

RESULTS OF PUBLIC MEETING AND CORRESPONDENCE RECEIVED

Planning and Development Committee

Regular Meeting – March 8, 2021

City File Number – OZS-2020-0027

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

Staff Present:

David Barrick, Chief Administrative Officer

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

Anthony-George D'Andrea, Legal Counsel, Legislative Services

Elizabeth Corazzola, Manager, Zoning and Sign By-law Services, Planning, Building and Economic Development

Jeffrey Humble, Manager, Policy Planning

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

Daniel Watchorn, Development Planner, Planning, Building and Economic Development

Shelby Swinfield, Development Planner, Planning, Building and Economic Development

Himanshu Katyal, Development Planner, Planning, Building and Economic Development

Peter Fay, City Clerk Charlotte Gravlev, Deputy City Clerk

Shauna Danton, Legislative Coordinator, City Clerk's Office

Meeting Overview

At the meeting of the Planning and Development Committee held on March 8, 2020 this application was item 5.1 on the meeting agenda.

Dan Watchorn, 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.

There were no pre-registered delegations. However, the following correspondence via email were presented and received by the Committee:

1. Silver Ighoyota, Brampton resident, dated February 19, 2021
2. Mandip Rana, Brampton resident, dated March 3, 2021

There was an additional correspondence received by Dan Watchorn, inquiring about the kind of drive-thru restaurant that will be located on the site. This item was not presented at the Planning and Development Committee meeting.

3. Frank Ficco, Brampton resident, dated March 3, 2021.

Issue Raised Through Correspondence Received	How Issue Was Addressed Through Site Design
<ul style="list-style-type: none">- Privacy concerns for abutting residential homes.	<ul style="list-style-type: none">- An interior side yard landscape buffer is required by the proposed Zoning By-law, which will assist in screening the site from neighbouring properties.- Both proposed structures are one-storey in height, limiting their view of neighboring properties.- There is an existing noise wall located at the northern limits of the site abutting the residential homes.
<ul style="list-style-type: none">- Safety of local residents that may walk or ride their bike in the area.	<ul style="list-style-type: none">- 15m X 15m daylight triangle will be located at the corner of Yellow Avens Blvd and Airport Road to improve vehicle sight lines.- Site will have traffic mitigation measures to address vehicles entering the site and vehicles in the drive-through, such as: a stop sign, stop bar and a "do not block entrance" signage for exiting drive-through vehicles.- The site connects to the existing sidewalk located on Yellow Avens Boulevard which promotes walkability and safe pedestrian movement.
<ul style="list-style-type: none">- Increased pollution.	<ul style="list-style-type: none">- The proposed zoning by-law requires a landscaped open space requirement of 3.0 metres along any lot line abutting a street. A landscape strip is also required along the interior side yard. The landscaping will provide greenspace along the perimeter of the site to mitigate pollution.

<ul style="list-style-type: none">- Litter and illegal dumping at the site.	<ul style="list-style-type: none">- Waste bins are located internally at both buildings.- The location of the site encourages “eyes on the street” through cars passing by on Airport Road and Yellow Avenus Blvd, as well as the neighbouring residents. Constantly being within the public eye will reduce the likelihood of littering and dumping.
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Correspondence Received

Sepe, Alex

From: Treasure Akpore <takpore@yahoo.co.uk>
Sent: 2021/02/19 7:11 PM
To: Watchorn, Daniel
Subject: [EXTERNAL]Objection / Concern to proposed plan file:OZS-2020-0027

Hello Daniel Watchorn,

RE: Virtual Public Meeting Process
Application to Amend the Official Plan and Zoning By-law
KLM Planing Inc.-Lebosco Development Inc.
Address:10808 Airport Road
Ward:10
File: OZS-2020-0027.

I Silver Ighoyota, owner of the following property 82 kettlewell crescent off Yellow Aven BLVD right on the fence of the above proposed plan opposed the plan due to the following;

We are a family of 6 the youngest being 3 years old, we are worried about our security / privacy as our bedroom is directly facing the propose site.

Polution, as indicated on the propose plan diagram there is two drive through which will attract alot of vehicles accessing the property there by resulting in polution that could cause alot of health concern for we the occupants especially our kids.

Thank you.

Silver Ighoyota
6477177667

Sepe, Alex

From: Mandip Rana <mandiprana@gmail.com>
Sent: 2021/03/03 8:34 PM
To: Watchorn, Daniel
Subject: [EXTERNAL]File-OZS-2020-0027

Hi Daniel,

Regarding the proposed development at the corner of Airport Rd and Yellow Avens Blvd, I am for the building of the Day Nursery because we don't have one in North Brampton. Now for the restaurant with a drive-thru I am opposed to that development because for the following reasons:

- 1) the safety of residents, young children walking and riding their bikes to school and in the summer
- 2) Yellow Avens blvd will see an increase in traffic
- 3) More pollution in the area from cars idling going through the drive-thru
- 4)Not a healthy choice with obesity on the rise
- 5)More litter in the area
- 6)An increase in illegal dumping behind the buildings
- 7)An increase in drug usage

Thankyou

Mandip Rana
mandiprana@gmail.com
416-710-4698

Sepe, Alex

From: Frank Ficco <ficcofrank@gmail.com>
Sent: 2021/03/03 3:40 PM
To: Watchorn, Daniel
Subject: [EXTERNAL]City of brampton file OZS-2020-0027

Good afternoon Daniel,

I got your email in the mail regarding the above proposal for future development at the NW corner of Airport and Yellow Avens blvd in Brampton.

Was wondering if you could please clarify what kind of drive thru restraunt will be put there.

Thank you

Frank Ficco