

Results of Public Meeting (September 13 2021) and Correspondence Received

OZS-2021-0032

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
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

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

A. Ramsammy, Development Planner, Planning Building and Economic Development

D. Jenkins, Development Planner, Planning Building and Economic Development

M. Michniak, Development Planner, Planning Building and Economic Development

S. Dykstra, Development Planner, Planning Building and Economic Development
N. Deibler, Development Planner, Planning Building and Economic Development
H. Katyal, Development Planner, Planning Building and Economic Development
K. Henderson, Development Planner, Planning Building and Economic Development
M. Gervais, Development Planner, Planning Building and Economic Development
T. Sindu, Development Planner, Planning Building and Economic Development

Corporate Services

S. Akhtar, City Solicitor, Legislative Services

City Clerk's Office

P. Fay, City Clerk, Legislative Services

C. Gravlev, Deputy City Clerk, Legislative Services

Item 5.11

Staff Report re: Application to Amend the Zoning By-law, i2 Developments Inc. – KLM Planning Partners Inc.- File: OZS-2021-0032

Nicholas Deibler, Development Planner, Planning, Building and Economic Development, presented an overview of the application that included location of the subject lands, area context, design details, current land use designations, preliminary issues, technical considerations, concept plan, next steps and contact information. The following delegations addressed Committee and expressed their views, suggestions, concerns and questions with respect to the subject application:

1. Alistair Shields, Senior Planner, KLM Planning Partners Inc.
2. Jeff and Kim Thomson, Brampton Resident - not present
3. Sylvia Roberts, Brampton Resident, Note: Delegation added under approval of agenda - Recommendation PDC126-202

Staff Response to Comments

The application has received some input and interest from the surrounding community. Staff are in receipt of one written correspondence in addition to the aforementioned delegations. Comments in opposition to the application will be summarized below, followed by a response from staff where appropriate.

Appropriateness of the Height and Density in This Location

Issue:

The height of the proposed tower is excessive for this area.

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. The subject site is located within a Gateway Mobility Hub centred around the new Hurontario LRT station located at Hurontario St/Main St S and Steeles Ave, and is within the Steeles Ave intensification corridor. These areas are planned to accommodate developments of the greatest mass and highest densities in Brampton. The proposal will optimize the use of existing infrastructure while accommodating a significant portion of population growth.

Transportation Considerations

Issue:

Excess parking is being provided.

Response:

The City of Brampton has eliminated parking minimums in this area and therefore it is each applicant's discretion as to the amount of parking which needs to be provided. A Parking Study prepared by Paradigm Transportation Solutions Ltd. was prepared for the subject site. The study evaluated the required the residential parking at a rate of 0.75 spaces/unit. There are no minimum parking requirements within the subject area, with the exception of visitor parking. The proposal would reduce the visitor parking rate from 0.20 spaces/unit to 0.15 spaces per unit. This reduction is supported by the Parking Study which concludes that the visitor parking supply will adequately serve the parking needs for visitors of the Proposed Development, due to the reduced parking demands relating to its geographic setting and proximity to transit services. A total of 306 on-site parking spaces provided through 6 levels of underground parking are proposed. Transportation staff is satisfied with the results of the Parking Study.

Issue:

Transportation Demand Management has not been sufficiently considered, particularly with regards to car-sharing and transit pass opportunities for future residents.

Response:

Several Transportation Demand Management opportunities were considered as part of the Parking Study prepared by Paradigm Transportation Solutions Ltd. This includes the potential for unbundled resident parking (i.e. separating the cost of parking from the cost of each residential unit), and car-share parking. Bicycle parking spaces will be provided at a rate of 0.52 spaces per unit, in excess of the Secondary Plan requirement. The applicant may also consider the provision of a customized travel options brochure for prospective and new residents of the building and visitors, to be made available through the lobby. These measures, in conjunction with proximity to future higher-order transit and existing bus services will assist in maintaining lower parking demands for the development.

Issue:

There is a lack of Bike Infrastructure to support cyclists accessing the site.

Response:

The City is currently working with the Region of Peel and the applicant to improve the streetscape along Steeles Ave. Cycling infrastructure is an important component of this work, and it is proposed that a 6m wide area for cycling and pedestrians will be incorporated. This work will be finalized at the detailed design stage through the Site Plan approval.

Other Matters Raised

Issue:

There is Insufficient Parkland and Public Recreational Space for the influx of residents.

Response:

The proposed development will include 917.5 square meters of outdoor amenity space at grade and 286 square meters on the 6th floor terrace. While public parkland is not anticipated to be dedicated to the City as part of this application, cash-in-lieu will be collected in accordance By-law 283-2013. Existing public parkland is located approximately 275 metres to the south (Ray Lawson valley) or 275 metres northwest (Roehampton Park). A number of recreational amenities are available for residents at Ray Lawson Park and the adjacent Fletchers Green Community Park. Furthermore, preliminary planning is underway examining the creation of a new neighborhood park to be developed to the east of the site, roughly between Malta Ave and Hurontario St., through development applications anticipated for those sites. This park will serve the emerging Uptown Brampton community which includes the proposed development.

Issue:

Pedestrian Safety along Steeles Ave.

Response:

The City is currently working with the Region of Peel and the applicant to obtain improve the streetscape along Steeles Ave. Pedestrian infrastructure is an important component of this work, and it is proposed that a 6m wide area for cycling and pedestrians will be incorporated. This work will be finalized at the detailed design stage through the Site Plan approval.