

PUBLIC ENGAGEMENT SUMMARY LETTER



Principals

Michael Gagnon
Lena Gagnon
Andrew Walker
Richard Domes

January 3, 2023

GWD File:
16.2262.00 FAA

**The Corporation of the City of Brampton
Planning & Development Services Department
2 Wellington Street West (3rd Floor)
City of Brampton, Ontario
L6Y 4R2**

Attention: Ms. Kelly Henderson, Development Planner

-AND-

Mr. David VanderBerg, Development Services Manager

**Subject: Application to Amend the Official Plan (Credit Valley Secondary Plan Area 45) and Zoning By-Law 270-2004; as Amended
1857 Queen Street West
Part of Lot 5, Concession 4, W.H.S.
City of Brampton, Ontario
City File: OZS-2021-0018
Region File: OZ-21-018B
Ward 4**

Dear Kelly and David:

We are pleased to submit this correspondence on behalf of our Client, the Rotary Club of Brampton Glen Community Centre ("Rotary"). Pursuant to City of Brampton Council direction Rotary hosted a Resident Open House Meeting on Wednesday, December 7, 2022 for the express purpose of sharing details regarding their Application to Amend the City Official Plan and Zoning By-law. The Meeting was attended by representatives from the Rotary Club, its Consultant Team, City Planning Staff, and members of the Credit Valley Residents Association.

At the Meeting information regarding the Application was shared including: the Council Approved Tertiary Plan and amendments thereto, the location of the proposed buildings, details regarding residential suites, potential tenure, on-site amenities, preservation of the natural heritage system, and public service facilities. Appended to this correspondence is a copy of the following:

- Meeting Notice;

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- Presentation Brief;
- Attendee Sign-In Sheet; and
- Minutes of Meeting.

Background

Amendment Application OZS-2021-0018 was filed on May 17, 2021 and deemed “Complete” on June 22, 2021. The Application establishes land use permissions only and will facilitate the future redevelopment of the property for residential purposes; including: two (2) apartment buildings. The *Planning Act* required Statutory Public Meeting was held on September 13, 2021. Throughout the processing of the Application all documentation has been available on the City’s BramPlanOnline webpage for public review.

On June 20, 2022 the Planning & Development Committee received a City Staff Report recommending Approval of the Application on the basis that it represents ‘good planning’, is consistent with the Provincial Policy Statement (PPS), conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City Official Plan (refer to PDC Recommendation: 122-2022).

At the August 5, 2022 Special City Council Meeting the Minutes of the June 20, 2022 Planning & Development Committee were tabled for Approval. It was during this meeting that reference was made to some concerns expressed by residents regarding developments in the Springbrook Community; within which the Rotary property and the neighbouring Mocon/Andrin Homes property are located. A Motion to Amend the Minutes was Approved referring the Rotary and the Mocon/Andrin Applications (City File Nos.: OZS-2020-0036 and 21T-20011B) to City Staff for further public consultation (refer to Council Resolution: C207-2022).

Next Steps

Rotary’s site specific Amendment Application has been in process for 18+ months. In accordance with Council’s direction additional public consultation has occurred. At this time no changes to the proposal or its planning instruments are being advanced. The proposal as envisaged represents ‘good planning’, is in the public interest, and is supported by a positive City of Brampton Planning Staff Recommendation Report.

Recognizing that time is of the essence, Rotary respectfully requests that City Staff proceed to schedule its Recommendation Report for re-consideration at the first available Planning Committee and/or Council meeting(s) in the New Year. Consistent with past practice we strongly suggest that the Rotary Recommendation Report be tabled for consideration at the same time as the Recommendation Report for the Mocon/Andrin Application.

Representatives of Rotary, including the undersigned, are available to discuss the contents of this letter at the convenience of City Staff or members of Council.



Yours truly,

A large, stylized handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

Michael Gagnon, B.E.S., M.C.I.P., R.P.P.
Managing Principal Planner
mgagnon@gwdplanners.com

A smaller, more compact handwritten signature in black ink, with a distinct horizontal stroke at the end.

Marc De Nardis, B.U.R.P.I., M.C.I.P., R.P.P.
Planning Associate
mdenardis@gwdplanners.com

C.c.: S. Ganesh, City of Brampton
A. Parsons, City of Brampton
C. Williams, Rotary Club of Brampton Glen Community Centre
J. Sanderson, Rotary Club of Brampton Glen Community Centre
M. Cara, Overland LLP
M. Harris, Gagnon Walker Domes Ltd.



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, June 20, 2022

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

6.6 Delegation re: Application to Amend the Official Plan and Zoning By-law - Gagnon Walker Domes Ltd. - Rotary Club of Brampton Glen Community Centre, 1857 Queen Street West, Ward 4 (File: OZS-2021-0018)

1. Samir Shah, Brampton Resident
2. Dezi Yang, Brampton Resident
3. Vipul Shah, Brampton Resident
4. Rohit Dewan, Brampton Resident
5. Jasbir Singh, Credit Valley Residents Association, Brampton Resident
6. Anthony Mason, Brampton Resident
7. Michael Gagnon and Marc De Nardis, Gagnon Walker Domes Ltd.

Items 7.1 and 11.7 were brought forward at this time.

P. Fay, City Clerk, confirmed that no correspondence was received for this item.

The following delegations addressed Committee and expressed their views, suggestions, concerns and questions with respect to the subject application:

1. Samir Shah, Brampton Resident
2. Rohit Dewan, Brampton Resident
3. Anthony Mason, Brampton Resident

The following registered delegations were not present at the meeting:

- Dezi Yang, Brampton Resident
- Vipul Shah, Brampton Resident
- Jasbir Singh, Credit Valley Residents Association, Brampton Resident

Michael Gagnon and Marc De Nardis, Gagnon Walker Domes Ltd., thanked staff for the report and indicated they were present to respond to questions from Committee regarding the subject application.

Staff responded to questions from Committee and provided clarification with respect to the following:

- Proximity of proposed high rises to Queen Street
- Zoning By-law setbacks
- Length of time the subject application has been under review
- Tertiary plan process

The following motion was considered.

PDC122-2022

1. That the staff report re: **Application to Amend the Official Plan, Zoning By-law, Gagnon Walker Domes Ltd. – Rotary Club Of Brampton Glen Community Centre, 1857 Queen Street, south side of Queen Street West and east of Mississauga Road, Ward 4 (OZS-2021-0018)**, dated June 1st, 2022 to the Planning and Development Committee Meeting of June 20, 2022, be received;
2. That the Official Plan and Zoning By-law Amendment submitted by Gagnon Walker Domes Ltd., on behalf of Rotary Club Of Brampton Glen Community Centre, Ward: 4, File: OZS-2021-0018, be approved, on the basis that they represent good planning, including that they are consistent with the Provincial Policy Statement, conform to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan and the City's Official Plan for the

reasons set out in the Planning Recommendation Report, dated June 1st, 2022; and,

3. That the amendments to the Official Plan generally in accordance with the attached Appendix 12 to this report be adopted; and,
4. That the amendments to the Zoning By-law generally in accordance with the attached Appendix 13 to this report be adopted; and,
5. That the attached Tertiary Plan included in the Official Plan Amendment attached as Appendix 12 to this report be approved, and;
6. That no further notice or public meeting be required for the attached Official Plan and Zoning By-law Amendment pursuant to Section 22(6.1) and 34(17) of the Planning Act, R.S.O. cP. 13;
7. That the following delegations re: **Application to Amend the Official Plan, Zoning By-law, Gagnon Walker Domes Ltd. – Rotary Club Of Brampton Glen Community Centre, 1857 Queen Street, south side of Queen Street West and east of Mississauga Road, Ward 4 (OZS-2021-0018)**, to the Planning and Development Committee Meeting of June 20, 2022, be received:
 1. Samir Shah, Brampton Resident
 2. Rohit Dewan, Brampton Resident
 3. Anthony Mason, Brampton Resident
 4. Michael Gagnon and Marc De Nardis, Gagnon Walker Domes Ltd.; and
8. That the correspondence from Wendy Li, Brampton Resident, dated June 15, 2022, re: **Application to Amend the Official Plan and Zoning By-law - Gagnon Walker Domes Ltd. - Rotary Club of Brampton Glen Community Centre, 1857 Queen Street West, Ward 4**, to the Planning and Development Committee Meeting of June 20, 2022, be received.

Yea (8): Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Santos , Regional Councillor Vicente, City Councillor Whillans, City Councillor Bowman, City Councillor Singh, and Regional Councillor Dhillon

Nay (1): Regional Councillor Palleschi

Carried (8 to 1)



Minutes

City Council – Special Meeting

The Corporation of the City of Brampton

Friday, August 5, 2022

Members Present: Mayor P. Brown
Regional Councillor R. Santos
Regional Councillor P. Vicente
Regional Councillor M. Palleschi
Regional Councillor M. Medeiros
Regional Councillor P. Fortini
Regional Councillor G. Dhillon
City Councillor D. Whillans
City Councillor J. Bowman
City Councillor H. Singh

Members Absent: Nil

Staff Present: P. Morrison, Interim Chief Administrative Officer
M. Kallideen, Commissioner, Community Services
D. Soos, Commissioner, Legislative Services
R. Conard, Acting Commissioner, Corporate Support Services
A. Von Holt, Deputy Fire Chief, Fire and Emergency Services
A. Milojevic, General Manager, Transit
P. Fay, City Clerk
C. Gravlev, Deputy City Clerk
T. Brenton, Legislative Coordinator

12.4 Minutes – Planning and Development Committee – June 20, 2022

Council agreed to vary the order of business and dealt with this item after Item 7.4. For the purpose of these minutes, Council's consideration is outlined below.

Council acknowledged the concerns expressed by residents regarding developments in the Springbrook Community. Council Members outlined their concerns relating to these matters.

A motion to amend the minutes was introduced by Regional Councillor Palleschi to refer the following recommendations to staff for further consultations to be undertaken, along with the related correspondence for each:

That the following recommendations, related to Springbrook, be referred back to staff for further consultations to be undertaken:

Item 5.1 (Public meeting item for City initiated OPA) – PDC-115-2022

Item 5.4 (Public meeting item for 8265 Churchville) – PDC118-2022

Item 5.5 (Public meeting for 1626 - 1654 Queen) – PDC119-2022 (for additional public meeting)

Item 7.1 (Recommendation Report for 1857 Queen (Rotary) PDC122-2022

Item 7.4 (Recommendation Report for 1879 Queen (Mocon) – PDC123-2022

Along with the related correspondence for each.

Council discussion took place with respect to the statutory public meeting items (5.1, 5.4 and 5.5) proposed for referral, given that the process for these items is currently underway and there are no final recommendations for Council approval at this meeting.

Councillor Palleschi, as mover of the motion, asked that the statutory public meeting items be removed from the referral.

Minutes – City Council – Special Meeting – August 5, 2022

Mayor Brown requested a friendly amendment to retain Item 5.5 as part of the referral for the purpose of an additional public meeting. Councillor Palleschi accepted the Mayor's amendment.

The following motion to receive the Committee minutes and approve the recommendations, as amended, was considered.

C207-2022

Moved by Regional Councillor Palleschi

Seconded by Regional Councillor Vicente

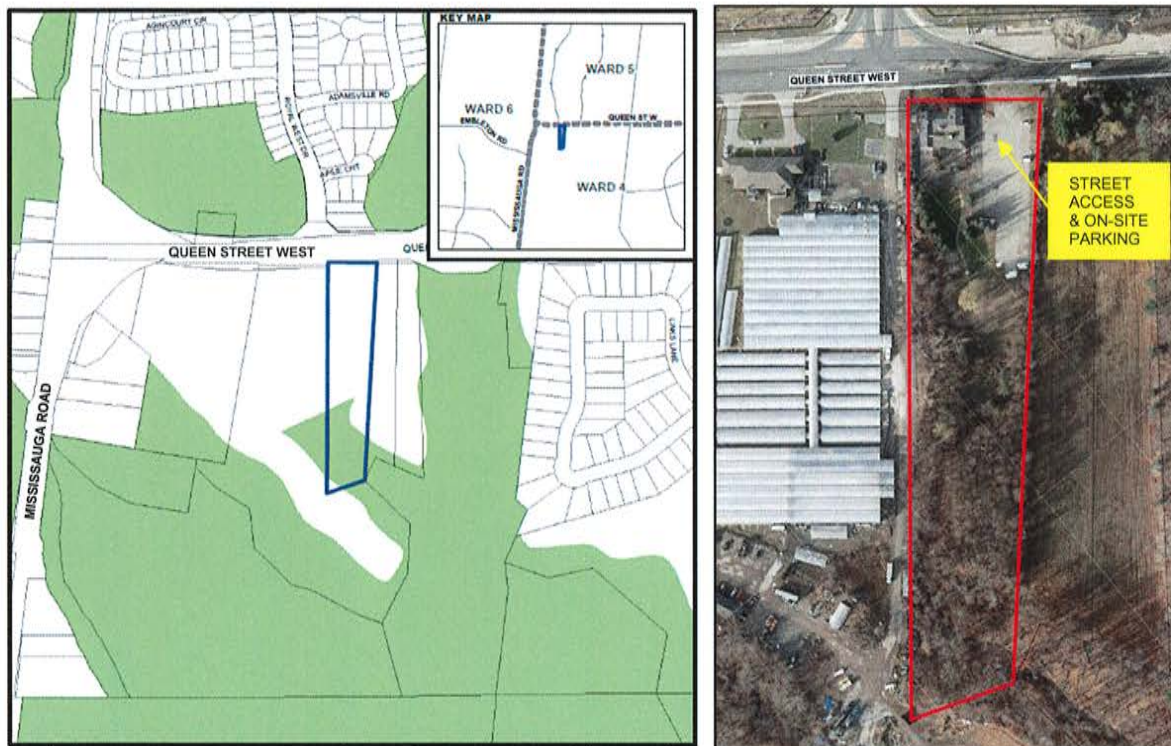
1. That the **Minutes of the Planning and Development Committee Meeting of June 20, 2022**, to the Special Council Meeting of August 5, 2022, be received; and,
2. That Recommendations PDC113-2022 to PDC118-2022, PDC120-2022 to PDC121-2022, and PDC124-2022 to PDC131-2022 be approved as outlined in the subject minutes; and
3. That the following recommendations, related to Springbrook, be **referred** back to staff for further consultations to be undertaken:
 - a. Item 5.5 (Public meeting for 1626 - 1654 Queen) – PDC119-2022 (for additional public meeting)
 - b. Item 7.1 (Recommendation Report for 1857 Queen (Rotary) PDC122-2022
 - c. Item 7.4 (Recommendation Report for 1879 Queen (Mocon) – PDC123-2022,along with the related correspondence, as set out in Items 14.4, 14.5 and 14.10.

Carried

**RESIDENT OPEN HOUSE MEETING
1857 QUEEN STREET WEST REDEVELOPMENT**

**Wednesday, December 7, 2022
7:00 to 8:30 p.m.**

**Rotary Club of Brampton Glen Community Centre
1857 Queen Street West, City of Brampton**



Location Maps to Resident Open House Meeting

PURPOSE

The Rotary Club of Brampton Glen Community Centre has filed an Application to Amend the City Official Plan and Zoning By-law to permit two (2) multi-storey residential apartment buildings, having building heights of 12 and 14 storeys.

You have been formally invited to attend an Open House Meeting on account of the fact that you expressed an interest in the proposal during the processing of the Amendment Application.

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DATE, TIME and LOCATION

The meeting is scheduled to be held on Wednesday, December 7, 2022 between 7:00 and 8:30 p.m. at The Rotary Club of Brampton Glen Community Centre located at 1857 Queen Street West, City of Brampton.

Attendees will include representatives from the Rotary Club, the Project Planner, Architect, Ecologist, Transportation and Civil Engineers. Elected Officials and Staff from the City of Brampton Planning Department have also been invited.

PROJECT DETAILS

At the meeting information regarding the proposal will be shared; including: the Council approved Tertiary Plan, the location of the proposed 'new' buildings, details regarding residential suites, amenities, vehicular parking, preservation of the natural heritage system and landscaping.

RSVP

Your participation is welcomed and, in this regard, kindly RSVP your attendance by Monday, December 5, 2022 by contacting:

Marc De Nardis
Senior Planning Associate
Phone: (905) 796-5790 x257
Email: mdenardis@gwdplanners.com

Please note that attendance at this meeting is by Invitation Only. This invitation was published on Friday, November 25, 2022. It has been delivered via email to Mr. Anthony Mason who is authorized to extend the invitation to the individuals who attended the October 2022 Open House Meeting hosted by the proponent of the Mocon/Andrin property known municipally as 1879 Queen Street West. A hardcopy will not be delivered via registered mail.

The information contained herein is intended for the recipients of this email and should not be distributed to any third parties, or altered in any way without the express written permission of the undersigned.

Yours truly,

A handwritten signature in blue ink, appearing to read "Michael Gagnon", written over a horizontal line.

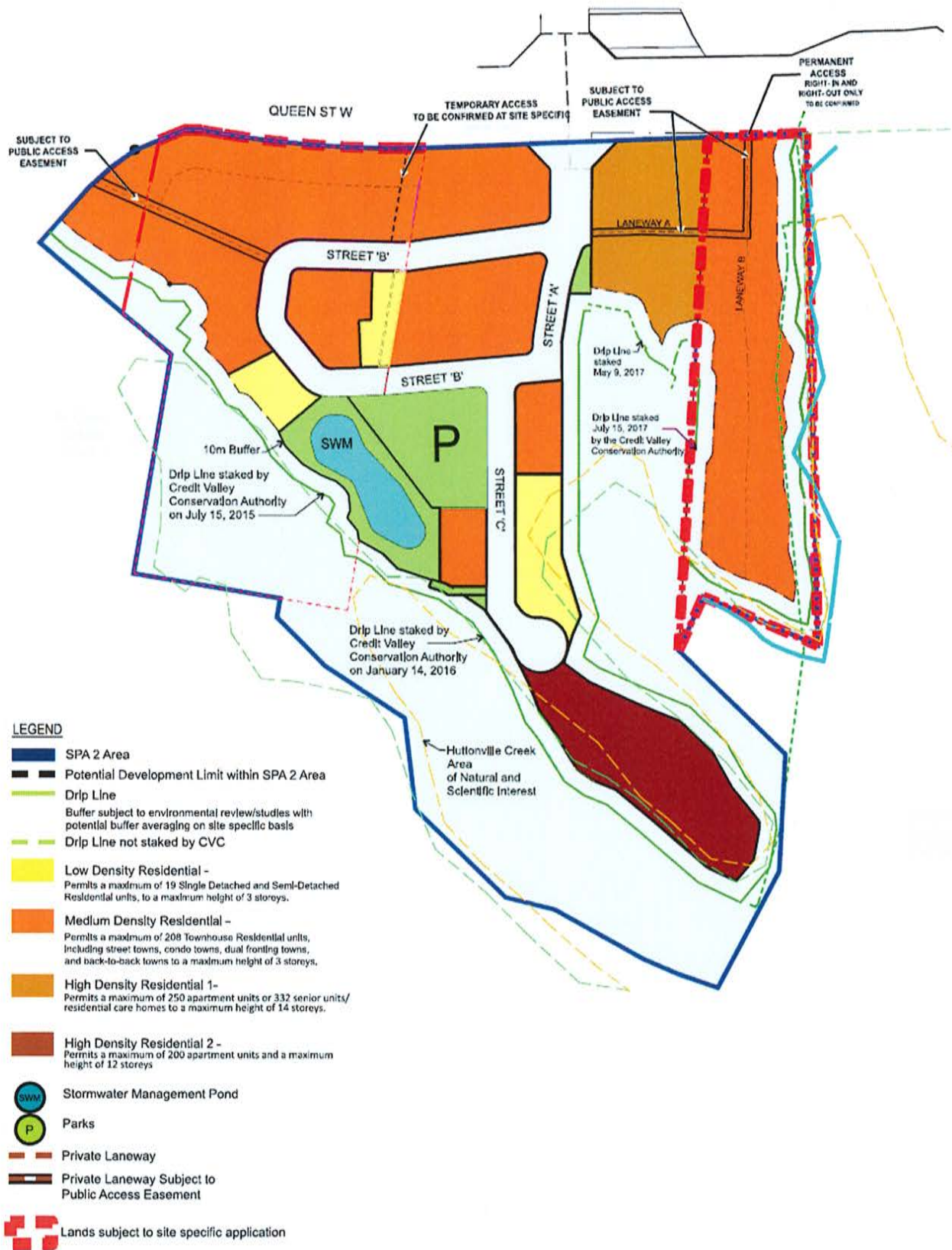
Michael Gagnon, B.E.S., M.C.I.P., R.P.P.
Managing Principal Planner
mgagnon@gwdplanners.com

A handwritten signature in blue ink, appearing to read "Marc De Nardis", written over a horizontal line.

Marc De Nardis, B.U.R.P.I., M.C.I.P., R.P.P.
Planning Associate
mdenardis@gwdplanners.com



APPENDIX 1 – TERTIARY PLAN





APPENDIX 2 – REDEVELOPMENT PLAN



LEGEND

- | | |
|---|-------------------|
| ROTARY GLEN SITE BOUNDARY | OPEN SPACE |
| MID-RISE APARTMENT W/ COMMERCIAL AT GRADE | 10M BUFFER |
| MID-RISE APARTMENT | CREDIT VALLEY NHS |
| COVERED PEDESTRIAN CONNECTION | |

RESIDENT OPEN HOUSE MEETING – DECEMBER 7, 2022

**APPLICATION to AMEND the
CITY OFFICIAL PLAN and ZONING BY-LAW**

**ROTARY CLUB of
BRAMPTON GLEN COMMUNITY CENTRE**

1857 QUEEN STREET WEST

CITY FILE: OZS-2021-0018

Gagnon Walker Domes Ltd.

7685 Hurontario Street, Suite 501
Brampton, Ontario
L6W 0B4
P (905) 796-5790

www.gwdplanners.com



INTRODUCTIONS and ATTENDEES

Owner / Proponent

The Rotary Club of Brampton Glen Community Centre is “Not-for-Profit” organization which has been providing community service in the City of Brampton since 1940. Have owned 1857 Queen Street West since 1997.

Project Team

Gagnon Walker Domes Ltd. – Land Use Planner

Overland LLP – Project Solicitor

One Space Unlimited – Architect

NAK Design Strategies – Landscape Architect

Beacon Environmental – Ecologist/Arborist

Urbantech Consulting – Civil Engineer

J.E. Coulter Associates Limited – Acoustical Engineer

Nextrans Consulting Engineers – Transportation Engineer

AA Environmental Consultants – Geotechnical Engineer



MILESTONE DATES and PURPOSE of MEETING

MILESTONE DATES

Application Filing – May 17, 2021

Application Deemed Complete – June 22, 2021

Statutory Public Meeting – September 13, 2021

Planning & Development Committee Approval – June 20, 2022

City Council Referral of Application – August 5, 2022

PURPOSE of MEETING

Rotary has filed an Application to Amend the City Official Plan and Zoning By-law to permit two (2) multi-storey residential apartment buildings, having building heights of 12 and 14 storeys.

You have been formally invited to attend an Open House Meeting on account of the fact that you expressed an interest in the proposal during the processing of the Amendment Application.



PROPERTY DETAILS and EXISTING CONDITIONS



LEGEND	
	SUBJECT SITE

Site Area

1.87 hectares (4.62 acres)

Lot Frontage

68 metres (223.09 feet) – Queen Street West

Lot Depth

310 metres (1,017 feet)

Existing Use

North Half – 2-storey building occupied by a Banquet Hall/Catering Company. 70 parking spaces.

South Half – Wooded area that forms part of the local open space/natural heritage system. A man-made hand-dug intermittent drainage pond and unnamed tributary of the Huttonville Creek



STREET VIEWS LOOKING SOUTH



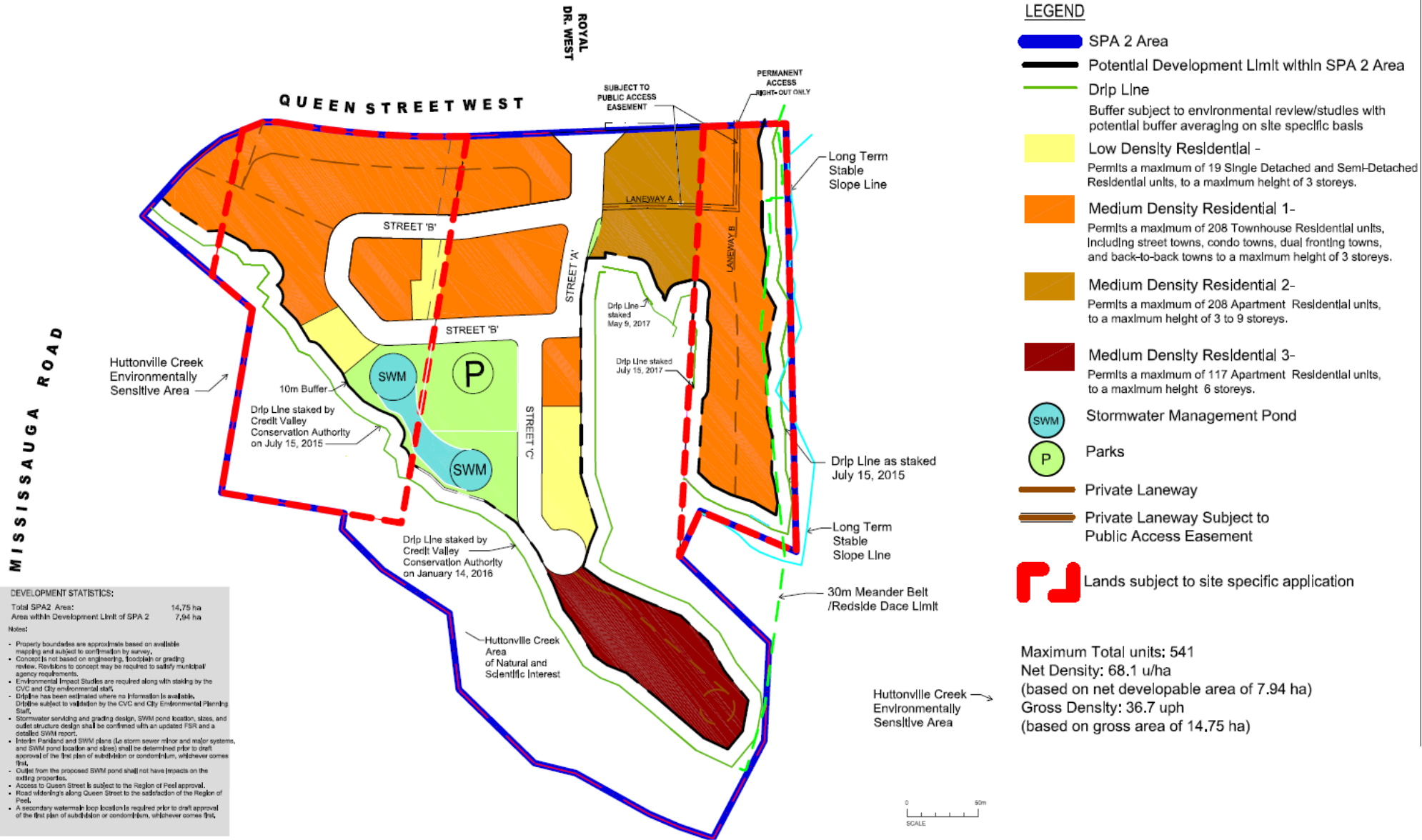


BIRDS EYE VIEW LOOKING SOUTHWEST



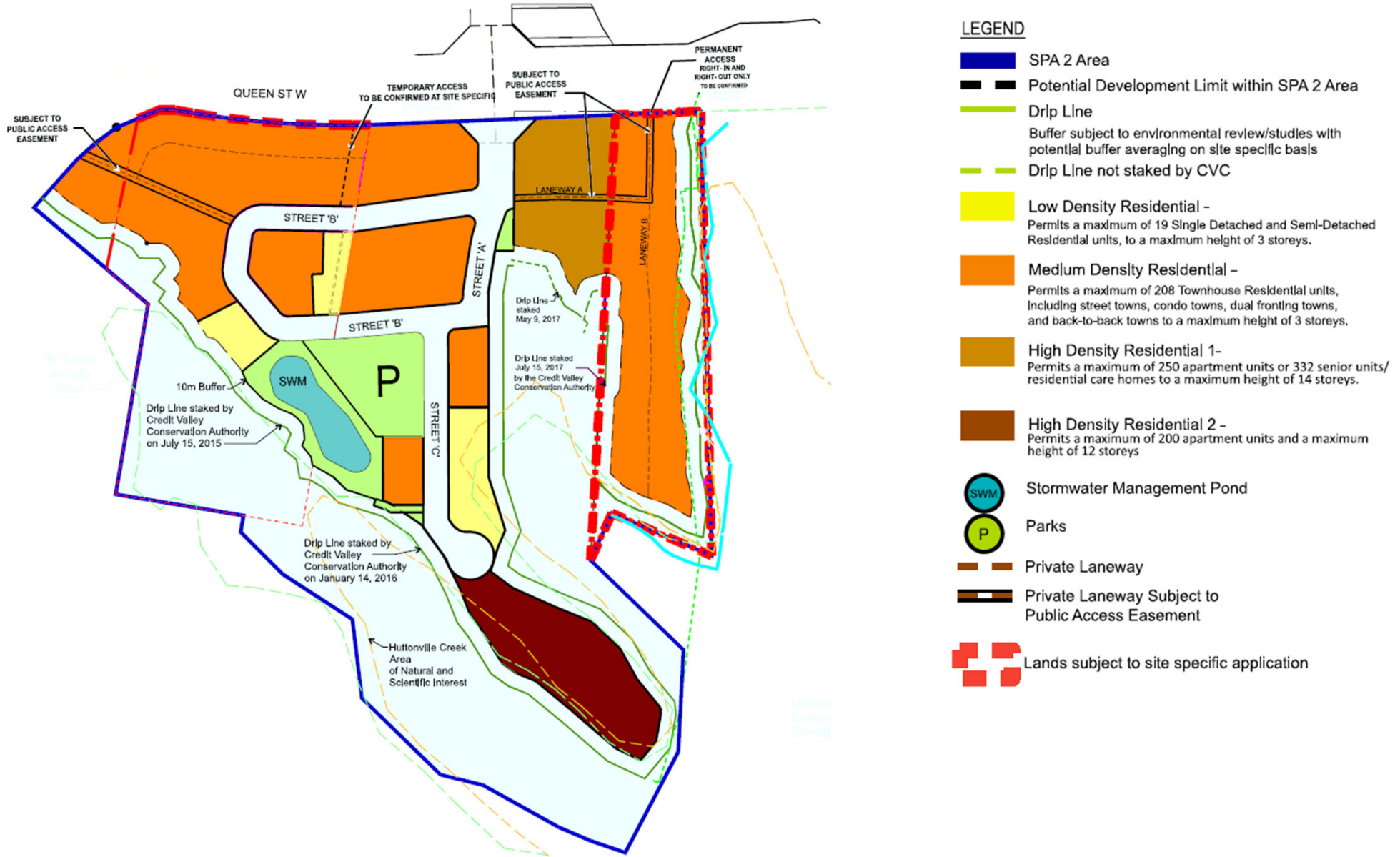


QUEEN STREET WEST TERTIARY PLAN 2019





QUEEN STREET WEST TERTIARY PLAN 2022

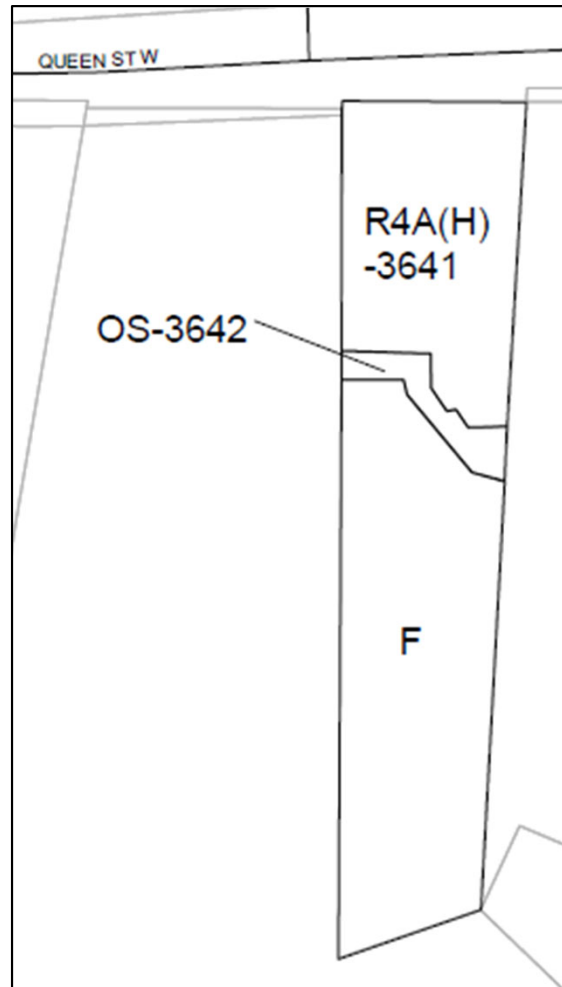


LEGEND

- SPA 2 Area
- Potential Development Limit within SPA 2 Area
- Drip Line
- Buffer subject to environmental review/studies with potential buffer averaging on site specific basis
- Drip Line not staked by CVC
- Low Density Residential -
Permits a maximum of 19 Single Detached and Semi-Detached Residential units, to a maximum height of 3 storeys.
- Medium Density Residential -
Permits a maximum of 208 Townhouse Residential units, including street towns, condo towns, dual fronting towns, and back-to-back towns to a maximum height of 3 storeys.
- High Density Residential 1-
Permits a maximum of 250 apartment units or 332 senior units/residential care homes to a maximum height of 14 storeys.
- High Density Residential 2 -
Permits a maximum of 200 apartment units and a maximum height of 12 storeys
- Stormwater Management Pond
- Parks
- Private Laneway
- Private Laneway Subject to Public Access Easement
- Lands subject to site specific application



OFFICIAL PLAN and ZONING BY-LAW AMENDMENTS

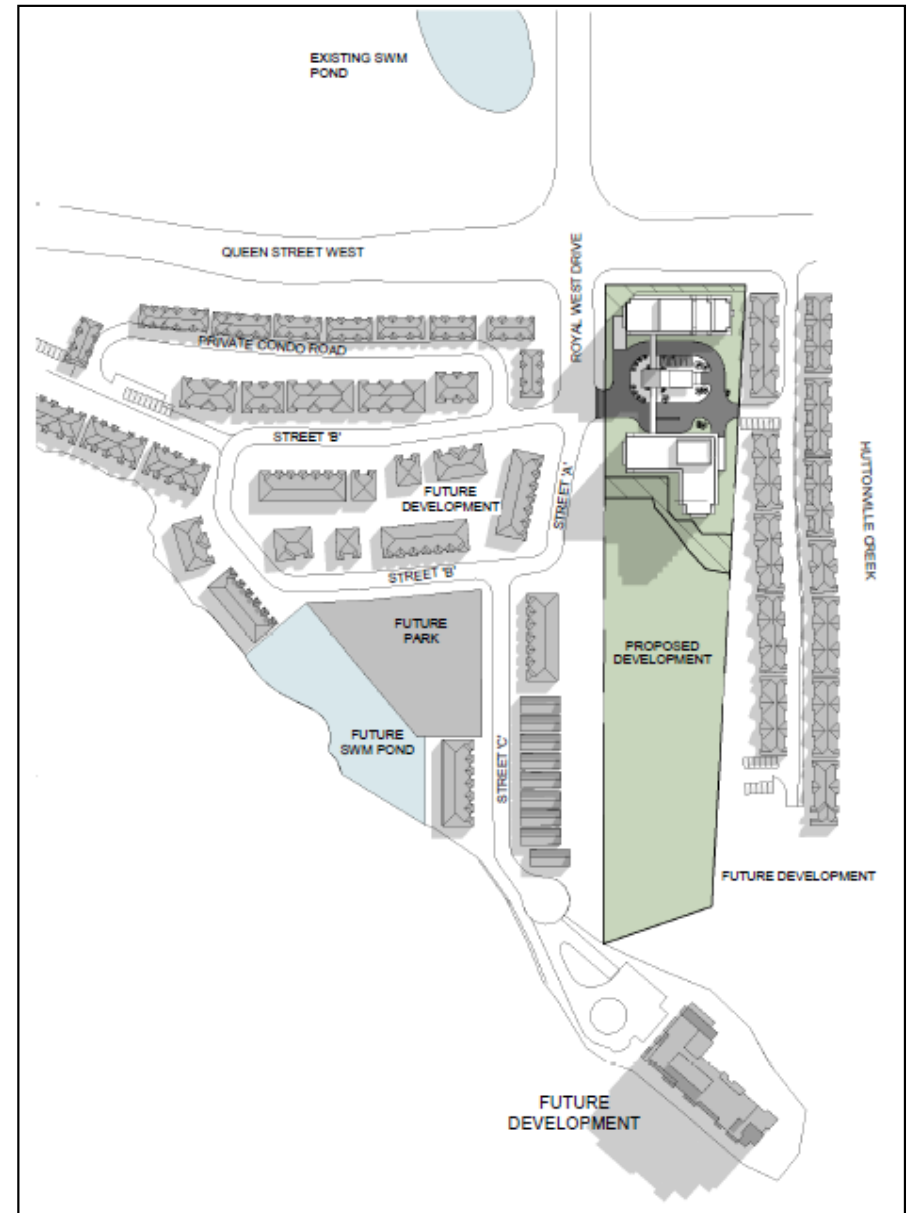
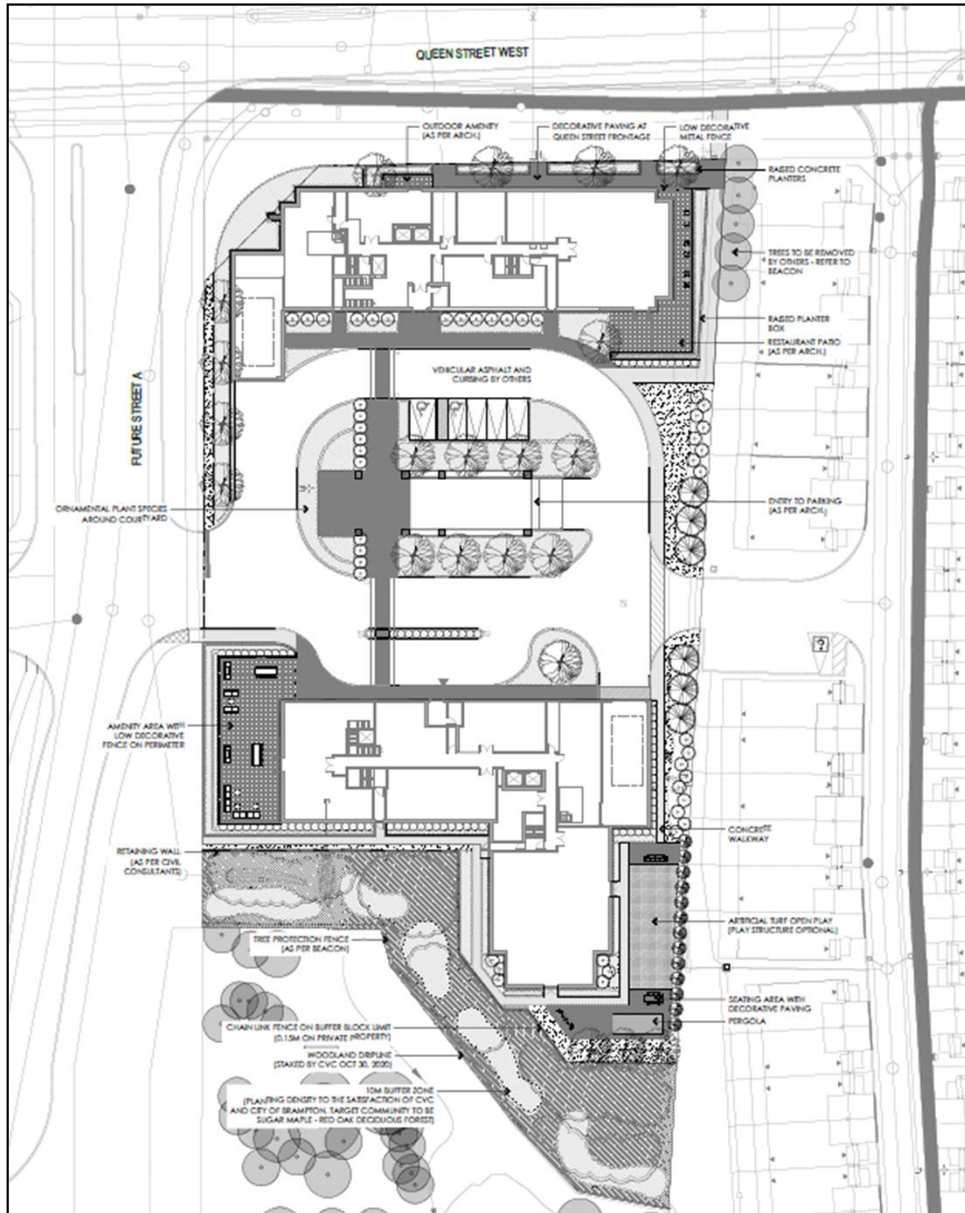


OP 2006-XXXX adds site specific policies to the local Credit Valley Secondary Plan to permit the redevelopment of property for high density residential purposes. Speaks to the access and land use constraints of the greater lands and that they are to be developed an integrated entity.

By-law XX-2023 amends City Zoning By-law 270-2004. South half of property will be placed in environmental protection zoning. North half of property will be zoned residential apartment with special standards regulating: commercial use, number of units, building heights, floor space index, coverage, setbacks, stepbacks, landscaping, vehicular/bike parking, loading.



SITE PLAN / LANDSCAPE PLAN





SITE PLAN / LANDSCAPE PLAN



LEGEND

ROTARY GLEN SITE BOUNDARY	OPEN SPACE
MID-RISE APARTMENT W/ COMMERCIAL AT GRADE	10M BUFFER
MID-RISE APARTMENT	CREDIT VALLEY NHS
COVERED PEDESTRIAN CONNECTION	

One of the fastest growing municipalities in Canada.

2051 Forecast 2051:

- 985,060 People (+282,060)
- 291,000 Households (+105,000)

City must add more diverse types of housing to address housing needs of its residents.

City is shifting from greenfield development to intensification with a different mix of built forms and unit types.

2011-2016 Senior Population rose by 40%, one of the fastest growing age groups in the City.

North Building – 14 storeys, 138 units with 300m² of ground floor commercial space

South Building – 12 storeys, 194 units

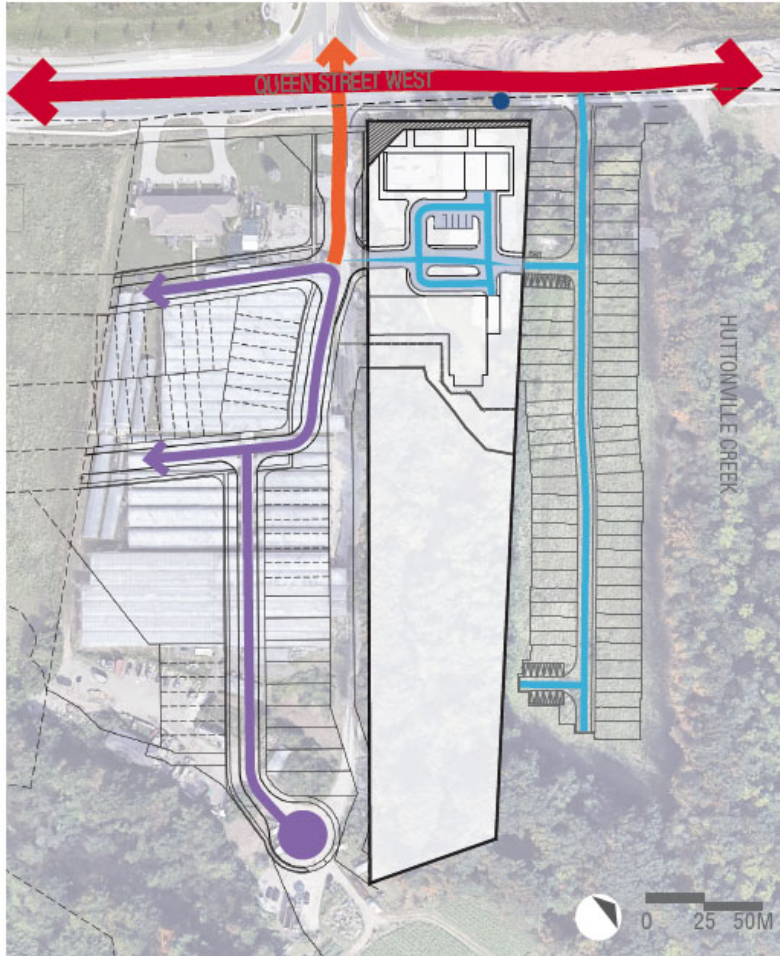
Site Coverage – 26.81%

Floor Space Index (FSI) – 2.84

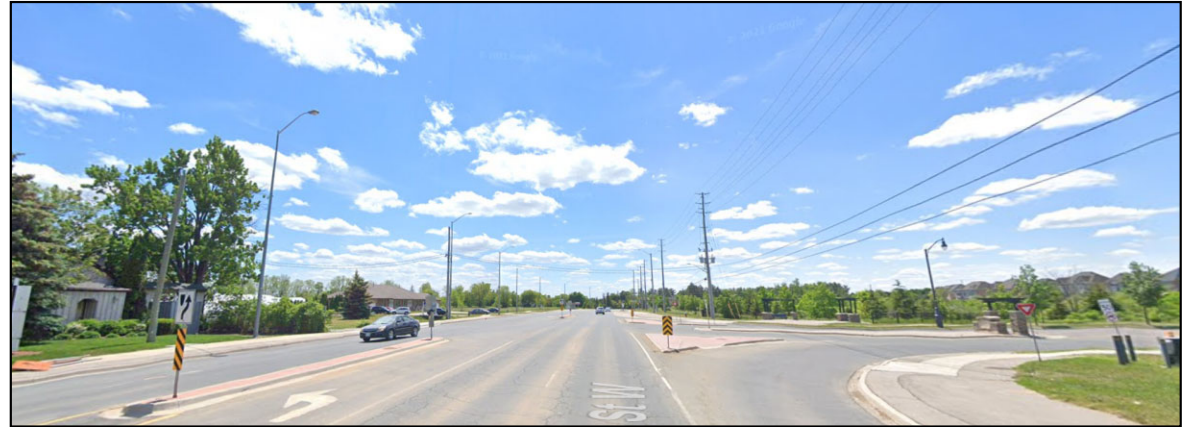
Underground Parking Levels – 3



ROAD NETWORK and TRANSIT



- LEGEND**
- ROTARY GLEN SITE BOUNDARY
 - ROAD WIDENING
 - PRIVATE ROAD/LANE (CONDOMINIUM)
 - 17.0M MINOR LOCAL ROAD
 - 24.0M COLLECTOR ROAD
 - MAJOR ARTERIAL ROAD (REGIONAL)
 - EXISTING TRANSIT STOP





PRELIMINARY RENDERING and PRESCEDENT IMAGES





APPLICATION TECHNICAL STUDIES, REPORTS, PLANS

- 1) Boundary and Topographic Plan of Survey
- 2) Architectural Plans
- 3) Urban Design Brief
- 4) Shadow Study
- 5) Landscape Concept Plan
- 6) Tree Inventory and Preservation Plan and Report
- 7) Environmental Impact Study
- 8) Functional Servicing and Storm Water Management Report
- 9) Site Servicing, Grading, and Drainage Plans
- 10) Noise Feasibility Study
- 11) Transportation Impact Study
- 12) Archaeological Assessment
- 13) Planning Justification Report
- 14) Sustainability Score and Summary
- 15) MECP Record of Site Condition



REDEVELOPMENT HIGHLIGHTS

- ✓ Tertiary Plan ensures the comprehensive development of the greater lands
- ✓ Planning permissions allow flexibility, buildings can be apartment dwelling units or senior residences
- ✓ Apartment Units – 250 Units (estimate)
- ✓ Senior Residence/Residential Care Home – 332 Units (estimate)
- ✓ Assists in the achievement of complete communities
- ✓ Is consistent and conforms to governing planning policies
- ✓ Represents transit-supportive development in the built-up area
- ✓ Adds to the local range and mix of available housing
- ✓ Efficient use of infrastructure and public service facilities
- ✓ Adds potential ridership to the public transit system
- ✓ Landmark building and promotes sustainable development
- ✓ Maintains and protects the natural heritage system and its features
- ✓ Application represents good planning

QUESTIONS and ANSWERS SESSION



Principals

Michael Gagnon
Lena Gagnon
Andrew Walker
Richard Domes

**RESIDENT OPEN HOUSE MINUTES of MEETING
1857 QUEEN STREET WEST REDEVELOPMENT**

**Wednesday, December 7, 2022
7:00 to 8:30 p.m.**

**Rotary Club of Brampton Glen Community Centre
1857 Queen Street West, City of Brampton**

**Minutes Prepared by: Gagnon Walker Domes Ltd.
Issued on: Tuesday, January 3, 2023**

The following summarizes the highlights of the above noted meeting. If these minutes are not in accordance with your recollections please advise the author in writing within (3) days of receipt.

ATTENDEES

- Anthony Mason, Credit Valley Residents Association
- Satinder Malhotra, Credit Valley Residents Association
- Ritesh Malik, Credit Valley Residents Association
- Samir Shah, Credit Valley Residents Association
- David VanderBerg, Development Services Manager, City of Brampton
- John Sanderson, Rotary Club of Brampton Glen Community Centre
- Wendell Brown, Rotary Club of Brampton Glen Community Centre
- Matthew Samatas, Rotary Club of Brampton Glen Community Centre
- Michael Cara, Overland LLP
- Don Iafrate, One Space Unlimited Inc.
- Ken Ursic, Beacon Environmental
- John Nhan, Nextrans Consulting Engineers
- Michael Gagnon, Gagnon Walker Domes Ltd.
- Marc De Nardis, Gagnon Walker Domes Ltd.
- Michelle Harris, Gagnon Walker Domes Ltd.

INTRODUCTIONS

- Introduction of attendees, distribution of sign-in sheet and presentation brief.

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- M. Gagnon apologized for inconveniencing residents and having to attend two (2) separate meetings. It was Rotary's preference to have one (1) meeting co-hosted by the City, Rotary, and the neighbouring developer (Mocon/Andrin Homes – City File Nos.: OZS-2020-0036 and 21T-20011B).
- M. De Nardis provided an overview of the purpose of the Meeting, milestone dates, the subject site and local context. Residents were advised that the Queen Street West Tertiary Plan was prepared with a view to demonstrating how the lands can be developed in a comprehensive and coordinated manner. It is a non-statutory document that illustrates in a conceptual manner the: location of buildings, building types and heights, the local street/road network, parks, essential infrastructure, and the natural heritage system.
- M. De Nardis advised residents that the Rotary Amendment Application establishes land use permissions only which will facilitate the future redevelopment of the property for residential purposes; including: two (2) mid-rise apartment buildings. Planning permissions are flexible, future buildings may be developed as a senior citizen residence or residential apartment buildings (condominium and/or rental).
- M. De Nardis advised residents that technical plans, reports and studies filed in support of the Amendment Application have been accepted by City's commenting Departments/Divisions, the Region of Peel, and Credit Valley Conservation. Throughout the duration of the Application's processing all documentation has been available on the City's dedicated webpage for public review. All documents filed with the City Planning Department form part of the public record.
- M. De Nardis advised residents that the proposal will introduce landmark buildings, promote sustainable development, and protect the natural heritage system and its features. The proposal is consistent and conforms to governing planning policies and represents 'good planning'. The City's 'new' Official Plan intended to guide the future planning, growth and development of the City envisages mid-rise buildings along the Queen Street Corridor.
- M. Gagnon advised residents that the universe of technical reports and studies confirm that there is capacity in the local water, sanitary, and transportation systems to accommodate the full-build out of the Tertiary Plan; including the Rotary proposal.

DISCUSSION, QUESTIONS and ANSWERS

- A. Mason advised that the area residents were not aware of City Council's approval of the Tertiary Plan in 2019 and that he was not made aware of the Rotary proposal until June 2021. He expressed the opinion that Public Notice included within the Brampton Guardian is insufficient.
- D. VanderBerg indicated that Public Notices are sent to residents within a 240 metres (787 feet) radius which is double the *Ontario Planning Act* requirement of



120 metres (394 feet). Public Notices are posted on the City's webpage and Public Notice Signage has been erected on the Rotary property since August 2021.

- A. Mason inquired if some of the units will be offered to young families.
- M. DeNardis and M. Gagnon advised that the tenure of the proposal is not known at this time. At a future date Rotary will decide on the type of development they intend to pursue. The site specific Zoning will be flexible permitting a range of uses including: residential apartments (condominium and/or rental), a senior citizen residence, or a residential care home. At this time it is envisaged that the property could be redeveloped as a senior residence (332 units) or a pair of residential apartment buildings (250 units).
- Area residents are concerned with local school capacities which they believe are at or are nearing capacity; and that the Rotary proposal and other local area Applications will lead to more overcrowding.
- M. De Nardis advised that the Peel District School Board and Dufferin Peel Catholic District School Board review the accommodation conditions in each elementary and secondary planning area on a regular basis and provide updated comments on Applications as required. Conditions of approval and warning clauses are incorporated into agreements as deemed necessary.
- M. De Nardis advised that the proposal as submitted reflects a senior citizen oriented residence which will not yield any students. Residential apartments, regardless of tenure (condominium or rental), yield considerably fewer students per unit than single detached dwellings and/or townhomes.
- M. DeNardis advised that the Amendment Application was circulated to the local School Boards for review and comment. Written correspondence from each School Board was provided in July 2021; as follows indicating projected student yield.

Peel District School Board estimated student yield:

- 26 Kindergarten to Grade 8
- 3 Grade 9 to Grade 12

Catchment areas and student accommodation conditions:

School	Enrolment	Capacity	# Portables / Temporary Classrooms
Eldorado P.S.	880	778	7
Jean Augustine S.S.	1,138	1,533	0



Dufferin-Peel Catholic District School Board estimated student yield:

- 13 Junior Kindergarten to Grade 8 Students
- 4 Grade 9 to Grade 12 Students

Catchment areas and student accommodation conditions:

Catchment Area	School	Enrolment	Capacity	# Portables / Temporary Classrooms
Elementary	St. Jacinta Marto	308	504	0
Secondary	St. Roch	1,520	1,404	0

- M. De Nardis advised that both School Boards require inclusion of warning clauses in all Offers of Purchase and Sale of residential units. Notice signage must be erected and maintained on-site advising purchasers that due to present school facilities, some of the children may have to be accommodated in temporary facilities or bused to schools.
- Area residents inquired if the City received a standard response from the School Boards. D. VanderBerg responded that the School Boards reviewed the Application and did not object to it.
- A. Mason indicated that the City may not be asking School Boards the correct questions. He wondered if the School Boards are planning for the future and assessing the cumulative impact of all planning applications.
- M. Gagnon advised that Rotary is not able to solve School Board capacity issues. The Boards are circulated the planning applications and requested to provide their comments, concerns and recommendations. It is their responsibility to review the accommodation conditions in each catchment area and provide comments on each planning application which is circulated to them.
- Residents advised that they support redevelopment, and are of the opinion that a senior's residence is acceptable.
- In response to concerns regarding the natural environment and intensification, D. lafrate responded that increasing densities is more sustainable. M. Gagnon reiterated that all the necessary infrastructure required to service the proposal is in place. Developments like the Rotary proposal represent a better utilization of land and resources.
- A. Mason emphasized that the area is comprised of executive housing, large lots and 'handsome' homes. He added that the City has historically hosted design charrettes with residents. He is concerned that what was achieved in the last 15-years is now being threatened by 'new' development.
- Residents raised general concerns related to the ability of amenity areas, police stations, and schools to meet demand.



- Residents opined that the proposed 3.0 metre (10 foot) setback from Queen Street to the proposed northern building is insufficient and will lead to concerns regarding overlook. In response M. DeNardis advised that Queen Street and Mississauga Road are regional arterial roads and that the City encourages 'new' buildings to be located close to the street edge. The setback has been reviewed by the City Planning Department and Region of Peel and determined to be sufficient. The ultimate width of the Queen Street right-of-way is 50.0 metres (164 feet). As a Condition of Approval Rotary will need to gratuitously dedicate a strip of land to the Region. This is in addition to environmental lands at the rear of the property which will be deeded to the City, thereby ensuring that those lands remain in a natural state.
- M. Gagnon advised that a Shadow Study was completed and filed in support of the Amendment Application. The Study assessed the impacts of shadows at select times of the day throughout the calendar year. The Study determined that the proposed buildings predominantly cast shadows on the natural heritage system/open space lands, and existing/proposed road network.
- The Residents distributed a table which was prepared by a local resident documenting 'select' high-rise developments and their location relative to essential services (i.e. Provincial Highway, GO Station/Major Bus Terminals, Shopping Centres, Hospitals, Post-Secondary Institutions). The individual who prepared the table was not present at the Meeting.
- A. Mason questioned whether there will ever be Bus Rapid Transit (BRT) along Queen Street. He suggested that public transit is underutilized. M. De Nardis opined that transit is an alternative and viable means of transportation.
- Residents inquired if a Traffic Study was prepared and whether it took into consideration all the development applications along Queen Street. Residents suggested that the Traffic Study should be based on a 20-year projection. J. Nhan confirmed that a Traffic Study was prepared and that in accordance with current best practices and City/Regional requirements, it is based on 5 and 10 year projections. He stated that Traffic Studies prepared in support of site specific applications are not based on 20-year projections.
- J. Nhan advised that the Traffic Study concluded that the Rotary proposal can be adequately accommodated by the existing transportation network with manageable traffic impact to local intersections.
- M. Gagnon advised while intensification may not be welcomed Brampton will be growing, as is the whole of the Greater Toronto Area (GTA). He further advised that in other locations in the City building heights of 30, 40, and even 60-storeys are being proposed. He also explained to them that all areas of the City are experiencing growth beyond which was originally expected. Case in point being Northwest Brampton which is now planned to accommodate a population of 125,000 as opposed to just 42,000.



- A. Mason inquired as to whether there is a way to compromise by working with the residents without undermining Rotary's interest. M. Gagnon advised that Rotary Members present will report the highlights of the Meeting to their Board; including the question of a compromise.
- The Meeting concluded at 9:15 p.m.

NEXT STEPS

- GWD to prepare a Minutes of Meeting; which will be shared with the City of Brampton Planning Department.