
RESULTS OF PUBLIC MEETING AND SUMMARIZED CORRESPONDENCE

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Planning and Development Committee
Regular Meeting – March 7th, 2022
City File Number – OZS-2021-0056

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:

Paul Morrison, Interim Chief Administrative Officer
Allan Parsons, Director, Development 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
D'Andrea Anthony-George, Legal Counsel
Peter Fay, City Clerk
Charlotte Gravlev, Deputy City Clerk
Richa Ajitkumar, Acting Legislative Coordinator

Members of the Public

1. Jason Lodder, Brampton Resident
2. Vaibhav Sharma and Tanya Sidhu, Brampton Residents
3. Warren Leung, Brampton Resident
4. Sandra Linardi, Brampton Resident
5. Tony Linardi, Brampton Resident
6. Ned Mikloska, Brampton Resident
7. Arshdeep Singh, Brampton Resident

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 7 delegations and 11 residents provided written correspondence. 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, and clarification on the development and timing of the proposal.

The following is a list of the primary concerns raised by area residents:

Intensification/Density

Residents were concerned with the proposed density and intensification of the area, specifically the height of the proposed building.

Response: Staff is satisfied that the proposed density will help to achieve the City's intensification target for the area and is supported by the submitted technical studies/reports. Those studies indicate that there is adequate servicing, and transportation infrastructure within the area to support the development. The property is along a transit route and an intensification corridor, therefore increased density is encouraged by provincial policy documents.

Staff is recommending a reduction in height to 23 storeys to mitigate impacts on the existing adjacent residents and be more in line with the intent of the 45 degree angular plane. Further urban design matters are anticipated to be addressed through the Site Plan Approval process.

Height

Residents voiced their concerns in regards to the height of the proposed development and the impact of the shadow and wind of the proposed building, as well as concerns with over-looking/privacy.

Response: Staff is recommending that the height be limited to 23 storeys, which is more, though not fully, in line with a 45 degree angular plane as drawn from the rear property line of the site. The 45 degree angular plane is a frequently used planning standard to minimize impacts from higher density development on nearby low-rise neighborhoods. The reduction in height allows for a more appropriate transition to the adjacent single detached dwellings and will mitigate some of the impacts associated with this kind of infill development. The height of 23 storeys is further supported by the setback from the existing residential units and the amount of amenity space at grade. The height is also supported by the proposed development being within an intensification corridor.

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. The proposed applications will help the City achieve a complete community by adding more housing options in close proximity to public transit.

It should also be noted that compatibility does not require all building types to be the same, rather a variety of housing options can be achieved provided the appropriate siting, setbacks and transitions are in place. In order to ensure appropriate siting, setbacks and transitions, City Staff have recommended revisions to the Zoning By-law Amendment submitted by the applicant, including on the building height and tower form.

Traffic Impact

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

Response: A Traffic Impact Study was submitted in support of the application. It concluded that the traffic impacts were acceptable. City Staff reviewed the study and found it generally acceptable. A Holding (H) Symbol has been included in the Zoning By-law for finalization of the study, particularly with respect to access from Main Street.

Impact on the Natural Heritage Features/Wildlife

Residents raised concerns in regards to the proposed development and the impact it may have on the environment, creating a concrete "jungle".

Response: There is a significant amount of open space/amenity space to be provided between the proposed development and the existing single detached dwellings. Furthermore, an Arborist Report and a Tree Preservation Plan were submitted in support of the application. Its recommendations will be implemented during Site Plan Approval.