

APPENDIX 9

RESULTS OF PUBLIC MEETING– JANUARY 18, 2021 CITY FILE NUMBERS: OZS-2020-0028

Members Present: Regional Councillor M. Medeiros - Wards 3 and 4; Regional Councillor P. Fortini - Wards 7 and 8; Regional Councillor R. Santos - Wards 1 and 5; Regional Councillor P. Vicente - Wards 1 and 5; City Councillor D. Whillans - Wards 2 and 6; Regional Councillor M. Palleschi - 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; Regional Councillor G. Dhillon - Wards 9 and 10

Members Absent: nil

Staff Present: Richard Forward, Commissioner Planning and Development Services; Allan Parsons, Director, Planning, Building and Economic Development; Bob Bjerke, Director, Policy Planning, Planning, Building and Economic Development; Elizabeth Corazzola, Manager, Zoning and Sign By-law Services, Planning, Building and Economic Development; Michelle Gervais, Policy Planner, Planning, Building and Economic Development; Himanshu Katyal, Development Planner, Planning, Building and Economic Development; Yinzhou Xiao, Development Planner, Planning, Building and Economic Development; Mark Michniak, Development Planner, Planning, Building and Economic Development; Stephen Dykstra, Development Planner, Planning, Building and Economic Development; Anthony-George D'Andrea, Legal Counsel, Legislative Services; Peter Fay, City Clerk

Members of the Public: Ryan Mino-Leahan (Applicant).

Results of the Public Meeting:

A meeting of the Planning and Development Services Committee was held on January 18, 2021 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. Staff provided a presentation on the details of the proposal followed by the applicant's presentation that included details of the site plan, layout and renderings. Correspondences from three following landowners (or their representatives) were received:

1. Johanna Shapira, Wood Bull LLP, dated January 12, 2021;
2. Dan Sukara, Brampton resident, dated January 10, 2021; and,
3. Lorraine O'Sullivan, Brampton resident, dated December 19, 2020.

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

Density

Issue:

Concerns regarding the proposed density at this site and other developments planned in this area.

Response:

The Hurontario-Main Corridor Secondary Plan permits high density uses in the delineated Secondary Plan area. The proposed development is consistent with the Secondary Plan policies and is occurring according to the planned land use function.

Traffic

Issue:

There will be congestion on Steeles and Malta Avenue, and whether any traffic studies have been completed to assess the traffic impacts from this development.

Response:

A Traffic Impact Study was submitted with the application. The study includes a review and assessment of the existing road network, traffic volumes, parking requirements and provisions, vehicle manoeuvring and circulation. The assessment concludes that the traffic volumes are expected to grow by the 2022, 2027, 2032 and 2037 horizon years. Malta Avenue-McMurphy Avenue South and Steeles Avenue West intersection is forecast to continue operating at an acceptable level of service, within capacity and with no critical movements during the weekday AM and PM peak hours for all horizon years. The assessment estimates 95th percentile queues are expected to fall within available storage for all turn lanes during both peak hours in all horizon years.

The assessment also undertook an investigation of a worst-case scenario assuming the extension of Malta Avenue southerly connecting to Tina Court would not be place by the year 2037. The assessment notes that “the proposed development is forecast to generate 352 trips during the AM peak hour and 419 trips during the PM peak hour at full build-out (Phase 1, Phase 2 and Phase 3). This estimate is conservative (i.e. errs on the high side) as no reductions to the trip generation were made to account for existing BRT services provided along the Steeles Avenue W corridor and future anticipated Hurontario-Main LRT services.” Hence, the assessment determines that with the completion of all 3 phases of the i2 development owned lands, the intersection of Steeles Avenue West/Malta Avenue-McMurphy Avenue can accommodate the development without the need for any intersection improvements.

Finally, the assessment recommends that the Holding (H) symbol can be lifted from a transportation perspective, and that “the signal timing changes be implemented as necessary at the study area intersections to achieve optimal operations for all movements. No other road or traffic control improvements are required to serve the traffic volumes generated by the proposed development based upon the assumed roadway and network configuration (ie. No Malta Avenue extension southerly to Tina Court.)” Transportation staff at the City and the Region have reviewed this study and are satisfied with the results.