

Results of Public Meeting and Correspondence Received

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City File: OZS-2020-0034

Monday, March 08, 2021

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

Staff Present:

Richard Forward, Commissioner Planning and Development Services
Allan Parsons, Director, Planning, Building and Economic Development
Bob Bjerke, Director, Policy Planning, Planning, Building and Economic Development
Anthony-George D'Andrea, Legal Counsel, Legislative Services
Elizabeth Corazzola, Manager, Zoning and Sign By-law Services, Planning, Building and Economic Development
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
Daniel Watchorn, Development Planner, Planning, Building and Economic Development
Shelby Swinfield, Development Planner, Planning, Building and Economic Development
Himanshu Katyal, Development Planner, Planning, Building and Economic Development
Peter Fay, City Clerk
Charlotte Gravlev, Deputy City Clerk
Shauna Danton, Legislative Coordinator, City Clerk's Office

Members of the Public:

No member of the public attended.

Results of the Public Meeting:

A meeting of the Planning and Development Committee was held on March 08, 2021, 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. No member of the public attended the meeting with respect to this application.

The attached correspondence from the members of the public was received which contained the following concerns expressed by the residents:

Issue: Building height, shadow impact, privacy

Several residents raised concerns relating to the building height (15 storey) which may not fit well within the adjacent low density residential neighbourhood, have a shadowing impact on the surrounding properties/streets, and compromise the privacy of the adjacent dwellings/school.

Response

The property is located at the westerly terminus of the Queen Street Intensification Corridor and the intersection of a BRT corridor (Queen Street West) and a Primary Transit Corridor (Chinguacousy Road). In view of its key location with regard to transit/future higher order transit, and connectivity to the downtown/other mobility hubs, existing municipal infrastructure, retail and recreational opportunities in the area, the property is considered to be a good candidate for a high density development project. In conjunction with the adjacent low density residential development, open space, commercial, employment, and institutional opportunities in the area, the proposed development will not only add to the housing options for the residents but also constitute a complete community, and would thereby be a good fit for the area.

In order to assess the potential shadow impact from the proposed building on the adjacent dwellings, neighbouring streets, park/open space and other shadow sensitive properties, a shadow impact study prepared by KIRKOR Architects dated August 2021 was submitted. The study which assessed the shadow impact from the proposed building at different hours of the day during summer, spring/fall and winter, concluded that the shadow impacts are deemed to be acceptable as minimal impacts are seen on the neighbouring streets, shadow sensitive properties and open space. Staff have reviewed the study and agree with its conclusion that the proposed development will not have significant shadow impacts on the adjacent properties. With the reduction of the building height from 15 storeys to 14 storeys in the revised proposal, the likely shadow impact will be further reduced.

The apartment balconies in the proposed apartment building will be located at a minimum distance of approximately 72 metres (362 feet) from the nearest dwelling across Chinguacousy Road. From the nearest school (David Suzuki Secondary School), this

distance will be approximately 315 metres (1,034 feet). The distance from the balconies on the higher floors to the adjacent dwellings/school will be even greater. In view of these reasonably long distances between the unit balconies in the proposed building and the nearest dwellings/school, no significant privacy issues for the adjacent dwellings/school are anticipated.

Issue: Traffic, noise, public safety

Some residents expressed concerns relating to the impact of the increased traffic resulting from the proposed development, generally on the area's street network, particularly around the Queen Street West/Chinguacousy intersection, which could potentially result in traffic congestion, noise, public safety, and air pollution issues.

Response

The applicant has submitted a Traffic Impact and Parking Assessment Study dated August 2021 prepared by C.F Crozier & Associates Inc. to assess the traffic and parking related issues from the proposed development. The study concludes that the existing transit and active transportation facilities are expected to encourage transit use and reduce auto trips at the proposed development. The study concludes that the traffic generated from the proposed residential development will not materially impact operations of the boundary road network. Based on the peak parking demand forecast completed in the parking assessment, the proposed parking supply (which is less than the zoning requirements) can accommodate the parking peak demand. The proposed site access at Queen Street West is expected to serve the site without any safety issues related to sightlines, corner clearances and access conflicts. Traffic is expected to coordinate safely with the adjacent transit bus stop similar to existing conditions. Noise during construction will be addressed under the City's Noise By-law. The property is located at the intersection of Queen Street West/Chinguacousy Road intersection (both Major Arterial Roads) which is currently subject to a degree of traffic noise and air pollution. Staff do not expect a significant increase in traffic noise and air pollution resulting from the proposed residential development. Staff have required to review a Noise Impact Study at the detailed design (site plan approval) stage to mitigate the potential noise issues resulting from the proposed development.

Low Income Apartments

One resident inquired about the number of low income apartment units to be provided in the proposed apartment building. While the City's Official Plan does not require any specific number/percentage of low income apartment units to be provided, it is noticeable that in the current proposal, the developer has revised the unit mix to provide the majority (approximately 92%) of the units to be one or two bedroom units, which will be more affordable for the low income persons.

Issue: Heritage schoolhouse relocation

One of the residents objected to the on-site relocation of the listed heritage school building proposed in the initial proposal to facilitate its integration with the proposed apartment building.

Response

Based on the Council's approval of September 15, 2021, the listed heritage schoolhouse will no longer be relocated on site. Instead, subject to satisfactory completion of a number of technical studies (including a Heritage Impact Assessment, Structural Assessment, Heritage Building Protection Plan, and Heritage Conservation Plan) and site plan approval, the schoolhouse will be relocated to the adjacent City owned Teramoto Park, where it will be restored (with new building foundations), conserved, and renovated at the developer's cost as a City facility for community events. The purpose of the relocation of the schoolhouse to Teramoto Park is to restore, conserve, renovate the building and integrate it into a public park where it could be more efficiently used as a community events facility for the residents.

Katyal, Himanshu

From: Planning Development
Sent: 2021/02/16 9:12 AM
To: Katyal, Himanshu
Subject: FW: [EXTERNAL]File OZS-2020-0034

Follow Up Flag: Follow up
Flag Status: Completed

Good Morning Himanshu,
Please see inquiry below.

Kind Regards,
Sheryl

From: Cathy Jazokas <cjazokas@rogers.com>
Sent: 2021/02/15 7:37 PM
To: Planning Development <Planning.Development@brampton.ca>
Subject: [EXTERNAL]File OZS-2020-0034

Good evening,

I would like to obtain more information about the above matter (property located at 1030 Queen Street West), including a copy of the notice and about preserving my appeal rights.

Thank you, Cathy Jazokas

Katyal, Himanshu

From: G M <gayledmarks@gmail.com>
Sent: 2021/02/18 3:02 PM
To: Katyal, Himanshu
Subject: [EXTERNAL]Development Proposal, File: OZS-2020-0034

Follow Up Flag: Follow up
Flag Status: Completed

Dear Mr/Ms Katyal

I have a few comments regarding the proposed zoning amendment for the property at 1030 Queen Street West. I am opposed to the rezoning of this property to permit the building of a 15-storey tower.

The tallest building in this otherwise entirely low-rise area is the high school (David Suzuki S.S.) A 15-storey high-rise would be quite out of place, towering over its low-rise neighbours, as the only tall tower this far afield from downtown Brampton.

If the City of Brampton wants to increase density to meet provincial requirements, high-rise buildings should be located in areas that are already designated to handle the increased population and traffic, such as arterial street corridors with little to no subdivisions adjacent. I do not believe there is a shortage of these.

And going forward, the planned Riverwalk flood-control/redevelopment of Downtown Brampton will provide numerous opportunities to add tall towers on a scale that is most appropriate in our central downtown area and main transit corridor, not the far edges of town.

In addition, the intersection of Queen St. W. and Chinguacousy has a high volume of traffic and is already hazardous for pedestrians, especially students on foot from the nearby high school. Adding 179 units worth of additional cars will only worsen the situation, as cars exiting the proposed building's driveway will make u-turns very close to the traffic lights in order to travel east on Queen or either way on Chinguacousy. This is very unsafe for pedestrians and bicycles crossing at the already dangerously busy 6-lane intersection.

Thirdly, the approval of a high-rise at this location will set a precedent for all of the developer-assembled properties along the north side of Queen St. W. between Chinguacousy Rd. and Mississauga Rd. Towers could sprout all along that stretch of road. Lower-density buildings of 6 floors or less (or townhouses) like those in the Mount Pleasant subdivision would be closer in scale to existing homes in this area, while still increasing density.

Finally, it is likely that the shadow cast by such a tall structure will reduce the afternoon sunlight falling on properties in nearby subdivisions.

One of the reasons we choose to live away from central Brampton and not downtown, or in Toronto or central Mississauga is the lack of dense high-rise development. It is still possible to live at a healthier, more human scale out here, with fresh air, open spaces and a walkable environment.

Sincerely,
Gayle Marks
15 Garbutt Crescent,
Brampton ON L6X 3G3

Katyal, Himanshu

From: zermina1 <zermina1@gmail.com>
Sent: 2021/03/02 3:49 PM
To: Katyal, Himanshu
Subject: [EXTERNAL]re: 1030 Queen Street West

Follow Up Flag: Follow up
Flag Status: Completed

I am writing to voice my concern about the proposal to build a 15 story building at the corner of Queen and Chinguacusy.

I am opposed to this plan. It does not fit the landscape of the area. This is not downtown Toronto (or even Brampton) where tall buildings are placed in every space and very close to the roadside. A 15 storey building that close to the road will stand out like a sore thumb, ruining the anesthetic of the area.

Moving the heritage house is also something I do not agree with. It does not need to be moved. It is not imperative due to a highway for example. Just to building a building should not be enough of a reason to move the heritage house.

I am vehemently opposed to this zoning amendment and would hope that the heritage house old remain where it is and that the proposed building could be a low rise building or a different plan not so close to the road.

We choose to live in the suburbs for a reason. Northwood Park is right beside this area and the same anesthetic should be maintained to allow for a streamlined landscape.

Zermina Wynne
94 Corkett Drive
416-578-0577

Katyal, Himanshu

From: Ana Riccardi <mommyana@rogers.com>
Sent: 2021/03/02 2:05 PM
To: Katyal, Himanshu
Cc: Ana Isabel Riccardi; Leo The Husband Riccardi
Subject: [EXTERNAL]15 storey building at Queen and Chinguacousy

Follow Up Flag: Follow up
Flag Status: Completed

Hello,

I am a resident of 20 Bates court for the last 10 years and there has been major developments since. With increasing traffic and residents also comes along with traffic, insurance rates and crimes. We were not expecting this as we are raising our family with 3 children. We relocated from Mississauga as we needed a 4 bedroom home at an affordable price at the time. When we heard of this proposal of placing this monstrosity of a building which would be overlooking into our backyard that backs onto Chinguacousy, I was in shock. Our privacy and and feeling of security will be gone. This cannot happen, you will lose a lot of long standing residents of Olde Towne Brampton. The crime that can happen where people can just run across the street and onto our court into one of our homes. We have already had houses and cars broken into , this building will be a mistake. I will leave Brampton if this happens.

A very Angry resident,

Anna Riccardi

Katyal, Himanshu

From: Haley Hamilton <haleyhamilton0717@gmail.com>
Sent: 2021/03/02 1:59 PM
To: Katyal, Himanshu
Subject: [EXTERNAL]1030 Queen Street West

Follow Up Flag: Follow up
Flag Status: Completed

Good afternoon,

I strongly oppose the development of the 15-storey building. I reside in this neighbourhood and it will be an absolute eye sore as there are no other buildings that size within the area. It will also look into neighbouring backyards for residents. This is not a good move and would suggest to build elsewhere.

Thank you,

Haley

Katyal, Himanshu

From: Jessica Michelle <dipasqualejessica@hotmail.com>
Sent: 2021/03/02 2:34 PM
To: Katyal, Himanshu
Subject: [EXTERNAL]File # OZS-2020-0034

Follow Up Flag: Follow up
Flag Status: Completed

Attention: Himanshu Katyal, Development Planner

Good afternoon,

I am writing to discuss the proposed development of a 15-storey residential building with 179 units at the corner of Queen Street and Chinguacousy Road (1030 Queen Street West).

As a member of the affected community, I am strongly opposed to this development and am asking that you please reject this application on the basis that the area is already congested.

There has been a large amount of development in this area in the past few years. This neighbourhood has gone from lovely and quiet, to buzzing with cars and traffic. I know of many neighbours who have left our community because of the overcrowding. A 15-storey building would be totally out of place and an eye sore for everyone who has invested in property in this community. With 179 new units, there will be a large increase in the number of people, and therefore, vehicles associated with that. The proposed exit and entrance route is already very busy. An additional volume of cars coming in and out would make the area far more dangerous for pedestrians.

Again, I ask, please do not allow this development to happen. Our neighbourhood cannot handle that amount of extra people in an already congested area.

I imagine you will receive many similar objections from other residents living nearby.

Can you please confirm that you have received this letter and have logged it as an official objection and keep me informed as to the outcome?

Thank you for your consideration,
Jessica DiPasquale

Katyal, Himanshu

From: Paul Falzon <pawlu.falzon@gmail.com>
Sent: 2021/03/02 2:46 PM
To: Katyal, Himanshu
Cc: oanaistoc@gmail.com; Rajesh Khanna; Pawlu Falzon
Subject: [EXTERNAL]Proposed new development at Queen and Chinguacousy

Follow Up Flag: Follow up
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Dear Mr. Katyal,

We are writing you this letter in protest to express our concern and opposition to the new development being proposed at the corner of Queen street and Chinguacousy road. This proposal consists of a 15-storey high residential building and which will be directly behind our properties. The residents and neighbours residing on Bates court are in total opposition to this proposal since:

- 1) Such a building will completely take away all the privacy we presently enjoy on our properties.
- 2) It will also definitely increase the noise level we have been experiencing from the traffic since the widening of Chinguacousy road.

We realize that the City of Brampton is growing and needs to grow but not by destroying the little Green areas and the few Open-Space areas we have left within the existing communities.

We, the undersigned are hoping that this proposal will be rejected completely. We are also looking forward to your response.

Thank you

Oana and John Istoc
14 Bates Ct, Brampton, ON
ON L6X 3E8

Paul and Theresa Falzon
16 Bates Ct, Brampton, ON
L6X 3E8

Rajesh Khanna
18 Bates Ct, Brampton, ON
L6X 3E8

Leo and Anna Ricardi
20 Bates Ct, Brampton, ON
L6X 3E8

Katyal, Himanshu

From: Stephanie Cox <stephanie_cox@rogers.com>
Sent: 2021/03/02 1:32 PM
To: Katyal, Himanshu
Subject: [EXTERNAL]File OZS-2020-0034 Application to Amend Official Plan and Zoning By-law

Follow Up Flag: Follow up
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Good Afternoon

I have lived in Brampton since 1981. First residing in the "G"-section of Bramalea and then spent 34 years in the "C"-section. We moved to this home on Corkett Drive in Olde Town Brampton in late 2005. Since then we have seen enormous changes from the widening of both Queen Street and Chinguacousy, the homes being built on the farmland on the south side of Queen at Drinkwater, all the farmland on the Northwest side of Chinguacousy being swallowed up by homes.

However, I am writing on behalf of my entire household to vehemently oppose the amendment to the zoning by law for file number OZS-2020-0034 to allow for moving a historical property to build a 15-storey apartment building. We do not approve as a family or community to have a random 15-storey apartment building being built steps from our home. The residents of this building would be able to see into our yard. We would lose the sun from the shadow caused by this building. There is already a problem in this stretch of Chinguacousy for street racing - yes this was brought to Mayor Patrick Brown's attention and Peel Police have started to crack down. However, there is no infrastructure in this area for that type of traffic, especially at the corner of a major intersection. I am already afraid for my children to cross at that and the other intersections to go to the plazas or school. This project makes as much sense in this neighbourhood as the Big Blue House did in the Centre Street/Williams Parkway area; or the random apartment building at Queen and Rutherford. There are no apartments in this area, please do not allow this project, it simply paves the way for more amendments and overcrowding of this area.

I vote NO to this sun and privacy stealing monstrosity.

Stephanie Cox, CHRL, PCP, CMS
Resident: Corkett Dr., Brampton
Mobile: (416) 712-2299

Katyal, Himanshu

From: Sylvia Menezes Roberts <sylvia.r.menezes@gmail.com>
Sent: 2021/03/03 6:47 PM
To: Katyal, Himanshu
Cc: Vicente, Paul - Councillor
Subject: [EXTERNAL]1030 Queen Street West (OZS-2020-0034)

Follow Up Flag: Follow up
Flag Status: Completed

Dear Planner Katyal,

I have some questions, concerns, and thoughts on the proposed development

- 1) Is crossing the intersection in the queue jump lane legal for general motorists to access the site via right turn in?
- 2) This is at the intersection of Queen and Chinguacousy, it is literally adjacent to the 561 Queen West Zum stop and across the street from the stops for the 4/41/104 Chinguacousy, while the applicant is proposing less parking than the zoning by-law specifies, it still seems excessive for the site. Furthermore, Metrolinx's plans for the Queen Street BRT have the BRT passing adjacent to this site. Please talk to the applicant on ways to reduce car parking demand, such as preloaded PRESTO cards.

Sincerely,

Sylvia

Katyal, Himanshu

From: atcogl@teksavvy.com
Sent: 2021/03/03 3:40 PM
To: Katyal, Himanshu
Subject: [EXTERNAL]Public Notice: OZS-2020-0034 Plan and Zoning Amendment Application

Follow Up Flag: Follow up
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Hello,

I write on behalf of my entire family, resident at 54 Corkett Drive, Brampton to object in the strongest terms possible to the proposed application to build a 15 storey eyesore right across from our backyard.

One of the reasons we chose our home was the privacy afforded by its location and in particular our backyard in which we have a swimming pool. As parents of a child with special needs, protection and privacy were key reasons for selecting our home. The location means that our yard is viewable only by our next door neighbours on either side. If this application is approved that privacy and that of our neighbours will be lost forever as there will be hundreds of people now able to peer into our property from a great height.

15 storeys is absolutely ridiculous in this area. There is no existing building remotely close to that size anywhere near this location. It will be an eyesore and stick out like a sore thumb.

Had this application been for a 5 or 6 storey building I would not object but 15 is a massive building and totally out of keeping with the current area. This is an older, residential neighbourhood, this is not the middle of Brampton downtown, we do not need or want massive high rise tower blocks here.

These are family homes where families should not have to live in fear of being peeped on or watched from a building which would offer a grandstand seat right into their homes and yards.

If you look at the map you will see that tens of homes will have their now private yards exposed to anyone living in this proposed block. It is a potential peeping tom's paradise. Many of the properties have pools that would be fully exposed to residents in this tower block. At 15 storeys no trees will provide adequate protection. If the building was smaller then the trees would at least offer some coverage and privacy.

Not to mention that right behind the proposed development is a school and public park with childrens play area. Again this raises serious questions about the protection of privacy and especially the protection of children. A building of that height would allow unlimited viewing of children by anyone who wants to. Its an horrific idea.

If this application is approved as is, we shall be listing our house and moving immediately. We do not want to leave this area but I do not want to live in an area where my entire back of home and yard will effectively be exposed to anyone who wants to look in from the tower. It will be like having a 24 hour drone stationed outside my back yard.

I urge the City to look carefully at the google maps, in particular the 3D mode and look at comparable sized buildings. The nearest one to this location is near the Brampton Go station, miles away. There is nothing remotely comparable to a building of this size anywhere close to its proposed location, the character of the area would be ruined. We oppose the application on the basis of the proposed height. At a maximum of 6 storeys we would not object.

Additionally, the intersection of Queen and Chinguacousy is already busy and dangerous. The increased traffic from hundreds of extra vehicles right on the intersection itself will be a traffic nightmare, especially with what looks like a single point of entry and exit from the development..

Our family vehemently opposes this application and urges the City to deny this application as strongly as it is possible to do so. I ask each member of the decision making panel, would you be happy with a 15 storey building situated right over your backyard and house? If the answer to that is no then please do us the same courtesy of not permitting our homes to be ruined forever by having one imposed on us. Please, please do not approve this application.

Sincerely
Garry Lewis
Darcie Lewis
Amy Lewis

54 Corkett Drive, Brampton

Katyal, Himanshu

From: KATHRYN HAWKE <kathhawke@rogers.com>
Sent: 2021/03/03 5:01 PM
To: Katyal, Himanshu
Subject: [EXTERNAL]Fw: File # OZS-2020-0034

Follow Up Flag: Follow up
Flag Status: Completed

This message went to an incorrect email address.....

----- Forwarded Message -----

From: KATHRYN HAWKE <kathhawke@rogers.com>
To: Himanshu.katyal@brampton.ca <himanshu.katyal@brampton.ca>
Sent: Tuesday, March 2, 2021, 04:26:07 p.m. EST
Subject: File # OZS-2020-0034

I am vehemently APPOSED to the 15 story apartment building to be built at Chinguacousy and Queen where the previous heritage single room schoolhouse was used as a Montessori School!

I have lived on the east side of Chinguacousy at this corner for over 28 years and this type of structure would ruin the area. The amount of traffic we already deal with on Chinguacousy road is atrocious and the supposed "noise wall" that the City built behind our homes is woefully inadequate to dampen the noise volume.

I'm begging you to please reconsider this proposed re-zoning which would allow this structure to be built!

Sincerely,
Kathryn Hawke