

Results of the Public Meeting and Correspondence Received

Planning and Development Committee
Regular Meeting – February 10, 2020
City File Number: C11E11.002

Members Present:

Regional Councillor M. Medeiros – Wards 3 and 4 (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 (left at 8:33 p.m. – illness)
City Councillor J. Bowman – Wards 3 and 4
City Councillor H. Singh – Wards 9 and 10

Members Absent:

Regional Councillor G. Dhillon – Wards 9 and 10 (other municipal business)
City Councillor C. Williams – Wards 7 and 8 (other municipal business)

Staff Present: Planning and Development Services:

D. Barrick, Chief Administrative Officer
Planning and Development Services:
R. Forward, Commissioner
A. Parsons, Director, Development Services
B. Bjerke, Director, Policy Planning
Y. Yeung, Manager, Urban Design
M. Gervais, Policy Planner
M. Sian, Development Planner

Corporate Services:

J. Zingaro, Deputy City Solicitor
G. D'Andrea, Legal Counsel

City Clerk's Office:

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

No members of the public were present for this item and a presentation was not requested.

Results Of The Public Meeting:

A Statutory Public Meeting was held on February 10, 2020 in the Council Chambers, 4th Floor, 2 Wellington Street West, Brampton, Ontario, 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. At the Public Meeting, no members of the public were present for this item and a presentation was not requested. One Piece of correspondence was received prior to the Public Meeting and three pieces of correspondence were received during Tertiary Plan public consultation process.

Public comment:

Does participating in the Tertiary Plan public consultation requires contribution to the cost of preparing a Tertiary Plan?

Staff response:

The cost of preparing a Tertiary Plan is borne by the applicant.

Public Comment:

Please advise the rationale as to where the proposed stormwater management pond is located on the Tertiary Plan.

Staff response:

The location of stormwater management pond is generally in accordance with the approved Master Environmental Servicing Plan for the lands bounded by Regional Road 50, Old Castlemore Road, the Rainbow Creek Tributary Corridor and the existing Cadetta Road subdivision.

The stormwater management strategy including the location of any stormwater management pond or stormwater storage facility will be confirmed through functional servicing studies, subject to a site specific review at the development stage.

Public comment:

Drainage is the major concern because the majority of the entire block drains to the naturally occurring swale on Lot 56 and then flows to Rainbow Creek.

Staff response:

The Tertiary Plan proposes that the drainage swale that outlets to Rainbow Creek be retained as an outlet for stormwater management infrastructure. The post development flow from the subject development should match the pre development flow.

Toronto and Region Conservation Authority has reviewed and are satisfied with the proposed stormwater management strategies including any alteration to the headwater drainage feature on the subject site. A Permit has been issued for the proposed development.

Public comment:

What is required in regards to visual screening or noise attenuation measures for the future Bus Maintenance and Storage Facility to protect the residential area across the Rainbow Creek?

Staff Response:

Once we receive a formal Site Plan Application, the Open Space section will review the drawings and work with the applicant to make sure proper screening is provided to the residential area. In addition, the applicant is required to submit a Noise Study for City's approval which includes Noise Attenuation Measures.

Correspondence Received
City File Number: C11E11.002

Archived: 2021/09/24 5:23:58 PM

From: Ron Fay

Sent: Tue, 21 Jan 2020 16:56:04

To: Owusu-Gyimah, Cynthia

Subject: [EXTERNAL]Fwd: Public Notice Feedback for Feb 10 Meeting

Sensitivity: Normal

Sorry Cynthia:

I had your email address wrong on the email I sent below.

Ron Fay

Cell number +1 416 823 7906

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

From: Ron Fay <rfay@sympatico.ca>

To: "cynthia.owusu" <cynthia.owusu@brampton.ca>, "manpreet.sian" <manpreet.sian@brampton.ca>, "michelle.gervais" <michelle.gervais@brampton.ca>

Date: January 20, 2020 at 7:30 PM

Subject: Public Notice Feedback for Feb 10 Meeting

Hello Planners:

I read with the interest the three items in the attached Public Notice published in the January 26, 2020 Brampton Guardian.

I agree and approve all three proposals / initiatives.

Feel free to give me a call if further explanation or detail is required from me.

Please let me know if these proposals move forward as is, with amendments, or if they were withdrawn or did not pass etc.

Thank you.

Regards.

Ron Fay

Cell number [REDACTED]

Xiao, Yinzhou

From: James & Frances Johnston
Sent: 2021/04/17 8:38 PM
To: Xiao, Yinzhou
Subject: [EXTERNAL]Fwd: Tertiary Plan # C11E11.002

Follow Up Flag: Follow up
Flag Status: Completed

I was given your contact information as the current planner in charge of #C11E11.002. Thank you for your attention to this matter.

Frances Johnston

----- Forwarded message -----

From: James & Frances Johnston
Date: Fri, Apr 16, 2021 at 5:36 PM
Subject: Tertiary Plan # C11E11.002
To: <Jacqueline.lee@brampton.ca>
Cc: Dhillon, Gurpreet - Councillor <gurpreet.dhillon@brampton.ca>, <harkirat.singh@brampton.ca>

Thank you for notifying us of the proposal. We are definitely interested in the development being planned around our farm.

Does participating mean that we are able to provide input for consideration of those developing the plan or does it mean that we will be required to contribute to the cost of preparing a Tertiary Plan?

Our property is at 10192 Hwy 50, but it is not clear to us if 11 Hwy 50 is to the north or south. We are fully aware of the development in the area but we plan to keep and farm our remaining land for many years.

Drainage is the major concern for us because the majority of the entire block, including our farm, drains to the naturally occurring swail on Lot 56 and then flows to Rainbow Creek. The draft plan provided appears to have been arranged to conform to property lines more than the natural environment or planning principles.

We object to a storm water management pond being placed on our farmland. What criteria is used to determine their locations?

We look forward to learning a lot more about this plan before it is confirmed.

James Johnston
Frances Johnston
Claire Johnston

10192 Hwy 50, Brampton ON, L6L 0L6

Xiao, Yinzhou

From: Tas Candaras
Sent: 2021/04/16 9:27 AM
To: Xiao, Yinzhou
Cc:
Subject: [EXTERNAL]FW: Tertiary Planning Process : 11 Highway 50 : Block 47-3
Attachments: 20210416091853272.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Hello ; Further to our previous email regarding the potential relocation of the pond it should have read moving the pond north to property 57 rather than 56 .

Thank you

Tas Candaras, P.Eng.
a.m. candaras associates inc.
8891 Weston Road, Suite 209
Woodbridge, Ontario
L4L 8P4
Tel: (905) 709-8655
Fax: (905) 709-8655
Email: Tas@amcandaras.com

From: Tas Candaras
Sent: April-16-21 9:15 AM
To: Yinzhou.Xiao@brampton.ca
Cc:
Subject: Tertiary Planning Process : 11 Highway 50 : Block 47-3

Hello : On behalf of Marta Bruno , owner of property 54 as shown on the attached plan and as described below , we are advising you that she would like participate in the Tertiary Planning process .

Also please advise us of the rationale as to where the proposed stormwater management pond is located on the attached plan and suggest that consideration be given to moving the pond north such that it is located entirely on property 56 to the north .

Should the pond remain partially on the property 54 then appropriate financial compensation should be provided in accordance to the industry standard developers cost sharing agreements.

PT LT 11 CON 11 ND TORONTO GORE AS IN R0584588 CITY

Please confirm receipt of this email and notification .

Thank you

Tas Candaras, P.Eng.
a.m. candaras associates inc.
[REDACTED]
[REDACTED], Ontario
[REDACTED]
[T: \[REDACTED\]](tel:[REDACTED])
Fax: [REDACTED]
Email: Tas@amca.com

Xiao, Yinzhou

From: Bruno Mannella [mailto:bruno@meridianhomes.ca]
Sent: 2021/06/28 3:44 PM
To: Xiao, Yinzhou
Subject: [EXTERNAL]RE: Pre-Registration for Tertiary Plan Virtual Open House - 11 Regional Road 50, Brampton

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

Good afternoon Yin,

It was an informative session for me last week as we are attempting to get up to speed with this particular Tertiary Plan.

We are owners of Property 58 (Castleclark Developments Inc.). As this was our first exposure to the process I have a few questions and requests as per below:

- 1) Could you forward to me or provide access to yesterday's presentation materials.
- 2) Since we have not received notice of any of the current active developments applications prior to yesterday, could you please forward or provide access to those application details.
- 3) As a general question for all of the properties and , in particular, property 57A (Bus maintenance and storage facility) that are immediately east of Rainbow Creek, what is the City requiring of the applicants regarding visually shielding the proposed residential developments on the west side of Rainbow Creek corridor along with noise attenuation measures?

I look forward to your update and direction.

Regards,

Bruno Mannella

Meridian Homes

4951 11th Street, Brampton, ON

A [REDACTED]

971-190

Phone: [REDACTED]

Fax: [REDACTED]

From: Breanna Sobers-Barrett [mailto:BreannaSB@gsai.ca]
Sent: June-04-21 11:56 AM
To: Bruno Mannella
Subject: RE: Pre-Registration for Tertiary Plan Virtual Open House - 11 Regional Road 50, Brampton

Good Afternoon Bruno,