

Results of Public Meeting and Correspondence Received

City File: C11E15.002

Monday, November 4, 2019 (Orlando Subdivision)

Members Present:

Regional Councillor P. Fortini — Wards 7 and 8 (Vice-Chair)
Regional Councillor R. Santos — 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 H. Singh — Wards 9 and 10

Members Absent:

Regional Councillor M. Medeiros — Wards 3 and 4 (Chair)
Regional Councillor P. Vicente — Wards 1 and 5
Regional Councillor G. Dhillon — Wards 9 and 10
City Councillor C. Williams — Wards 7 and 8

Staff Present:

Planning and Economic Development:

R. Forward, Commissioner
R. Conard, Director, Building, and Chief Building Official
A. Parsons, Director, Development Services
B. Bjerke, Director, Policy Planning
E. Corazzola, Manager, Zoning and Sign By-law Services
R. Nykyforchyn, Development Planner
M. Palermo, Policy Planner

City Clerk's Office:

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

Members of the Public:

- Michael Gagnon, Gagnon Walker Domes Ltd.,
- Ralph Grittani, RG Consulting Inc.

Results of the Public Meeting:

A meeting of the Planning and Development Committee was held on November 4, 2019, commencing at 7:00 p.m. 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 City Council procedures and which exceed the Planning Act notice requirements of 120 metres.

A presentation was requested.

Rob Nykyforchyn, Development Planner, Planning 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.

Michael Gagnon, Gagnon Walker Domes Ltd., advised that he represented the owner of an adjacent property at 10605 Coleraine Drive and requested that the subject application include plans to preserve his client's frontage on Coleraine Drive.

- *Staff response:* The Region of Peel is the road authority for Coleraine Drive and is in the process of completing an Environmental Assessment for the realignment of this road such that it bends and connects with the future A2 arterial road. Planning staff is satisfied that proper public consultation has taken place and the new road alignment will be based on the best technical location and design requirements.

Ralph Grittani, RG Consulting Inc. advised that he was the representative of two adjacent properties to the north and west of the Orlando lands, and that separate correspondence, dated October 30, 2019 and November 1, 2019 was submitted. This correspondence requested that they be included in public matters related to the development of the Orlando Phase 2 lands so as not to preclude or impact the development of their client's lands. In addition, there is an interest to ensure that good planning takes place by way of a Tertiary Plan process and to ensure that a safe and efficient road design is provided to serve the area.

- **Staff response:**
The Region's Environmental Assessment process for the road design has taken place and the recommendations will be for an efficient and safe road design. A Tertiary Plan was completed, but excludes this property as the road is the boundary for the Tertiary Plan. However, the issues noted are more closely related to the Environmental Assessment.

From Michael Cara, Overland LLP, dated November 4, 2019, advising that they represent their client (Caveze Investments) who operates an existing industrial operation that fronts onto the east side of Coleraine Drive, just south of the Orlando Phase 1 lands. There is a concern that the application and subsequent land use approvals are considered to be premature until such time as the planning appeals have

been approved by the Ontario Land tribunal, addressed, and the land use policies and schedules of the area Secondary plan come into force, as well as concerns with the road alignment and tertiary plan.

- **Staff Response:**

The Orlando Phase 1 and 2 Local Planning Appeals Tribunal hearings have since been deliberated and the land use permissions approved. As such, the previously raised concerns are considered to have been addressed, since the appeals have been dealt with. Furthermore, a tertiary plan has been submitted and reviewed by staff, as well as an Environmental Assessment has taken place in order to ensure appropriate road design.

From Paul Mildei, the comments are mainly in regards to the Prologis application and not the subdivision application, but given the same file number they are included herein. His comments are generally in regards to proper road alignment.

- **Staff Response:**

The application has undergone extensive planning, including an Environmental Assessment, which ensures proper road alignment for the area as well as connections.

ATTACHMENTS

CORRESPONDENCE RECEIVED VIA PUBLIC MEETINGS ON FEBRUARY 2, 2015 AND November 4, 2019

From Paul Miledi, former resident of 5556 Countryside Drive, dated June 5, 2020

Michael Cara, Overland LLP, dated November 4, 2019

Ralph Grittani, RG Consulting Inc., dated October 30, 2019 and November 1, 2019.