

**Results of the Public Meeting (June 20, 2022)**

**OZS-2022-0006**

**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 H. Singh - Wards 9 and 10

Regional Councillor G. Dhillon - Wards 9 and 10

**Staff Present:**

Allan Parsons, Director, Development Services, Planning, Building and Economic Development

Rick Conard, Director, Building and Chief Building Official, Planning, Building and Economic Development

Bob Bjerke, Director, Policy Planning, Planning, Building and Economic Development

Gurdeep Kaur, Director, Strategic Projects, Planning, Building and Economic Development

Elizabeth Corazzola, Manager, Zoning and Sign By-law, Planning, Building and Economic Development

Steve Ganesh, Manager, Planning Building and Economic Development

Jeffrey Humble, Manager, Policy Planning

Andrew McNeill, Manager, Official Plan and Growth Management, Planning, Building and Economic Development

David Vanderberg, Manager, Planning Building and Economic Development

Claudia LaRota, Principal Planner/Supervisor, Planning, Building and Economic Development

Angelo Ambrico, Development Planner, Planning, Building and Economic Development

Emma De Melo, Development Planner, Planning, Building and Economic Development

Kelly Henderson, Development Planner, Planning, Building and Economic Development

Nitika Jagtiani, Development Planner, Planning, Building and Economic Development

Andrew VonHolt, Deputy Fire Chief, Fire and Emergency Services

Peter Fay, City Clerk

Charlotte Gravlev, Deputy City Clerk

Sonya Pacheco, Legislative Coordinator

The meeting was called to order at 7:07 p.m., recessed at 11:56 p.m., reconvened at 12:15 p.m. and adjourned at 1:18 a.m.

One member of the public had a pre-registered delegation for this meeting, and two members of the public provided written submission.

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

### **Conformity of New Residential Lots with the Existing Neighbourhood**

Comments were received from a delegate at the meeting regarding the design of the future single detached dwellings, and integration of the new lots with the existing neighbourhood on Sparta Drive.

#### ***Response:***

The future residential lots would be subject to the Custom Home Architectural Control Review process. Architectural Control Review and Approval for a new custom house is required prior to submitting a building permit application. Urban Design staff will review the submission to assist with the design of the house so that it can conform to Brampton's City-wide Development Design Guidelines. This will also ensure that the proposed new homes are sensitive to the design and architectural form of the houses in the existing subdivision.

**Noise Impacts from Airport Road**

A comment was received from a member of the public regarding the proximity of the proposed development to Airport Road, and suitability of the subject properties for residential development in consideration of noise from the Regional Road.

***Response:***

A Noise Feasibility Study was submitted with the proposal to incorporate mitigation measures into the proposed residential development. The Noise Report recommended mitigation measures that will be incorporated into the residential development. It was ultimately concluded through the report that a suitable acoustical environment can be provided for all occupants and the applicable Ministry of Environment, Conservation and Parks, Region of Peel and City of Brampton noise guideline requirements met. Furthermore, a Letter of Intent from Mattamy (Castlemore) Limited is included in the Appendix of this report to provide additional assurance that the noise measures recommended in the Valcoustics Canada Ltd 10417 Airport Rd Environmental Noise Feasibility Study dated April 6, 2022 and subsequent Addendum Letter #1 to Environmental Noise Feasibility Study dated September 16, 2022, will be installed on Block 174 and Block 177, and included in the future agreement of purchase and sale.

**Loss of Recreational Opportunities, Greenspace, and Sustainability**

Comments were received from the public regarding the use of the vacant land for recreational purposes, and the loss of recreational opportunities for the neighbourhood resulting from the completion of the two residential lots. Furthermore, concern was expressed regarding the sustainability of the proposed development and the impacts on permeability, in consideration of the adjacent floodplain south of the properties in the valleyland.

***Response:***

Parkland dedication and parkland payment requirements in accordance with the Planning Act were fulfilled through the original subdivision application under City File C07E13.003 to ensure that the growth of parklands coincides with residential development in the City. There are also lands designed for recreational use in close proximity to the subject properties, on the west side of Airport Road at Hockett Valley. The park at Hockett Valley contains recreational trail opportunities for residents of the surrounding neighbourhood. The park can be accessed by walking north on Airport Road, and crossing the signalized intersection at Airport Road towards Stonecrest Drive. The trails in Hockett Valley proceed west towards the west side of Mountainash Road into Beck Valley.

With regards to the sustainability of the proposed development, the proposed development does not encroach into the abutting valleylands to the south, and completes

two single lots within an existing neighbourhood with access to existing road infrastructure and municipal services. The completion of the residential lots in a typology that is reflective of the surrounding neighbourhood provides for a reasonable increase in residential development on lots not deemed to be environmentally sensitive. The valleylands to the south of the properties provide significant opportunity to manage and filter stormwater.