

Response to Public Comments

City File Number: C01E17.029

Subdivision File: 21T-17014B

The following section will provide clarification for the comments that were received as part of this application. The question and answer format provided below summarizes the comments that were provided from a number of residents.

Concern - Increase of traffic on local street

It is understood that there will be an increase of traffic on the local road. Transportation staff have reviewed the data provided and have determined that the projected increase is still within the acceptable levels. Staff rely on data provided through researched documents to determine acceptable levels of traffic. With these documents staff are able to provide objective recommendations.

It is understood that this community has not seen an increase in traffic over the years. It is also understood that the residents had not considered that there would be a road extension in the future. However, the City has always concerned itself with the future extension of Treegrove Crescent into the proposed development lands. A parcel had been set aside as part of the subdivision providing access to the proposed lands.

Again, staff are aware that there will be an increase in the traffic on the local streets. The increased traffic counts are deemed to be within acceptable levels.

Concern - Access should be from Wanless Drive

Residents have suggested that access to the proposed development should be from Wanless Drive and not from Treegrove Crescent. The rationale for not providing the access from the proposed development directly onto Wanless is for safety reasons.

If access were to be provided directly onto Wanless, this would be the only access for residents of the proposed development. This means that full turns movements (right-in, right-out, left-in and left-out) would all need to be provided. While the right-in and right-out turns may be safe, accommodations for the left-in and left-out turns would not be considered safe.

A left turn lane in the middle of a two lane road is not considered to be appropriate for this location. The left turn lanes would require turning left across two lanes, which again, is not a good practice.

When the surrounding community was developed, an access was provided to the proposed development. This parcel of land has remained vacant for many years and has been preserved for this use.

Commenter suggested that a window street be provided – this is an acceptable way for right-in, right-out traffic. It is also noted that each of the examples provided by the resident also included an additional access that would allow for the left-in, left-out scenarios. If a right-in / right-out access were provide an additional access through Treegrove Crescent would also have to be provided. This was not submitted as an option and would not have been considered by staff.

Natural Heritage

Residents have raised concerns that the woodlot area has been compromised. Staff are of the opinion that the overall viability of the woodlot has not been compromised.

It is noted that the city owned portion of the protected lands has increased. Lands that were once under the ownership of private landowners will be transferred to the city. The buffer area around the woodlot has increased the amount of city owner protected area.

The buffer lands will be planted with native species that will contribute to the wellbeing of the woodlot. The applicant is required to cleanup and revitalise the existing woodlot. The applicant

has created a woodlot management plan that will remove deadfall and replace with live material that will be monitored.

It was noted by one of the residents that there were owls living in the woodlot. As a result, the Woodlot Management Plan addresses this by timing of the removal and planting of trees. It is anticipated that the removal of debris and planting of trees will increase the viability of the owl.

The following information has been provided by City Environmental Planning staff regarding a few of the specific concerns that were raised as part of the Public Meeting.

Increase the NHS buffer

As a response to a resident with concerns over the buffer that is provided, the following information was provided by City Environmental Planning staff.

Staff noted that the subject lands are already developed, and are proposed for redevelopment; these are not lands that are being converted from non-developable to developable. Staff note that the lands surrounding the Peddle Woodland were developed between 2004 and 2008, prior to the aforementioned current buffer policies.

It is also noted that Section 4.5.13.7 of the City of Brampton's Official Plan identifies 10m as the minimum buffer requirement from natural heritage features such as woodlands and wetlands. It is the CVC Watershed Planning and Regulation Policies outline the requirement of a 30m buffer from a Provincially Significant Wetland (PSW), such as the Upper Fletcher's Creek PSW south of the subject property. In consultation with CVC, it was determined that a 30m buffer was not warranted in this situation, due to the existing state of the wetland and wetland habitat opportunities within the balance of the woodland.

In order to enhance the current conditions, the following enhancements are proposed for the redevelopment of the subject lands:

- a 10m dripline buffer, achieving the Official Plan requirement
- removal of existing structures, litter/debris, and concrete currently on the subject lands
- removal of invasive species currently present within the rear lots of the subject land and the woodland edge
- native planting of the 10m buffer in accordance with the recommendations of the proposed Woodland Management Plan
- restoration planting in the woodland in accordance with the recommendations of the proposed Woodland Management Plan

Mitigation measures are proposed to reduce impacts during construction of the proposed development, including but not limited to:

- tree and vegetation removal will occur outside the peak breeding bird period (April 1 to August 31), and outside the Great Horned Owl nesting window (January to April), where possible. If vegetation removal is to occur within the aforementioned nesting windows, a nest search will be conducted by a trained biologist
- erosion and sediment control measures will be installed at the 10m dripline buffer prior to – and maintained during – construction
- temporary fencing will be erected to ensure construction vehicle movement and material storage does not disrupt vegetation being conserved

- permanent fencing will be installed at the 10m dripline buffer to at the end of construction to protect the woodland and wetland from encroachment
- residential lighting fixtures will be directional, facing downward and away from the Peddle Woodland

These measures, coupled with the establishment of a condominium board and regulations on backyard maintenance is expected to help improve current woodlot and wetland conditions suitably such that a 30m buffer is not being applied.

Increasing the Woodland/Concern About Birds

Residents indicated that there was a concern with the bird population and protection. Staff reviewed this concern and have provided the following information that was included as part of the assessment of the lands and protective measures.

The report provides detailed biological surveys of vascular flora, breeding birds, bat exit surveys, herpetofauna, and other wildlife for the subject properties were undertaken by ecologists as part of the preparation of the EIS. No Endangered or Threatened species were observed within the subject properties or adjacent areas. The woodland and associated buffer were identified as containing Terrestrial Crayfish Significant Wildlife Habitat and candidate Bat Maternity Colony Significant Wildlife Habitat; however, no other Significant Wildlife Habitat types on the subject properties or adjacent lands are present. Herons, mallards (“blue head’ ducks”), and Canada Geese, Swans, and Snow Geese (“white Canada geese”) are common and would not typically make the Peddle Woodland their home. In order to reduce the impact of the development on the existing fauna, tree and vegetation removal will occur outside the peak breeding bird period (April 1 and August 31), and outside the Great Horned Owl nesting window (January to April), where possible. If vegetation removal is to occur within the aforementioned nesting windows, a nest search will be conducted by a trained biologist

The report notes that the woodland is completely isolated due to existing developments on all sides with no natural linkages. The proposed development will avoid direct impact to the woodland and wetland vegetation. Landscape/tableland trees (i.e. trees not associated with the woodland) on the subject properties are proposed for removal and will be compensated. It is expected that the proposed development will result in an overall benefit to animal and bird species through the removal of existing structures, litter/debris, and concrete of the subject lands; removal of invasive species currently present within the existing rear yards of the subject lands and woodland edge; native planting of the 10m buffer according to the recommendations made in the proposed Woodland Management Plan, and the eventual restoration planting will also take place within the woodland.

Concern – residents payed extra for lots backing onto woodlot.

The City is not able to control house prices or what is or was included in the house price. The City is also not able to control what the seller states or what they identify as woodlot or greenspace.

Staff are able to confirm that the area identified as the Peddle Woodlot has not decreased. The area of Peddle Woodlot that will be under the control of the City will increase as a result of this application. Staff are also working with the applicant to ensure that additional planting will be provided.

Concern - Surface water drainage

A concern from residents was that the Functional Servicing Report (FSR) did not properly take into account the surface drainage that would be produced as a result of this development. City staff have re reviewed the FSR and have confirmed that the data used is correct.

Concern - Water pressure

There were a number of residents who commented on the low water pressure that they are receiving. Water service is provided by the Region of Peel. The city has been advised that the water pressure for accommodating this development is sufficient. They request that any member of the public who has concerns with water pressure contact the Region directly. They can be reached using the following contact information

<https://www.peelregion.ca/water/contact.asp> or phone 905-791-7800 "Water and Wastewater"

Concern - Not sufficient justification for the increase in density

As part of the application the applicant must provide a Planning Justification Report. Within this report it was required that the applicant address the issue of increasing the density of the development from what is identified within the Secondary Plan. With sufficient justification, the applicant is capable of proposing a development with additional density.

The applicant noted several reasons why the development is capable of surpassing the maximum density identified within the Secondary Plan.

The applicant notes that the proposed development provides an additional dwelling form in the immediate area. The applicant also notes that while townhouses are being added to the built form typology there is a transition to the townhouses with the placement of semi-detached dwellings. The applicant also notes that the Province as well as the City and Region are promoting intensification of uses. This utilizes the existing resources and will help to slow the outward growth of the city.

Policy staff who reviewed the information take the applicants justification as well as good planning into account to determine whether the rationale is justified. Policy planners review many of these reports and are able to decipher as to what are the limits of both not enough and too much density for an area. Finally, the Development Planner compiles this information to determine whether the development as a whole is a good fit for the area and the city as a whole. City staff are satisfied that the increase in density is supportable in this case.

Concern – Additional Noise

A noise study was completed for this application. The noise study measures the current as well as the anticipated noise level for the area. This objective study identifies areas within the community that would require measures to lower the noise levels to within acceptable levels. The mitigating measures identified within the study will be provided. It is not anticipated that noise levels from the development would impact the surrounding area.