

**Results of Public Meeting (June 20 2022) and Correspondence Received**

**OZS-2022-0024**

**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

**Members Absent:** nil

**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  
Emma De Melo, Development Planner, Planning, Building and Economic Development

Kelly Henderson, Development Planner, Planning, Building and Economic Development  
Nitika Jagtiani, Development Planner, Planning, Building and Economic Development  
Andrew VonHolt, Deputy Fire Chief, Fire and Emergency Services  
Peter Fay, City Clerk  
Charlotte Gravlev, Deputy City Clerk  
Sonya Pacheco, Legislative Coordinator

**Item 5.2**

Staff Report re: Application to Amend the Official Plan and Zoning By-law, 2537079 Ontario Inc. – Candevcon Ltd. – 11499 The Gore Road – Ward 10 (File OZS-2022-0024)

Emma De Melo, Development Planner, Planning, Building and Growth Management, presented an overview of the application that included location of the subject lands, area context, design details, current land use designations, preliminary issues, technical considerations, concept plan, next steps and contact information.

Six (6) written correspondences were received from the public. Four (4) written letters were received in opposition to the proposed development, and two (2) written letters were received in support of the application.

**Staff Response to Comments**

The application has received some input and interest from the surrounding community. Staff are in receipt of six written correspondence from the Brampton Residents noted above. Comments in opposition to the application will be summarized below, followed by a response from staff where appropriate.

**Noise Impacts on Adjacent Residential Uses.**

*Issue:*

Noise impacts from the increased occupancy load resulting from the expansion of the Montessori School.

*Response:*

The applicant was not required to submit a Noise Impact Study for the proposed development as human-generated noise is not considered a noise source under the Ministry of Environment, Conservation and Parks guidelines. Furthermore, installation of a noise barrier wall would be inconsistent with the character of the Toronto Gore Rural Estate area. A landscaped buffer area is included in the Zoning By-law Amendment to block human-generated noise from the proposed school and day-care use. A 1.5-metre

landscaped buffer is required along interior side yard lot lines, and a 3.0-metre landscaped buffer is required along the rear lot line and front yard lot line. City Staff will continue to work with the applicant through the Site Plan review stage to encourage the use of plant materials that will adequately screen the use from abutting residential dwellings and reduce the impacts of noise from the increased building occupancy.

### Transportation Considerations

*Issue:*

Traffic impacts resulting from the expansion of the existing school and daycare building, and illegal U-turns at the intersection of Square Ellis Drive and The Gore Road.

*Response:*

The City of Brampton requested the submission of a Traffic Impact Study with the submission of the application. The Terms of Reference were approved by the Region and the City of Brampton prior to the submission of the study. The study included an evaluation of existing and future road network, the existing traffic conditions, background traffic growth, site-generated trip generation, and future traffic conditions. The Traffic Impact Study found that the turning movements at key intersections such as The Gore Road and Squire Ellis Drive, and the existing site access at The Gore Road will operate at acceptable levels of service under the 2029 horizon year. The analysis indicates that all turning movements for intersection at The Gore Road and Squire Ellis Drive will continue to operate at a Level of Service "C" or better, which is defined as "Good". The intersection at the existing site access and The Gore Road will operate at a Level of Service "A" during the A.M. Peak Hour, which is defined as "Excellent", and Level of Service "B" during the P.M Peak Hour, which is defined as "Very Good".

### Privacy and Screening

*Issue:*

There is insufficient screening to protect the privacy of abutting residential properties.

*Response:*

The proposed development will include a two-storey addition which is consistent with the built form of existing homes in the Toronto Gore area. The maximum height of the proposed addition to the existing building is two storeys, which is generally consistent with the built form of existing residential homes in the Toronto Gore community. Landscaped screening, prescribed in the Zoning By-law Amendment, will protect the privacy of adjacent residential properties and provide screening to the Montessori school use. The Zoning By-law Amendment includes 3.0 metres of landscaping along the rear lot line, and sideyard lot lines to provide a level of privacy for the two adjacent residential properties. There is an existing chain-link fence around the perimeter of the property to reduce the risk of trespassing onto abutting residential properties. A wooden privacy

fence will be required and is included as a provision in the Zoning By-law Amendment along the rear property line to provide additional privacy and screening to adjacent residential properties.