
RESULTS OF PUBLIC MEETING

Results of Public Meeting (January 31, 2022) and Correspondence Received

OZS-2021-0045

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, Development Services, Planning, Building and Economic Development
Bob Bjerke, Director, Policy Planning, 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
Sameer Akhtar, City Solicitor
Carmen Caruso, Central Area Planner, Planning, Building and Economic Development
Angelo Ambrico, Development Planner, Planning, Building and Economic Development
Alex Sepe, Development Planner, Planning, Building and Economic Development
Peter Fay, City Clerk
Charlotte Gravlev, Deputy City Clerk
Richa Ajitkumar, Acting Legislative Coordinator

Staff Report:

PDC020-2022

Alex Sepe, Development Planner, Planning, Building and Economic Development, 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 consideration, concept plan, next steps and contact information.

Alfiya Kakal, Weston Consulting provided additional information regarding the proposed development.

Following the presentations, the following members of the public addressed Committee and expressed their views, suggestions, concerns and questions with respect to the subject application:

1. Augustine Maddela, on behalf of his group of entrepreneurs
2. Belle Turner, Brampton Resident
3. Ramandeep Grewal. Brampton Resident

City Clerks received ten (10) resident correspondence emails from the community. The residents provided their views, suggestions, and concerns and posed questions with respect to the impacts of the proposed industrial commercial and retail plaza with respect to traffic impacts, privacy and safety concerns, environmental impacts, and proximity to an existing heritage property.

The following section summarizes issues raised by members of the public at the statutory public meeting. A response to each of the concerns is provided below:

Proximity to Designated Heritage Properties

Comments were received from the public with regard to the impact of the proposed development on the Heritage properties located at 4 Lucinda Court and 6461 Mayfield Road.

Response

A Heritage Impact Assessment (HIA), dated June 2021, prepared by ASI Architectural and Cultural Services, was submitted for review in the first submission. The HIA was intended to assess the impact of the proposed development on the cultural heritage value of the adjacent designated properties, and based on those findings, to recommend appropriate conservation and/or mitigation measures. The report findings indicated that there will be no significant impact on the cultural heritage value of the adjacent designated properties.

A Stage 1 and Stage 2 Archeological Assessment, dated June 9 2021, prepared by ASI Architectural and Cultural Services, was also submitted for review in the first submission. The Stage 1 background research determined that there was potential for encountering both Indigenous resources and Euro-Canadian historical resources within the subject property. The Stage 2 field assessment was conducted on May 3rd and 4th, 2021 by means of a test pit survey initiated at five-metre increased to ten metre intervals when disturbance was encountered.

City Heritage Staff reviewed all submitted materials along with the corresponding Ministry of Heritage, Sport, Tourism and Culture Industries Letter. Staff concluded that the studies are satisfactory, all requirements have been met and there are no further heritage concerns with respect to the proposed development.

Construction Disturbance within the Neighbourhood

Comments were received from the public with regard to the increased construction in the neighbourhood.

Response

The proposed development will require a Building Permit from the City of Brampton, any site works will be subject to City requirements (i.e. hoarding, shoring, phasing, street access, hours of construction and applicable securities etc.).

Increase in Local Traffic

Comments were received from the public with regard to the increase in traffic flow on Goreway Drive.

Response

A Traffic Impact Summary (TIS) dated June 18, 2021, prepared by Next Trans Consulting Engineers. The development proposes two (2) vehicular entrances. One (1) right-in/right-out is located at Mayfield Road and one (1) right-in/right-out is located at Goreway Drive. Two resubmissions were required to address Traffic staff comments. The Traffic Impact Study (TIS) dated March 10, 2023, was prepared by Next Trans Consulting Engineers to assess the transportation-related aspects of the proposed development. The memo includes a review and assessment of the existing road network, traffic volumes, vehicle maneuvering and circulation. The Traffic Services department has reviewed the TIS and has found the document to be satisfactory.

It is important to note that Goreway Drive is planned to be expanded in the future which will add additional lanes to Goreway Drive and improve traffic flow within the surrounding neighbourhood.

Proximity to Estate Residential Neighbourhood

Comments were received from the public with regard to the proposed development being in close proximity to Estate Residential dwellings.

Response

The proposed development is in close proximity to Estate Residential dwellings on Lucinda Court. Three (3) of the four (4) retail buildings are one-storey buildings. The only two-storey building is located at the intersection of Mayfield Road and Goreway Drive which is the furthest building from the Estate Residential neighbourhood. The proposal includes ample setbacks, landscaping, and a retaining wall to allow for adequate screening from nearby residential properties. The proposed development will provide employment opportunities for the surrounding community and provide space to support local businesses within the local community.

Environmental and Flooding Concerns

Comments were received from the public with regard to the potential environmental impacts on wildlife habitation and potential flooding concerns.

Response

An Arborist Report and Tree Inventory & Preservation Plan, prepared by Beacon Environmental Ltd., dated June 2021 was submitted by the applicant for staff to review. A resubmission was required to address City staff comments. An Arborist Report and Tree Inventory & Preservation Plan, prepared by Beacon Environmental Ltd., dated July 2022 indicated that a total of 69 individual trees were tagged and 59 trees are proposed to be removed. A total of 81 replacement trees are proposed to be planted or the applicant is to pay a cash-in-lieu value. A Landscape Plan, prepared by Beacon Environmental Ltd., dated June 16, 2021, was submitted by the applicant for staff to review. Two resubmissions were required to staff City staff comments. The Landscape Plan, prepared by Beacon Environmental Ltd., dated April 4, 2023, includes enhanced landscaping, fencing, screening and a landing strip along Goreway Drive. The enhanced landscaping and improved planting will allow for additional greenery on the site.

The subject properties are within vegetated areas and are in close proximity to the West Humber River watershed. The development application was circulated to the Toronto and Region Conservation Authority (TRCA) and they have no concerns with the proposal. A Functional Servicing and Stormwater Management Report, prepared by Next Trans Consulting, dated September 29, 2021, was submitted and reviewed by Environmental Engineering staff. Three resubmissions were required to address pre-development and post-development drainage on the site. A Functional Servicing and Stormwater Management Report, prepared by Next Trans Consulting, dated June 21, 2023, was submitted and reviewed by Environmental Engineering staff. Staff found the drainage mitigation measures have been met and the documents are satisfactory.

Furthermore, a Sustainability Score and Summary has been completed for the proposal. The summary provided an overview to measure the sustainability of the development proposal. The proposal achieves an overall sustainability score of 49 points which satisfies the City's bronze threshold. Planning staff have evaluated the score and summary sheets and have found it to be satisfactory.

Lack of Sidewalks to Access the Site

Comments were received from the public with regard to potential safety concerns with access to the proposed development due to the lack of sidewalks.

Response

The proposed development will incorporate the development of municipal sidewalks. This will be addressed in a future Site Plan application.

Existing Commercial Plazas in the Area

Comments were received from the public with regard to the number of commercial plazas that are either existing or under construction already within the neighbourhood.

Response

The City of Brampton is committed to building healthy and safe communities. Commercial and retail plaza within residential neighbourhoods support the efficient growth and development of an employment land use and complements the neighbouring low-density commercial and residential development immediately to the west and south, respectively.

Privacy and Security Concerns

Comments were received from the public with regard to the potential privacy and security concerns with having a commercial plaza behind the Estate Residential dwellings.

Response

The proposed development includes ample setbacks, landscaping, and a retaining wall to allow for adequate screening from nearby residential properties. The site is also designed with one (1) two-storey building which is located furthest away from the neighbouring properties, at the intersection of Goreway Drive and Mayfield Road to minimize overlook.