
RESULTS OF PUBLIC MEETING AND CORRESPONDENCE RECEIVED

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Planning and Development Committee Regular Meeting – June 7th 2021 City File Number – OZS-2020-0036

Members Present

Regional Councillor M. Medeiros – Wards 3 and 4 (Chair)
Regional Councillor P. Fortini – Wards 7 and 8 (Vice Chair)
Regional Councillor R. Santos – Wards 1 and 5
Regional Councillor P. Vicente – Wards 1 and 5
Regional Councillor M. Palleschi – Wards 2 and 6
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

Members Absent

Regional Councillor G. Dhillon – Wards 9 and 10

Staff Present

D. Barrick, Chief Administrative Officer

Planning and Development Services:

R. Forward, Commissioner
A. Parsons, Director, Development Services
R. Conard, Director of Building, and Chief Building Official
E. Corazzola, Manager, Zoning and Sign By-law
B. Bjerke, Director, Policy Planning
A. McNeil, Manager, Official Plan and Growth Management
J. Humble, Manager, Policy Planning
S. Ganesh, Manager, Development Services
D. VanderBerg, Manager, Development Services
C. Owusu-Gyimah, Manager, Development Services
C. Caruso, Central Area Planner
H. Katyal, Development Planner
K. Henderson, Development Planner
S. Dykstra, Development Planner
N. Deibler, Development Planner
X. Li, Development Planner
C. LaRota, Policy Planner
S. Eshesh, Policy Planner
B. Shah, Policy Planner
A.G. D'Andrea, Legal Counsel

City Clerk's Office:

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

Members of the Public

Alison Bucking, Korsiak Urban Planning
Michael Cara, Overland LPP
Anthony Mason, Huttonville Residents Association
Maureen Fautley, Brampton Resident

Staff Report:

Kelly Henderson, Development Planner, Planning and Economic Development, presented an overview of the application that included the location of the subject lands, area context, design details, current land use designations, preliminary issues, technical considerations, concept plan, next steps and contact information.

Following the presentation, there were pre-registered delegations, who presented to Committee on the subject application.

The application received 4 delegations, 9 residents provided correspondence and 3 petitions were received from the community. At the time of the public meeting area residents provided their views, suggestions, concerns and posed questions with respect to traffic concerns, density, crime, property value, privacy, environmental, and clarification on the development and timing of the proposal.

The following is a list of the primary concerns raised by area residents.

Intensification/Density

Residents were concerned with the proposed density and intensification of the area, and that executive single detached dwellings are not the only dwelling type being supported.

Response: Staff are satisfied with the proposed density, which is further supported by the submitted studies/reports. Those studies indicate that there is adequate servicing, and transportation infrastructure within the area to support the development. The property is along a transit route (proposed BRT) and therefore increased density is encouraged by provincial policy documents.

An Urban Design Brief was accepted by Urban Design staff, which speaks to the architectural character, massing and façade treatment of the development. In terms of the high density apartment block, the Community Design Guidelines speak to the building being designed and sited to mitigate overlook and overshadowing onto nearby low-rise built form. This informed the location of the apartment building as the proposed location has the least impact on existing and future residents from a shadow perspective, and also provides views of the natural heritage system.

Lastly, with the increase in density and the variety of housing types this aids in the City meeting their housing targets and provides a range of housing for all residents within the City.

Furthermore, the proposed density and intensification are not anticipated to have any negative impacts on the surrounding land uses.

Height

Residents voiced their concerns in regards to the height of the apartment block being increased.

Response: The applicant has proposed to increase the height of the apartment building to 12 storeys, whereas the original proposal was for 6 storeys, as shown and endorsed in the original Tertiary Plan. The 12-storey apartment building is more desirable as this better utilizes the infrastructure within the area, including the public transit and aids in achieving a complete community. The increased in height is also supported by the applicant submitted studies, which were reviewed and approved by City staff. Lastly, the apartment block will be required to go through a site plan application, where staff can further refine the design and façade of the proposed building.

Built Form Compatibility

Residents raised concerns that the development would not fit the character of the area.

Response: As mentioned above the proposed development has been supported by several studies that were reviewed by City staff and approved, most notably under built form is the Urban Design Brief, which will be followed through to the site plan process for the apartment building and through the architectural control process. The proposed applications will help the City achieve a complete community by adding a variety of housing options in close proximity to public transit. The proposed development is compatible with the adjacent proposed subdivision and will be integrated within the existing community through the quality of design. It should also be noted that compatibility does not require all building types to be the same, rather a variety of housing options can be achieved provided the appropriate siting, setbacks and transitions are in place.

Traffic Impact

Residents were concerned about traffic congestion, increased volume and access to the development.

Response: BA Group concludes that new site traffic can be accommodated by the Royal West Drive corridor and that the proposed development has a negligible impact to the overall corridor traffic operations. It was determined through the Traffic Study that nominal impacts will occur along the corridor. Furthermore, the City's Transportation Planning and Region of Peel staff have reviewed the access and is satisfied that the surrounding road network and key intersection can accommodate the traffic generated by the proposed development.

Noise Pollution

Residents were concerned with the apartment building being proposed and the increase in noise pollution.

Response: A noise report was submitted for this application, which was reviewed by City staff

and was determined to support the proposed development.

Impact on the Natural Heritage Features/Wildlife

Residents raise concerns in regards to the proposed development and the impact it may have on the natural heritage features adjacent to the development, as well as the wildlife in the area, including some endangered species.

Response: An Environmental Impact Study was completed for this application and circulated to staff and the Conservation Authority for review and comment. The report has since been accepted by staff and the Conservation Authority and no adverse impacts are anticipated on the natural heritage features and/or with the endangered species. Furthermore, a Natural Heritage Systems block and buffer block is being conveyed to the City as well as being zoned appropriately to preserve the feature.

Increase in Crime

Residents were concerned that the nature of the proposed development would attract only investors, therefore resulting in the units being rented out and potentially leading to more crime and violence in the area.

Response: Staff notes that there is no correlation between rental units/townhouse units and increase in crime.