

APPENDIX 10

RESULTS OF PUBLIC MEETING– JUNE 4, 2018 CITY FILE NUMBERS: C04W08.007

Members Present: Regional Councillor E. Moore – Wards 1 and 5 (Chair); Regional Councillor G. Gibson – Wards 1 and 5 (Vice-Chair); Regional Councillor M. Palleshi – Wards 2 and 6; Regional Councillor M. Medeiros – Wards 3 and 4; Regional Councillor G. Miles – Wards 7 and 8; Regional Councillor J. Sprovieri – Wards 9 and 10; City Councillor D. Whillans – Wards 2 and 6; City Councillor J. Bowman – Wards 3 and 4; City Councillor P. Fortini – Wards 7 and 8; and, City Councillor G. Dhillon – Wards 9 and 10.

Members Absent: nil

Staff Present: Planning and Development Services: R. Elliott, Commissioner; A. Parsons, Director, Development Services; B. Steiger, Manager, Development Services; A. Farr, Manager, Development Services; R. Bjerke, Director, Policy Planning; D. VanderBerg, Central Area Planner; and, C. Caruso, Central Area Planner.

Corporate Services: A. Wilson-Peebles, Legal Counsel, Corporate Services; D. Soos, Deputy City Solicitor, Corporate Services; and, G. D'Andrea, Legal Counsel, Corporate Services.

City Clerk's Office: P. Fay, City Clerk; T. Jackson, Legislative Coordinator

Members of the Public: N/A

Results of the Public Meeting:

A meeting of the Planning and Development Services Committee was held on June 4, 2018 at the City Hall, 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. There were no members of the public present at the Statutory Public Meeting. No presentation from the applicant or staff was provided on this item. Marc De Nardis, Planning Associate, Gagon Walker Domes Ltd., submitted correspondence on behalf of Bluegrass South Ltd., owner of the vacant lands immediately adjacent to the subject property, with respect to formal public input on the matter.

The following issues were raised through the correspondence received for this application:

Land use compatibility

Issue:

Concerns regarding land use compatibility with potential institutional and/or residential uses on the abutting lands.

Response:

The “Residential” designation permits a diverse range of uses ranging from various types of residential uses and complementary uses such as institutional and commercial uses. The Official Plan Amendment proposes to add the “Convenience Commercial” designation to Schedule A2 – Retail Structure. Further, there are existing commercial uses across Williams Parkway. As such, the proposed development will be compatible from a land use perspective within this context.

Issue:

Concerns regarding the number of proposed buildings on the site.

Response:

The proposed development comprises of four buildings at the site. The two commercial buildings, which will include the future commercial, office, and day care uses, are located at the intersection of Mississauga Road and Williams Parkway to orient this development towards the street. The restaurant will be located at the southeast corner of the site. Two buildings, including the restaurant and convenience store associated with the gas station, are located along the northern portion of the site. The rationale to locate these uses away from the street is to ensure the visual impact of the auto-oriented uses is minimized. The proposed commercial buildings will wrap around the intersection and hide the parking spaces and the drive-through areas.

Noise impacts

Issue:

Concerns regarding noise feasibility and potential mitigation measures.

Response:

A Noise Impact Study was prepared in order to outline the noise control measures needed to satisfy the noise requirements of the Region of Peel, City of Brampton and the Ontario Ministry of the Environment, Conservation and Parks. This report finds that the development will satisfy MECP’s noise guidelines, Region of Peel and City of Brampton noise guideline limits to determine the need for noise mitigation. The noise mitigation measures will include the following:

- a 4.5 metre high 90 metre long noise barrier fence along the eastern property boundary behind the car wash;
- a 4.5 metre high 35 metre long noise barrier fence along the northern property boundary;
- 2 metre high, 3-sided rooftop acoustic screens above the top of the roof for the two HVAC units on the Tim Horton's building; and silencers on the car wash dryer fans; and,
- A 2.2 metre high acoustic fence along the Mississauga Road boundary of the proposed outdoor play area with the daycare.

The applicant will implement the recommendations regarding noise mitigation outlined in the noise impact study at the time of site plan approval.

Issue:

Concerns regarding landscaping as well as proximity of proposed buildings and vehicular stacking lanes along the mutual property line.

Response:

The Urban Design Brief requires a landscape buffer from the adjacent land uses. The site design incorporates a 3 metres setback at the northeast corner of the site that widens to 3.3 metres west of the proposed restaurant building. Further, the northern boundary line includes a 4.5 metre high noise-barrier fence to mitigate visual and noise impacts from the proposed uses.

Access location from Williams Parkway

Issue:

The proposed location of Williams Parkway access is in proximity to the intersection of Mississauga Road.

Response:

A Traffic Impact Study was submitted with the application. Staff is satisfied that the proposed access location from Williams Parkway is appropriate. The access location from Mississauga Road was moved further to the north, at the northern corner of the site, to ensure a safe access to the site. As such, Regional staff is satisfied with this revised access location from Mississauga Road.