

**RESULTS OF PUBLIC MEETING**  
**CITY FILE NUMBERS: OZS-2022-0018**

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  
City Councillor J. Bowman - Wards 3 and 4  
City Councillor H. Singh - Wards 9 and 10  
Regional Councillor G. Dhillon - Wards 9 and 10  
Mayor Patrick Brown (ex officio)

Members Absent: Regional Councillor M. Palleschi - Wards 2 and 6  
City Councillor C. Williams - Wards 7 and 8

Staff Present: Allan Parsons, Director, Development Services,  
Planning, Building and Economic Development  
Bob Bjerke, Director, Policy Planning, 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  
Paul Morrison, Acting Chief Administrative Officer  
Sameer Akhtar, City Solicitor  
Peter Fay, City Clerk  
Charlotte Gravlev, Deputy City Clerk

Tammi Jackson, Legislative Coordinator

A meeting of the Planning and Development Services Committee was held in person at City Hall and virtually via City's Live Stream on June 6<sup>th</sup>, 2022 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 the Planning Act and City Council procedures. There were no members of the public present at the Statutory Public Meeting. Correspondences from five members of the public were received prior to the meeting. One additional piece of correspondence was received following the meeting. The following issues were raised by the public through the correspondences received for this application:

Traffic Issues Raised:

Increased traffic on local roads.

Quantity of Parking Spaces provided.

Response

The Traffic Impact Study submitted with the application indicates that the proposed road network and its connection to the existing road network will function at acceptable levels of service with this development in place.

The subject property is located in the Central Area of the City of Brampton. City of Brampton zoning Bylaw 45-2021 states there shall be no minimum required parking for any use within the boundaries of schedule B-7 and visitor parking will be provided at a rate of 0.20 spaces per dwelling unit. The subject site provides resident parking at a rate of 0.19 spaces per dwelling unit and visitor parking at a rate of 0.20 spaces per dwelling unit.

Environmental Issue Raised:

Potential flooding due to proximity to Humber River.

Response

The subject site is located outside of the Toronto Region Conservation Authority (TRCA) mapped floodplain.

City staff received confirmation from the TRCA that they offered no objection to approval and that further review of the Storm Water Management Criteria will be undertaken through the Site Plan application.

Community Capacity Issue Raised:

School over-population due to additional students.

## **Response**

The Dufferin-Peel Catholic District School Board and Peel District School Board have provided comments noting they will accommodate students within nearby schools where possible. However, should sufficient accommodations not be available for all anticipated students, some students may be accommodated in temporary facilities and/or bussed to a school outside of the neighbourhood.

**Archived:** 2022/11/14 2:29:31 PM

**From:** \_\_\_\_\_

**Mail received time:** Fri, 27 May 2022 17:46:56

**Sent:** 2022/05/27 1:46:56 PM

**To:** [Sepe, Alex](#)

**Subject:** [EXTERNAL]Zoning By-Law File #OZS-2022-0018

**Importance:** Normal

**Sensitivity:** None

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**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

I am in receipt of the information contained in the 'Let's Connect' letter sent by your office.

I don't understand :

1. Where all the cars will park if this proposal to build these buildings is carried out.
2. The increase in vehicle traffic in the area will be very prohibitive. As far as I am concerned, we are at the limit right now for this residential region !!

Therefore I am VERY OPPOSED to this plan to go forward !!

**Archived:** 2022/11/14 2:29:33 PM

**From:** \_\_\_\_\_

**Mail received time:** Tue, 31 May 2022 12:38:50

**Sent:** 2022/05/31 8:38:50 AM

**To:** [City Clerks Office Sepe, Alex](#)

**Subject:** [EXTERNAL]IBI Group - Peel Hosing Corp File OZS-2022-0018 10 Knightsbridge Road

**Importance:** Normal

**Sensitivity:** None

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**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

Good morning, I am opposed to this development of additional 200 Units to be located north of Knightsbridge Road and West of Central Park Drive. My concern is this property is very close to the Humber River and can pose issues for the residents should there be flooding. Also, I am very concerned about the over development in the area. The City of Brampton is planning to add residential towers on Queen Street near Kingscross, also residential towers on Kingscross/Kensington road. This area already has many residential condos and apartment buildings and these three new development would add additional people to the area. I am concerned about the lack on infrastructure such as utilities, safety of children, and additional vehicles in the area.

I think the location of this new development behind 10 Knightsbridge Road is a bad idea.

Thanks

**Archived:** 2022/11/14 2:29:36 PM

**From:** \_\_\_\_\_

**Sent:** Mon, 16 May 2022 16:18:17

**To:** [Sepe, Alex](#)

**Subject:** [EXTERNAL]building proposal 10 knightsbridge road

**Importance:** Normal

**Sensitivity:** None

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I certainly do not think 47 parking spaces for 200 units is enough. Many units will house 2 adults, who may each have a car, therefore it seem that 150 spaces should be a more accurate number. In a perfect world, people would be walking or using the bus , but reality does not bear that out, especially if 159 units are for folks who can afford full rent and are both working. Also, can Clark Ave school handle the additional students? The play area is quite small for the maybe 100 extra youngsters who may end up living there.

I'm not opposed to high rise buildings, I live in one myself, but this building is too large for the space allotted.

**Archived:** 2022/11/14 2:29:39 PM

**From:** \_\_\_\_\_

**Mail received time:** Sat, 14 May 2022 16:33:31

**Sent:** 2022/05/14 12:33:33 PM

**To:** [Sepe, Alex](#)

**Subject:** [EXTERNAL]Kings Cross Road

**Importance:** Normal

**Sensitivity:** None

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**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

Good Afternoon.

I am one of I'm sure many who do not want more traffic on Kings Cross Rd, among other things.

I was shocked to see the application for a 200 unit structure on top of the 144 units & 704 units at Kings Cross & Kensington/Queen (which could be approved by now)!

The noise and racing up & down Kings Cross Rd, not to mention Clark Blvd, Bramalea Rd & Queen is out of control. Complaints to the police does not help.

The apartment buildings already here (Capreit Apartments) are not maintained or taken care of properly. They have open rail balconies covered in stuff, no control by management. Garbage bins not taken care of resulting in garbage blowing around the area and in trees. I've called & sent emails to their offices on site & head office, to no avail. We don't need more of this!

Concerned Resident

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**Archived:** 2022/11/14 2:29:42 PM

**From:** \_\_\_\_\_

**Mail received time:** Fri, 20 May 2022 01:12:18

**Sent:** 2022/05/19 9:12:19 PM

**To:** [Sepe, Alex](#)

**Subject:** [EXTERNAL]Reslond for IBI Group - Peel Housing corporation

**Importance:** Normal

**Sensitivity:** None

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**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

Dear Sir/Madame ,

I writing a email to give response towards the letter that I received previously about IBI Group - Peel Housing Corporation. I'll go with you to do so.

sincerely ,

**Archived:** 2022/11/14 2:29:45 PM

**From:** \_\_\_\_\_

**Mail received time:** Thu, 26 May 2022 19:13:02

**Sent:** 2022/05/26 3:13:02 PM

**To:** [Sepe, Alex](#)

**Subject:** [EXTERNAL]RE: City File Number OZS-2022-0018

**Importance:** Normal

**Sensitivity:** None

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**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

Dear Sir: I have some concerns regarding a 'LET'S CONNECT' notification I have recently received regarding the above plans to construct a 20 storey building on Knightsbridge Road between Kings Cross and Central Park. According to this letter, there will be 200 residential units with, and I quote, "One level of underground parking: 47 resident parking spaces and 30 visitor spaces". Can this be correct? We currently live at \_\_\_\_\_ with a total of 319 resident parking spaces and 27 visitor parking spaces. While very few residents have no car, several others have two and there are no spaces unused. On those rare occasions when the underground parking is closed for washing or repair, we have to obtain permission to park on the street. Even so the situation is absolutely chaotic for a day or two. If a 200 unit building has only 47 resident parking spaces, can you please explain to me where the other 153 will parking their cars? Not on local streets one would hope. Sincerely,