
RESULTS OF PUBLIC MEETING AND CORRESPONDENCE RECEIVED

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Planning and Development Committee
Regular Meeting – September 13th, 2021
City File Number – OZS-2021-0018

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
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
B. Bjerke, Director, Policy Planning
A. McNeil, Manager, Official Plan and Growth Management
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
Sameer Akhtar, City Solicitor
Steve Ganesh, Senior Policy Planner, Planning Building and Economic Development
Andrew Ramsammy, Development Planner, Planning, Building and Economic Development
Dana Jenkins, Development Planner, Planning, Building and Economic Development
Mark Michniak, 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
Himanshu Katyal, Development Planner, Planning, Building and Economic Development

Kelly Henderson, Development Planner, Planning, Building and Economic Development
Michelle Gervais, Development Planner, Planning, Building and Economic Development
Mirella Palermo, Development Planner, Planning, Building and Economic Development
Tejinder Sidhu, Development Planner, Planning, Building and Economic Development
Peter Fay, City Clerk
Charlotte Gravlev, Deputy City Clerk
Richa Ajitkumar, Acting Legislative Coordinator

Members of the Public:

Harpreet Sandhu, Brampton Resident
Pankaj Gupta, Brampton Resident
Oliver Shukoori, Brampton Resident
Natalie Okal, Brampton Resident
Rohit Dewan, Brampton Resident
Reeza Ally, Brampton Resident
Stephen Chin and Vicky Chin, Brampton Residents
Anthony Mason, Brampton Resident
Don Naylor, Brampton Resident
Dianne Jones, Brampton Resident
Marc De Nardis, Planning Associate, Gagnon Walker Domes Ltd.

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 delegations from 11 members of the public, 3 petitions were received and approximately 45 correspondence letters 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 prior to the Statutory Public Meeting.

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, which indicate that there is adequate servicing, infrastructure and transportation within the area. The property is within a transit route (proposed BRT) and

therefore increased density is encouraged by provincial documents.

An Urban Design Brief, which also included a shadow impact study was reviewed and accepted by Urban Design staff. Further, this determined the terracing of the apartment building as well as the setbacks to the building in order to limit the impact on 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 12-14 storeys, whereas the original intent by the landowner at the time of the original Tertiary Plan was for 3-9 storeys, as shown and endorsed by Council in the that Tertiary Plan. The 12 and 14 storey apartment building is more desirable as this better utilizes the infrastructure within the area, including the public transit in the area 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, specifically the urban design brief and shadow impact study. It should also be noted that there is a large separation between the existing detached dwellings across the road on Queen Street and the proposed development given the size of Queen Street, which helps in the achievement of the 45 degree angular plane.

Lastly, the apartment will be required to go through the site plan process, 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.

Traffic Impact

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

Response: 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. The Traffic Impact Study completed by NexTrans Consulting Engineers concluded that the proposed development can be adequately accommodated by the future transportation network with a manageable traffic impact to the area intersections.

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 raised concerns in regard 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 are being zoned appropriately to recognize 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.