

RESULTS OF PUBLIC MEETING – JUNE 8, 2020

CITY FILE NUMBERS: OZS-2020-0004

Members Present: Regional Councillor M. Medeiros – Wards 3 and 4 (Chair)
Regional Councillor P. Fortini – Wards 7 and 8 (Vice-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
City Councillor J. Bowman – Wards 3 and 4
City Councillor C. Williams – Wards 7 and 8
City Councillor H. Singh – Wards 9 and 10

Staff Present:

D. Barrick, Chief Administrative Officer

Planning and Economic Development:

R. Forward, Commissioner

A. Parsons, Director, Development Services

R. Conard, Director of Building, and Chief Building Official

Yin Xiao, Development Planner

Kelly Henderson, Development Planner

Rob Nykyforchyn, Development Planner

Cynthia Owusu-Gyimah, Development Planner

Dan Watchorn, Development Planner

City Clerk's Office:

P. Fay, City Clerk

C. Gravlev, Deputy City Clerk

S. Danton, Legislative Coordinator

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 8, 2020 via City's Live Stream, commencing at 7:00pm 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 five members of the public were received. Two comments received are supporting this application.

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

Density

Issue: Extremely dense and lacks vision

Response: The proposal has been revised several times since the first submission (total of 237 dwelling units). The land will be developed in a phased approach and this application is for the first phase, which consists of 105 townhouse units and 33.5 units per hectare. The medium density residential development is appropriate for this area and conforms to the policies of the Official Plan and Secondary Plan as the permitted maximum density is 50 units per net hectare. Furthermore, the Urban Design Brief outline the subject lands is envisioned as a medium density development with well-crafted built form, which will be appropriately integrated into the adjacent future residential development of Mount Pleasant South, Mississauga Road and Lagerfeld Drive streetscape.

Street Design and Connection:

Issue: unsafe street corridors and no connection in terms of retails

Response: The subject lands are connected to the regional road (Mississauga Road) and Lagerfeld Drive and to the surrounding street network, local bus stops and the Mount Pleasant Go Station. In terms of pedestrian linkages there are pedestrian walkway entrances from Mississauga Road and Lagerfeld Drive. 1.5 metre of internal sidewalks are proposed in accordance with municipal standards. Proper lighting design is incorporated in the site design to ensure safe vehicular and pedestrian circulation. The proposed development is within close proximity to commercial uses.

Traffic, Road Connection and Parking:

Issue: No proper parking

Response: Resident parking is provided in private garages and driveways. Visitor parking spaces are also provided in the proposed development.

Issue: access and connection to the Heathwood lands

Response: The Transportation Impact Study include the future total analysis of the development plans for Heathwood. The boundary road network is expected to operate efficiently with reserve capacity to accommodate future traffic growth. The Phase 1 development will provide an access easement to the Heathwood lands across from Mississauga Road as shown in Appendix 8 of the report.