
RESULTS OF PUBLIC MEETING

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Planning and Development Committee
Regular Meeting – December 7th, 2020
City File Number – OZS-2020-0018

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

D. Barrick, Chief Administrative Officer

Planning and Development Services:

R. Forward, Commissioner
A. Parsons, Director, Development Services
B. Bjerke, Director, Policy Planning
C. Owusu-Gyimah, Manager, Development Planning
D. Vanderberg, Manager, Development Planning
J. Humble, Manager, Development Services
E. Corazzola, Manager, Zoning and Sign By-law Services
Mirella Palermo, Policy Planner
R. Nykyforchyn, Development Planner
N. Deibler, Development Planner
N. Jagtiani, Development Planner
K. Henderson, Development Planner
N. Mahmood, Development Planner
M. Michniak, Development Planner

City Clerk's Office:

P. Fay, City Clerk
C. Gravlev, Deputy City Clerk
S. Danton, Legislative Coordinator

Members of the Public- Nil

Staff Report:

Nitika Jagtiani, Development Planner, Planning, Building and Growth Management, 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, it was indicated that there were no questions or clarification from Committee or pre-registered delegations. There were no members of the public present at the meeting for this application.

City Clerks received 8 resident correspondence emails from the community. The residents provided their views, suggestions, concerns and posed questions with respect to: built form compatibility, impact on natural heritage features, traffic concerns, and grading.

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

Built Form Compatibility

Residents raised concerns that the development would not fit the character of the area.

Response: The proposed development has been supported by several studies that were reviewed by City staff and approved, most notably for built form is an Addendum to the Springbrook Community Design Guidelines. The proposed Draft Plan of Subdivision will be subject to the City's Architectural Control Compliance Review Process. A Design Control Architect and City Urban Design Staff will review the applicants submission to ensure that building designs are appropriate and in general compliance with the CDGs. The Owner will be required to satisfy the Control Architect and City Staff that they are able to comply with these guidelines throughout the design, marketing and construction process. Only dwelling unit designs that have been approved by the Control Architect may be offered for sale and built.

The proposed residential development is designed according to the Credit Valley Block Plan 45-2 and the proposed built forms of single detached dwellings are compatible with the existing adjacent community. The residential units proposed are shaped, oriented and developed in a manner that is compatible with the surrounding area.

Impact on the Natural Heritage Features/Wildlife

Residents raised concerns in regards to the proposed development and the impact it may have on the natural heritage features adjacent to the development, as well as the wildlife in the area, including some endangered species.

Response: An Environmental Impact Study was completed for this application and circulated to staff and the Conservation Authority for review and comment. The report has since been accepted by staff and the Conservation Authority and no adverse impacts are

anticipated on the natural heritage features and/or with the endangered species. Furthermore, a Natural Heritage Systems block and buffer block is being conveyed to the City as well as being zoned appropriately to preserve the feature.

Traffic Impact

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

Response: The City's Transportation Planning and Region of Peel staff have reviewed the access and are satisfied that the surrounding road network and key intersections can accommodate the traffic generated by the proposed development in conjunction with parcels connected to Hosta Street.

Grading

The neighboring land owners were concerned with the overflow stormwater route from the Hosta Street extension to the wetland in the east of the Tertiary Area through a channel at the south limit of the subject lands and the north limit of 9052 Creditview Road.

Response: The applicant has submitted reports that address concerns related to the interim stormwater management strategy to provide quality, quantity and erosion control for the runoff generated from the site. The reports submitted states that ultimate flows are below the maximum allowable release rate identified by CVCA. The additional discharge will be diverted to the existing stormwater pond in close proximity to site. Staff is coordinating with the consultant to ensure that the overland flow route outfall and erosion protection design will be addressed at the detailed design stage.