

Results of the Public Meeting (July 6, 2020)

OZS-2020-0005

Members Present Via Electronic Participation:

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

Members Absent: nil

Staff Present:

D. Barrick, Chief Administrative Officer
Planning, Building and Economic Development:
R. Forward, Commissioner
A. Parsons, Director, Development Services
R. Conard, Director of Building, and Chief Building Official
B. Bjerke, Director, Policy Planning
E. Corazzola, Manager, Zoning and Sign By-law Services
C. Crozier, Manager, Development Planning
D. VanderBerg, Manager, Development Planning
M. Gervais, Policy Planner
N. Mahmood, Policy Planner
M. Michniak, Development Planner

S. Dykstra, Development Planner N.

Jagtiani, Development Planner

S. Swinfield, Development Planner

Corporate Services:

A. Wilson-Peebles, Legal Counsel

City Clerk's Office:

P. Fay, City Clerk

C. Gravlev, Deputy City Clerk

S. Danton, Legislative Coordinator

Note: In consideration of the current COVID-19 public health orders prohibiting public gatherings of more than 5 people and requirements for physical distancing between persons, in-person attendance at this Committee of Council meeting was limited to Members of Council and essential City staff only. Physical distancing was maintained in Council Chambers at all times during the meeting.

The meeting was called to order at 7:00 p.m., recessed at 10:30 p.m., reconvened at 10:41 p.m., and adjourned at 12:09 a.m.

Two members of the public and an applicant within the Tertiary Plan area had a pre-registered delegation for this meeting.

The following issues were raised by the Public through correspondence received for this application.

Comprehensive Development with Neighbouring Lots

Comments were received from the property owner at 11903 Airport Road, and the planning consultants representing the owners at 6209 Mayfield Road regarding comprehensive development of the proposed development and the holdout properties located at the southeast corner of Airport Road and Mayfield Road. The delegates noted that they do not want the properties located at the southeast corner of Airport Road and Mayfield Road to be landlocked with reduced access to infrastructure and servicing, as well as to access from Mayfield Road and Airport Road. The holdout properties at the southeast corner of Mayfield Road and Airport were appropriately incorporated into the design of the proposed development by ensuring the properties can be accessed from Airport Road and Mayfield Road, that stormwater drainage could be accommodated on-site through the appropriate servicing

Response:

The applicant has ensured through the preparation of a Tertiary Plan (see Appendix 8) that access to the property at 11903 Airport Road and 6029 Mayfield Road can be maintained from the proposed access points on Airport Road and Mayfield Road. The holdout properties at 11903 Airport Road and 6029 Mayfield Road will be accessed from two access points on Airport Road, and one access point on Mayfield Road which are proposed in the subject development application. Consideration for municipal servicing has been incorporated into the future design of the holdout properties as part of this development application. Storm services have been provided to capture the existing flows from the holdout sites that currently drain to the subject site. The storm services are sized to service the holdout sites in the future as well, at the allowable release rate. Private easements over the storm sewers through the subject site will have to be arranged to allow for future maintenance by the holdout landowners. In regards to sewage, there is an sanitary trunk sewer on Airport Road to accommodate wastewater flows from the holdout properties.

Limited Demand for Commercial Uses and Little Benefit for Nearby Residential Community

A comment was received from the public noting that there is little demand for commercial space of this nature in the existing residential community.

Response:

The commercial designations within the Vales of Castlemore North Secondary Plan which includes the Highway and Service Commercial designation that applies to the subject properties, is supported by the findings of the Vales of Castlemore North Commercial Opportunity Study by Hemson Consulting Limited (2008). The subject properties were included in the Commercial Opportunity Study within the "Airport Road Study Area". The subject properties were initially designated for industrial uses in the 1997 Brampton Official Plan, with a Special Study overlay to allow the City to determine the appropriate range of land uses. The study found that the growth of the nearby residential community within the Vales of Castlemore North Secondary Plan area and nearby secondary plan areas would result in sufficient demand for small scale industrial-commercial uses, population-serving small scale office uses, convenience level retail, and a range of institutional uses including a place of worship, private school, or daycare facility. The Zoning By-law Amendment appropriately responds to these findings by incorporating commercial uses as well as institutional uses such as a place of worship or daycare centre.