

PUBLIC ENGAGEMENT SUMMARY LETTER

November 23, 2022

VIA E-MAIL

City of Brampton
Planning, Design and Development Department
2 Wellington Street West
Brampton, Ontario L6Y 4R2

Attention: Kelly Henderson
Development Planner III, Planning & Development Services

**Re: Additional Public Engagement Session on October 27, 2022
Application for Official Plan Amendment,
Zoning By-law Amendment & Draft Plan of Subdivision
Andrin Erinville Limited
1879 Queen Street West
File No. OZS-2020-0036 & 21T-20011B**

Dear Ms. Henderson,

In accordance with the Council's direction on August 5, 2022 that the above noted development application be referred back to staff for additional public consultation, we held an additional public consultation meeting with representatives of the community and City staff on October 27, 2022.

The meeting was attended by six residents, two ward 2 councillors (Councillor Rowena Santos and Paul Vicente), two members of City Planning staff (yourself and David Vanderburg), and representatives from Andrin Erinville Limited. The meeting began with a site walk around the property followed by a discussion inside the Mocon Greenhouse where we had materials displayed and a seating area. Residents were invited to ask questions and share their concerns/comments.

The materials displayed are as follows and are included as **Attachment 1** to this letter:

- Landscaped Development Plan.
- 3 View Analysis which superimposed the apartment building into the existing and planned streetscape to illustrate that the apartment building would be screened from Queen Street, Mississauga Road and Links Lane.
- Renderings of the apartment building.
- Conceptual condo townhouse designs.

Below is a summary of the comments received by residents at the meeting and our responses:

- 1. Reduce the height of the apartment building or replace it with a different built form as it does not fit in with the character of the community.**

As the 12-storey apartment building can be accommodated by the existing and planned transportation and servicing system, has no shadowing or overlook impacts, conforms to the intent of the City of Brampton Official Plan and is consistent with provincial planning policy, we have kept the height of the apartment building at 12-storeys. Further, as this would be an upscale apartment building, it will be designed to complement the character of the surrounding executive neighbourhoods and add to the range of housing types in the area to meet the needs of existing and future residents of the community. To reduce the height and unit count of the apartment

building or replace it with a different built form when it has been demonstrated that the proposal will have no negative impacts on the surrounding community, would be contrary to the province's direction to build more housing, where appropriate, to address the growing housing shortage in Ontario.

As shown in **Attachment 2**, additional photos were taken of the site from Queen Street West and Links Lane to illustrate that the apartment building continues to be substantially screen by trees in the winter months. As the previous view analysis from Mississauga Road illustrated that the apartment building will be screen by the Cesta's development, no winter photos were taken.

2. Want more trails through the valley system.

Recognizing the desire of the community to have more trails in the area, Andrin Erinville Limited will assist the City/community in the facilitation of a future trail link through the valley lands we will be dedicating to the City as part of our development application.

3. Desire to ensure valley system remains protected and concerns that existing and planned road network cannot accommodate the future apartment building.

We submitted an Environmental Impact Study, Functional Servicing Report and Transportation Impact Study in support of our development application which demonstrates that our development will have no negative impacts on the Natural Heritage System and can be accommodated via the existing and planned transportation system.

Please feel free to contact me directly should you have any questions or require any further information.

Sincerely yours,

KORSIAK URBAN PLANNING

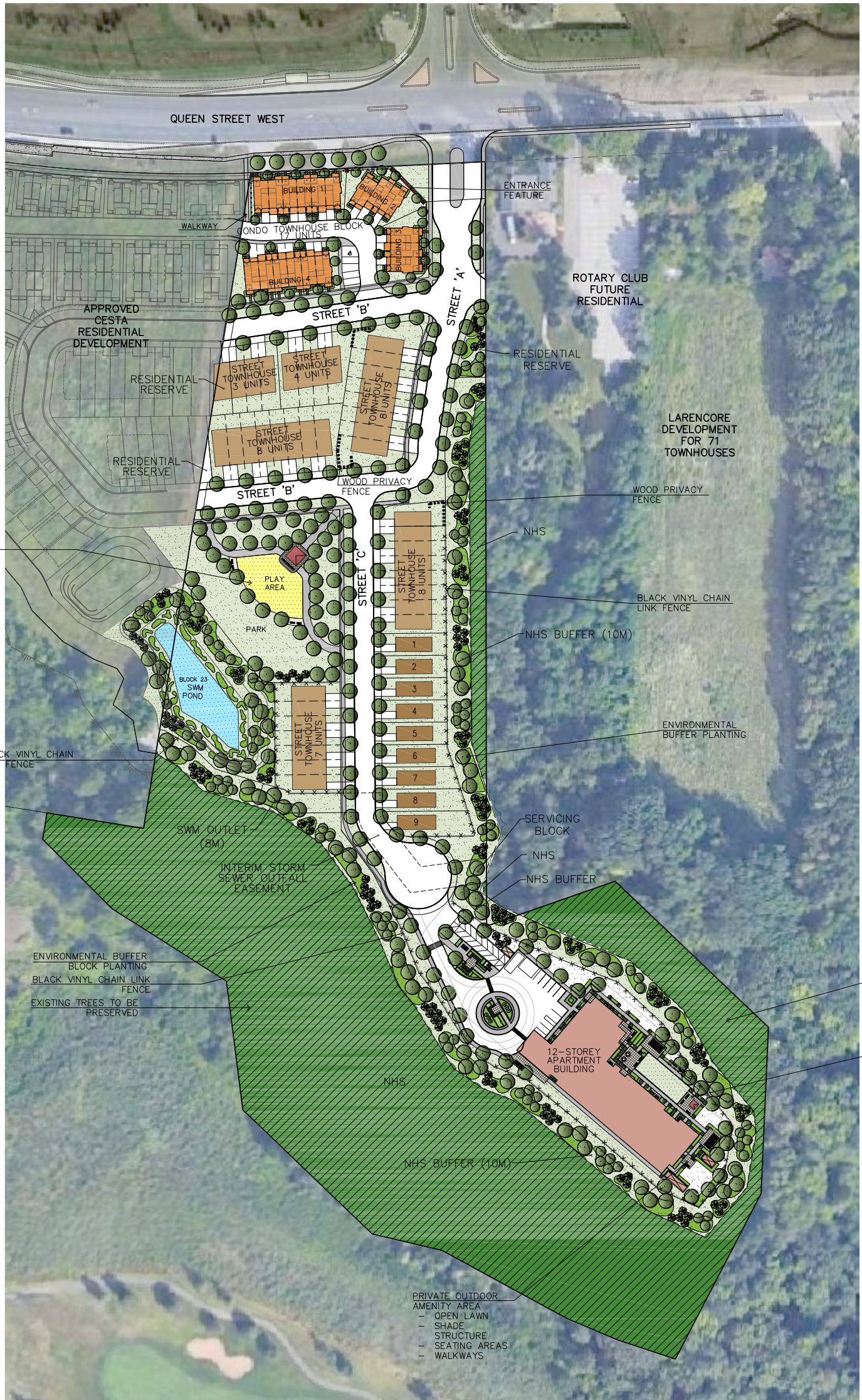


Alison Bucking, BES, RPP

Encl.

Copy: Gino D'Ambrosio, Andrin Erinville Limited
Peter Smith, Andrin Erinville Limited
Neil Davis, Davis Webb LLP

ATTACHMENT 1



PARK BLOCK
 - CHILDREN'S PLAY AREA
 - SHADE STRUCTURE
 - SEATING AREAS
 - WALKWAYS
 - OPEN LAWN

EXISTING TREES TO BE PRESERVED

PRIVATE OUTDOOR AMENITY SPACE
 - SHADE STRUCTURE
 - SEATING AREAS
 - WALKWAYS

PRIVATE OUTDOOR AMENITY SPACE
 - OPEN LAWN
 - SHADE STRUCTURE
 - SEATING AREAS
 - WALKWAYS

- LEGEND**
- DECIDUOUS TREE
 - CONIFEROUS TREE
 - SHRUB PLANTINGS
 - CONCRETE WALKWAY
 - WOOD PRIVACY FENCE
 - X-X CHAIN LINK FENCE
 - SUBDIVISION TOWNHOUSES
 - CONDO TOWNHOUSES
 - DETACHED HOUSES
 - 12 STOREY APARTMENT BUILDING
 - DECORATIVE PAVING
 - SODDING AND SEEDING
 - SHADE STRUCTURE



LANDSCAPE MASTER PLAN
RESIDENTIAL SUBDIVISION
1879 QUEEN STREET WEST
 CITY OF BRAMPTON
 ANDRIN ERINVILLE LIMITED

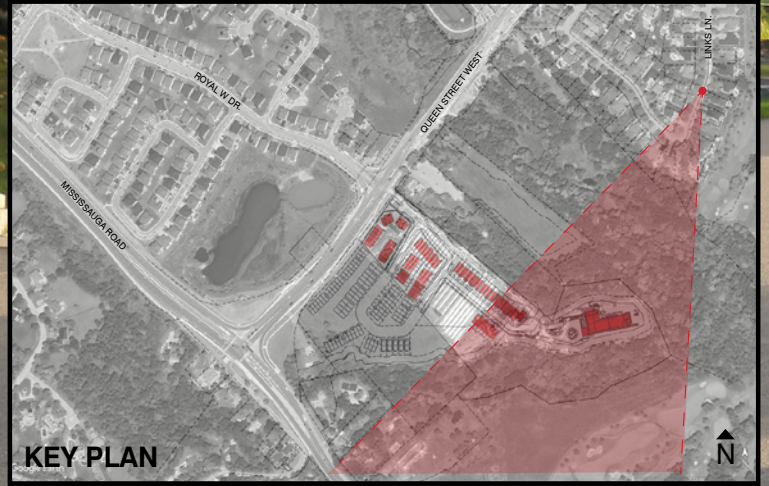


VIEW : ROYAL W DRIVE

450m FROM 12 STOREY APARTMENT BUILDING
1879 QUEEN STREET WEST, BRAMPTON, ON



12 STOREY APARTMENT
BEYOND



KEY PLAN

VIEW : LINKS LANE

315m FROM 12 STOREY APARTMENT BUILDING
1879 QUEEN STREET WEST, BRAMPTON, ON

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3 STOREY
TOWNHOUSES

APPROVED 'CESTA'
DEVELOPMENT 2-3 STOREY
TOWNHOUSES

12 STOREY
APARTMENT BEYOND

Mississauga Rd



KEY PLAN

VIEW : MISSISSAUGA ROAD AND QUEEN STREET WEST

600m FROM 12 STOREY APARTMENT BUILDING
1879 QUEEN STREET WEST, BRAMPTON, ON



APARTMENT BUILDING RENDERING LOOKING EAST

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APARTMENT BUILDING RENDERING
LOOKING NORTHEAST

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ANDRIN CONDO TOWNHOUSE EXAMPLES

ATTACHMENT 2



View From Queen Street West



View From **Links Lane**