
RESULTS OF PUBLIC MEETING

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Planning and Development Committee
Regular Meeting – March 8th, 2021
City File Number – OZS-2020-0038

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 C. Williams - Wards 7 and 8
City Councillor H. Singh - Wards 9 and 10
Regional Councillor G. Dhillon - Wards 9 and 10

Staff Present:

David Barrick, Chief Administrative Officer
Richard Forward, Commissioner Planning and Development Services
Allan Parsons, Director, Planning, Building and Economic Development
Bob Bjerke, Director, Policy Planning, Planning, Building and Economic Development
Anthony-George D'Andrea, Legal Counsel, Legislative Services
Elizabeth Corazzola, Manager, Zoning and Sign By-law Services, Planning, Building and Economic Development
Jeffrey Humble, Manager, Policy Planning
Steve Ganesh, Manager, Planning Building and Economic Development
David Vanderberg, Manager, Planning Building and Economic Development
Cynthia Owusu-Gyimah, Manager, Planning Building and Economic Development
Daniel Watchorn, Development Planner, Planning, Building and Economic Development
Shelby Swinfield, Development Planner, Planning, Building and Economic Development
Himanshu Katyal, Development Planner, Planning, Building and Economic Development

Staff Report:

Himanshu Katyal, Development Planner, Planning, Building and Economic Development, 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.

Vanessa Develter, Glen Schnarr & Associates Inc., presented details on the aerial context, proposed site plan, main floor plan, building elevations, conceptual renderings, compatibility with the City's Senior's Housing Study, the Age-Friendly Strategy and Action Plan, and provincial and regional development plans.

There were no further delegations from the public to speak on the application.

Staff responded to questions of clarification from Committee with respect to the Planning process, next steps and final recommendation report to Council.

City Clerks received 13 resident correspondence emails from the community. The residents provided their views, suggestions, concerns and posed questions with respect to privacy, traffic, tree/NHS protection, proposed parking reduction, and the proposed access to the site.

Privacy Concerns

Residents had concerns about privacy from the proposed retirement residence.

Response: The development proposes a single 8 storey building with a rear amenity area. The rear yard setback proposed will be sensitive to the adjacent NHS and additional landscaping will be used to naturalize the space and provide a buffer from existing residential while assisting with integration. The NHS feature on site will also act as a buffer between the higher density of the proposed development and the existing low/medium density of the surrounding neighbourhood. Staff have also reviewed the submitted Urban Design Brief and are satisfied with the proposal's integration within the existing neighborhood.

Traffic/Proposed Access Concerns

Residents had raised concerns with regards to increased traffic within the area as a result of the proposed development. Specifically increased traffic due to the proposed access along Callahan Court.

Response: The Traffic Impact Study submitted by Nextrans Consulting Engineers alongside the application was reviewed by City and Regional Traffic Staff to which staff have reviewed and have found no immediate adverse traffic concerns with the proposal. Region of Peel Staff have reviewed the application and the proposed accesses and have no concerns with the proposal. The Region has noted that a full moves access onto Mayfield Road to alleviate traffic into the eastern subdivision would not be permitted due to the high traffic flow along the arterial road. The site accesses have also been notably revised to permit a partial moves access along Mayfield Road (right in/right out) and an emergency vehicle access to Callahan Court in response to traffic concerns with the adjacent existing residential neighborhood.

Natural Heritage System/Tree Protection

Residents raised concerns that the development would negatively affect the adjacent Natural Heritage System.

Response: Staff have reviewed the submitted Tree Inventory and Preservation Plan

submitted by Kuntz Forestry Consulting Inc. which outlines the trees to be protected and the measures used for all trees to be preserved prior to construction. Of the 98 trees identified within the vicinity of the proposal 65 will be required to accommodate the proposal and 11 additional trees are recommended to be removed due to their hazardous condition. A total of 94 replacement plantings is required and/or cash-in-lieu. Staff have reviewed the plan and have deemed it satisfactory to the city standards. The adjacent Natural Heritage System has no proposed modifications and will be protected through the appropriate buffers and setbacks. Staff also note that the NHS area of the site is to be later conveyed to the City.

Credit Valley Conservation Staff have also reviewed the application and have found the proposal satisfactory and in conformity with the Conservation Authorities requirements. With respect to the loss of biodiversity, Environmental Planning has no comment because the proposal has no change on the Natural Heritage System.

As part of the application a Sun-Shadow Study was submitted. The study has shown that majority of the cast shadow lands onto Mayfield Road and the adjacent NHS. The NHS receives majority of the shadow during the late afternoon section (6:00 PM) and maintains little to no shadow during prime daylight hours which mitigates effect onto the vegetation.

In addition, an Environmental Impact Assessment prepared by Kuntz Forestry Consulting Inc. was submitted. The assessment found that impacts include setback modifications, tree removals, disturbances due to construction, increased site occupancy, and increases in impervious surfaces on the subject property. The study also suggested that the impacts can be prevented and mitigated through measures identified within the study. City Staff and Conservation Authority Staff have reviewed the submitted Environmental Impact Assessment and have found it satisfactory for the proposed development.

Environmental Concerns

Residents have raised concerns regarding reduction in biodiversity within the area due to the reduction in agricultural land in addition to citing stormwater management and draining concerns. Residents have also raised concerns regarding the removal of trees on site to facilitate the development.

Response: The applicant has prepared a Functional Servicing and Stormwater Management Report prepared by Schaeffers Consulting Engineering. City Staff have reviewed the report and have no concerns with regards to stormwater management/drainage on the site. Additionally, the applicant has also prepared a Landscape Plan and Arborist Report which contains a Tree Inventory and Conservation Plan to which City Open Space staff have no concerns.

In addition to the submitted Functional Servicing and Stormwater Management Report an Environmental Impact Assessment prepared by Kuntz Forestry Consulting Inc. was submitted. Staff has reviewed the submitted assessment and have determined the stormwater management plan will maintain the hydrological function of the wetland and the proposed mitigating measures to be implemented will sufficiently protect the

environmental features on site.

Parking Reduction Concerns

Residents have raised concerns regarding the reduction in parking requirements associated with the 8-storey building, as contemplated by the proposal.

Response: City Traffic and Zoning Staff have reviewed the submitted Transportation Impact Study submitted by Nextrans Consulting Engineers and have found it satisfactory for the proposed reduction in parking due to the proxy site and nature of the development and its requirements.

The proposal would be required to provide approximately 150 parking spaces (inclusive of residential and visitor spaces) with current Zoning By-Law standards. The applicant has proposed a parking space count of 91 spaces.

Staff is of the opinion that due the nature of the proposal being a Retirement Community, high vehicle traffic and standard parking requirements would not be applicable to the proposal thus a reduced parking requirement is reasonable.