant has provided a Commercial Needs Assessment and Opinion Letter that demonstrate that the existing commercial plaza will be sufficient to serve the surrounding community and proposed residential units. It is also anticipated that residents of the new development would travel on foot to the plaza rather than by vehicle, thereby reducing the draw on parking.</p>

<p><i>Noise:</i> The development will cause noise impacts on adjacent residential dwellings.</p>	<p>The subject property is currently surrounded by an acoustic masonry wall intended to provide noise buffer between the subject property and adjacent residential properties. Further noise mitigation measures, as required, will be refined through the required Site Plan Application to develop the lands. Generally the residential use proposed will not generate any noise concerns that are to be mitigated as per Provincial requirements.</p>
<p><i>Lighting:</i> The lighting of the development will negatively impact adjacent residential dwellings.</p>	<p>Through the required Site Plan Application, the applicant will be required to design an appropriate lighting plan that meets all city standards with regard to lighting impacts upon adjacent properties.</p>