

APPENDIX 9

RESULTS OF PUBLIC MEETING – JUNE 7, 2021 CITY FILE NUMBERS: OZS-2021-0012 / 21T-21004B

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

Members Absent: Regional Councillor G. Dhillon - Wards 9 and 10

Staff Present: Chief Administrative Officer, David Barrick Richard Forward, Commissioner Planning and Development Services Allan Parsons, Director, Planning, Building and Economic Development Rick Conard, Director of Building and Chief Building Official Elizabeth Corazzola, Manager, Zoning and Sign By-law Services, Planning, Building and Economic Development Bob Bjerke, Director, Policy Planning, Planning, Building and Economic Development Andrew McNeill, Manager, Official Plan and Growth Management, Planning, Building and Economic Development Jeffrey Humble, Manager, Policy Planning, Planning, Building and Economic Development Steve Ganesh, Manager, Planning Building and Economic Development David Vanderberg, Manager, Planning Building and Economic Development Cynthia Owusu-Gyimah, Manager, Planning Building and Economic Development Carmen Caruso, Central Area Planner, Planning, Building and Economic Development Himanshu Katyal, Development Planner, Planning, Building and Economic Development Kelly Henderson, Development Planner, Planning, Building and Economic Development Stephen Dykstra, Development Planner, Planning, Building and Economic Development Nicholas Deibler, Development Planner, Planning, Building and Economic Development Xinyue (Jenny) Li, Development Planner, Planning, Building and Economic Development Claudia LaRota, Policy Planner, Planning, Building and Economic Development Shahinaz Eshesh, Policy Planner, Planning, Building and Economic Development Bindu Shah, Policy Planner, Planning, Building and Economic Development Anthony-George D'Andrea, Legal Counsel, Legislative Services Peter Fay, City Clerk, Legislative Services Charlotte Gravlev, Deputy City Clerk, Legislative Services Shauna Danton, Legislative Coordinator, City Clerk's Office

Members of the Public: N/A

Results of the Public Meeting:

A meeting of the Planning and Development Services Committee was held virtually on June 7, 2021 via City's Live Stream, 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. Correspondences from four members of the public were received.

The following issues were raised by the public through the correspondences received for this application:

Traffic

Issue:

The proposed development and the lack of wide public roads would increase traffic congestion in the area.

Response:

The Traffic Impact Study submitted with the application indicates that the proposed road network and its connection to the existing road network as well as the road widths will function at acceptable levels of service with this development in place.

Issue:

There is lack of public transit in this area.

Response:

Veterans Drive is currently serviced by Brampton Transit Route 26 which connects to Routes 6, 23, 27, 28 at Mount Pleasant Go Station. It is recognized that transit can be improved in the City. This is a work in progress and more investment in this infrastructure will bring in the needed improvements.

Dust, Noise and Visual Impacts

Issue:

There will be loss of several mature trees.

Response:

The applicant has submitted a Tree Inventory and Preservation Plan Report. It concludes that 157 trees will be removed to accommodate the proposed development.

Due to removal of trees on the property, the applicant will be required to provide tree compensation at no cost to the City in the form of restoration planting in accordance with the City's planting standards. However, due to space limitations on the site, any

replacement trees that are not planted on the subject property will be provided through cash-in-lieu of trees. The applicant will be required to implement tree preservation measures to facilitate the long-term health of trees to be preserved.

Issue:

The view to the park which is part of the Peel Regional Police Recreation Centre from the backyards will be impacted as well as there will be loss of sunlight in the backyards.

Response:

The proposed site layout will provide a setback of 5.7 metres from the existing residential uses, and the building height will be sited to minimize visual impact. Additionally, the building height of the townhouses will be kept similar to the existing dwellings to ensure that the new development is consistent with the character of the existing neighbourhood.

Issue:

The construction activity will cause dust and noise pollution in the surrounding area.

Response:

The City of Brampton has a noise by-law in place that limits construction activity only within prescribed times.

Density

Issue:

The proposed density of this application will impact the character of the neighbourhood.

Response:

The subject property is designated "Residential" in the Official Plan, and "Low/Medium Density Residential" and "Medium Density Residential" as well as "Peel Regional Police Association Special Policy Area" in the Secondary Plan. This special policy area contemplates that there will be future development on this site for low or medium density residential uses. The proposed development is proposing increased density than currently permitted, however, it satisfies the criteria required by the policies of the Official Plan to permit an increased density.

Additionally, the proposed development will incorporate a built-form that will be respectful of the existing residential uses adjacent to the subject property. The approved Urban Design Brief includes the design principles for this development that will be implemented at the detailed design stage.

Issue:

The new development will over burden the existing amenities and facilities.

Response:

Staff from Park Planning Department conducted a review of the existing recreation amenities and facilities in the surrounding area and determined that there is sufficient capacity to service the proposed development.

Lack of Commercial Areas:

Issue:

There is a lack of access to commercial areas in the neighbourhood.

Response:

There is currently an existing commercial plaza at the south-east corner of Mississauga Road and Sandalwood Parkway, as well as a gas station on the north side of Sandalwood Parkway across from this plaza. Further, a new development proposed at the north-east corner of Sandalwood Parkway and Mississauga Road is also proposing future commercial uses.

No prior knowledge of future development at this site

Issue:

The resident was not aware that future development would occur at this site.

Response:

The City, at the time of approving subdivisions, requires warning clauses to be placed in all agreements of purchase and sale to notify the buyers of any future development that may occur adjacent to their property. Additionally, the City's Official Plan designates these lands as Residential that permits residential development.