

APPENDIX 9

RESULTS OF PUBLIC MEETING AND CORRESPONDENCE RECEIVED

Planning and Development Committee
Regular Meeting – January 18, 2021
City File Number – OZS-2020-0032

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
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

R. Forward, Commissioner Planning and Development Services
A. Parsons, Director, Planning, Building and Economic Development
B. Bjerke, Director, Policy Planning
E. Corazzola, Manager, Zoning and Sign By-law Services
M. Gervais, Policy Planner
H. Katyal, Development Planner
Y. Xiao, Development Planner
M. Michniak, Development Planner
S. Dykstra, Development Planner
A. D'Andrea, Legal Counsel
P. Fay, City Clerk
C. Gravlev, Deputy City Clerk
S. Danton, Legislative Coordinator

Members of the Public

Sylvia Roberts, Brampton Resident

At the meeting of the Planning and Development Committee held on January 18, 2021 this application was item 5.6 on the meeting agenda.

Mark Michniak, Development Planner, Planning, Building & Economic Development, presented an overview of the application that included location of the subject lands,

area context, design details, current land uses designations, preliminary issues, technical considerations, concept plan, next steps and contact information.

Following the presentation Lauren Capilongo of Malone Given Parsons gave a presentation. She noted that this site is a logical location for increased density and intensification.

The following is a summary of the concerns raised at the public meeting and through correspondence.

Issue:

The proposed development will increase density and increase demand for services such as schools and roadways.

Response:

The Transportation Assessment submitted with this application found that “all primary modes of transportation can be easily and effectively accommodated.”¹ Staff have reviewed the Traffic Impact Study and concluded that it addresses the potential for traffic related issues for the proposed development.

This proposal was circulated to the local school boards for comment. None of the boards identified any capacity issues in their responses. The full comments are available in Appendix 10 – Results of Application Circulation.

Issue:

This site is not yet designated as a Major Transit Station Area but it is located adjacent to numerous transit facilities and this should be considered in the review of this application.

Response:

This proposal was evaluated against the current policies in effect for the given location. A comprehensive review of these policies is included in Appendix 8 – Detailed Planning Analysis.

1. Poulos & Chung Limited, TACC Holborn Corp. Lands North-East of the Gore Road & Queen Street East Brampton, Ontario Transportation Assessment In Support of Zoning By-law Amendment for Highrise Residential Condominium (Markham, 2021), 54.

Issue:

The Planning Act requires that the financial impact of a proposal be considered during the review of the application.

Response:

This proposal was circulated to the Finance Division for comment. Financial Implications of this proposal are outlined within the Recommendation Report.

Issue:

Is there an opportunity to provide affordable housing units with this project?

Response:

Opportunities for affordable housing units in this development were explored along with the Housing Brampton strategy. Staff found that this application is consistent with Housing Brampton's vision of Brampton as a vibrant, inclusive and thriving city with a wide range of housing options. The development of lands will provide greater housing choices through the construction of high-rise building types that accommodates an increasing number of small households. A greater diversity of housing types will accommodate residents according to their household size and life stage.

CORRESPONDENCE RECIEIVED

To: Ganesh, Steve
Subject: RE: [EXTERNAL]OZS-2020-0032 Public Submission

-----Original Message-----

From: Tushar Sood < >
Sent: 2021/01/08 1:38 PM
To: Michniak, Mark <Mark.Michniak@brampton.ca>
Subject: [EXTERNAL]OZS-2020-0032 Public Submission

Dear Mr. Michniak,

I am writing this email to express my unequivocal support for the project of application number OZS-2020-0032, with two residential towers proposed by TACC Holborn Corporation - Malone Given Parsons Ltd.. As someone who lives just up the road from this site, around Gore and Ebenezer, I see this development as a new, exciting, bold undertaking in my neighbourhood. I have lived here all my life, nearly twenty years, and I have always known that The Gore and Queen has the potential to be a strong gateway for the City of Brampton. New office developments, urban form residential, and density in the area are a testament to this. I hope council does not give into the NIMBYism that is all too common for projects like these - we are a growing city and the best way to develop is upwards, not outwards. This will breathe new life into our community, bring with it a demand for new amenities, and has so much potential to shape our future in accordance with our 2040 vision. Especially for young people like me, developments like these often attract exciting businesses to the area which will help retain young people. Density is also associated with walkability, increased public transit demand and subsequent services, and overall health and wellbeing - who wouldn't want that? With that said, before progressing I hope you conduct a review of necessary services such as the need for public schooling capacity, traffic patterns, etc..

Thank you for putting this project forward. I hope to see it come to fruition in the near future. Please do not hesitate to reach out for a follow-up.

Best,
Tushar Sood