

Results of Public Meeting (May 10, 2021) and Correspondence Received

OZS-2021-0008

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:

D. Barrick, Chief Administrative Officer

Planning, Building and Economic Development:

R. Forward, Commissioner
A. Parsons, Director, Development Services
B. Bjerke, Director, Policy Planning
C. Crozier, Strategic Leader
J. Humble, Manager, Policy Program and Implementation
S. Ganesh, Manager, Planning Building and Economic Development
D. Vanderberg, Manager, Planning Building and Economic Development
C. Owusu-Gyimah, Manager, Planning Building and Economic Development
M. Gervais, Policy Planner, Planning Building and Economic Development
M. Palermo, Policy Planner, Planning Building and Economic Development
B. Shah, Policy Planner, Planning Building and Economic Development
D. Watchorn, Development Planner, Planning Building and Economic Development

Corporate Services

S. Akhtar, City Solicitor, Legislative Services
A.G. D'Andrea, Legal Counsel, Legislative Services

City Clerk's Office

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

Appropriateness of the Height and Density in this Location

Issue:

Views of Chinguacousy Park from surrounding residences will be blocked

Response:

Northbound sightlines to Chinguacousy Park from the adjacent residential area are not protected view corridors per the City's Official Plan or the Queen Street Corridor Secondary Plan (Area 36). While Official Plan policy 4.11.3.2.7 does speak to the lack of adverse effects on adjacent areas caused by new developments, including views and privacy, the proposed development adequately addresses these concerns. Per the draft Zoning By-law Amendment, the two towers will have a minimum separation distance of 25.0 metres, thereby ensuring that the entire Queen St E frontage is not dominated by the towers, and that views are possible through to the Park.

Issue:

The height of the proposed towers is excessive for this area, especially considering what was already approved for the site.

Response:

The applicant has provided appropriate justification for the increase in height based on the applicable Provincial, Regional, and local policies. This includes the Provincial Policy Statement which supports the efficient use of land and resources through intensification, as well as the Growth Plan for the Greater Golden Horseshoe which promotes redevelopment and intensification in close proximity to transit-supportive areas. In terms of City policy, the subject site is located within the Central Area and Queen Street Primary Intensification Corridor. These areas are generally planned to accommodate intense, high-density mixed-use development that optimizes the use of existing infrastructure while accommodating a significant portion of population growth. Furthermore, the subject site is already zoned to permit towers of 80 metres and 89 metres. The proposed increase in height to 93 metres and 102 metres, respectively, represents a relatively minor increase. Building heights are otherwise not specified by the relevant policies in the Official Plan or Secondary Plan.

Issue:

There is too much density in the area already leading to congestion.

Response:

The applicant has provided appropriate justification for the proposed increase in density based on the applicable Provincial, Regional, and local policies. This includes the Provincial Policy Statement which promotes the regeneration of settlement areas, the focus of growth and development, and also supports all forms of residential intensification. The Growth Plan for the Greater Golden Horseshoe promotes redevelopment and intensification in close proximity to transit-supportive areas such as the subject site. In terms of City policy, the subject site is located within the Central Area and Queen Street Primary Intensification Corridor. These areas are generally planned to accommodate intense, high-density mixed-use development that optimizes the use of existing infrastructure while accommodating a significant portion of population growth. The applicant has provided a transportation Impact Study

prepared by LEA Consulting Ltd. which concludes that the proposed development is not expected to significantly impact the area transportation network. The findings of this report have been accepted by both Regional and City Transportation staff.

Issue:

There are no building of similar height along this section of Queen Street East currently, the proposed development will alter the character of the area

Response:

The adjacent lands immediately to the east and west of the subject site are designated 'Central Area Mixed use' as per the Queen Street Corridor Secondary Plan (Area 36). This designation generally permits a wide variety of mixed-use developments of higher-densities. In addition, Queen Street from Chinguacousy Rd in the east to Goreway Dr in the east is designated as a 'Primary Intensification Corridor', per Schedule 1 City Concept of the Brampton Official Plan. Intensification Corridors are planned to accommodate significant growth through higher residential and employment densities supporting higher order transit services.

Other Matters Raised

Issue:

A certain number of units should be set aside so that they are large enough to accommodate families

Response:

While the majority of the units are 1-bedroom, a sizeable minority of units (18%) are represented by two-bedroom units more suited to accommodating families.

Issue:

The proposed development will cause an increase vehicular traffic resulting in noise and pollution in the area.

Response:

The applicant has provided a transportation Impact Study prepared by LEA Consulting Ltd. which concludes that the proposed development is not expected to significantly impact the area transportation network. The findings of this report have been accepted by both Regional and City Transportation staff.

Issue:

There is a lack of playground amenity space on site for children, and insufficient safe access to amenities across Queen St at Chinguacousy Park.

Response:

The various amenities at Chinguacousy Park are located in close proximity to residents of the proposed development and may be accessed safely by crossing Queen St E at the crosswalks located

approximately 180 metres to the east at Bramalea Road, or 250 metres to the west at Central Park Drive.

Issue:

This application has the potential to result in the reduction of Property Values in the area.

Response:

Reduction of property values is not considered a planning matter under the Planning Act.