

RESULTS OF PUBLIC MEETING AND CORRESPONDENCE RECEIVED

Planning and Development Committee
Regular Meeting – January 14th 2019
City File Number - C07E12.015 and 21T-18006B

Members Present

Regional Councillor M. Medeiros – Wards 3 and 4 (Chair)
Regional Councillor P. Fortini – Wards 7 and 8 (Vice Chair)
Regional Councillor R. Santos – Wards 1 and 5
Regional Councillor P. Vicente – 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

Staff Present

Planning and Development Services:

R. Elliott, Commissioner
A. Parsons, Director, Development Services
B. Steiger, Manager, Development Services
A. Farr, Manager, Development Services
K. Freeman, Planner, Development Services
B. Shah, Planner, Development Services
C. Caruso, Central Area Planner
S. Dykstra, Planner, Development Services
H. Katyal, Planner, Development Services
Y. Xiao, Central Area Planner
L. Russell, Planner, Development Services

Corporate Services:

J. Zingaro, Legal Counsel, Deputy City Solicitor

City Clerk's Office:

P. Fay, City Clerk
C. Gravlev, Deputy City Clerk
T. Jackson, Legislative Coordinator

Members of the Public

B. Nikki Gill-Burns, Brampton Resident

Jasmer Singh Grewal, Brampton Resident
Jatinder Gill, Brampton Resident
Erik Mirtsou, Candevcon Limited

Public Input:

At the time of the public meeting, three area residents provided their views, suggestions, concerns and posed questions with respect to park development and concerns with the minimum size of the lots being proposed, as well as the appropriateness of the proposed development. The following issues were raised by the public:

Park Development

Issue:

The amount of available park space and trails within the area.

Staff Response to Comments:

As part of the development application assessment process, the Park Planning section has requested the maximum amount of parkland conveyance as allowed by the Parkland Dedication By-law. Park Planning recognizes the importance of expanding this parkette, to the maximum amount. The applicant has agreed to the request with a conveyance of 0.09 ha in a park block, meeting the requirement of the by By-Law and creating a total parkette size of 0.19 ha. The additional parkland conveyed will allow Open Space Development to design a space for open play, and allow for a shade structure, subject to final review and detailed design.

In addition to the maximum conveyance of parkland, the Park Planning section are investigating opportunities for programmed play opportunities within the nearby James and Margaret McGie Park, located north from the subject site towards Countryside Drive. It may be considered fit to accommodate additional recreational facilities..

Regarding the valleyland, City staff have previously investigated opportunities to establish connections through the Natural Heritage System to allow for further passive recreation opportunities, and can advise this is not possible due to hydrological engineering concerns, and Ministry restrictions.

Issue:

Concerns with the minimum size of the proposed lots, and the appropriateness of the proposed development.

Staff Response to Comments:

The proposed development maintains a similar built form to the surrounding community. The proposed development generally meets the density requirements in the Secondary Plan. Nineteen of the twenty lots meet the minimum lot width requirements of the Executive Residential designation, which is 15 metres. The remaining lot falls short of the minimum width requirements by a slight margin due to factors such as the nature of the topography.

The proposed development does have an approved Urban Design Brief and design will be required to be reviewed through the architectural control process, therefore ensuring the design remains compatible with the existing residential neighbourhood.