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# Results of Public Meeting

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**RESULTS OF PUBLIC MEETING**  
Planning and Development Committee  
Regular Meeting: June 20<sup>th</sup>, 2022  
City File Number: OZS-2020-0029

**Members Present:**

Regional Councillor G. Dhillon - Wards 9 and 10  
Regional Councillor P. Fortini - Wards 7 and 8  
Regional Councillor M. Medeiros - Wards 3 and 4  
Regional Councillor M. Palleschi - Wards 2 and 6  
Regional Councillor R. Santos - Wards 1 and 5  
Regional Councillor P. Vicente - Wards 1 and 5

City Councillor J. Bowman - Wards 3 and 4  
City Councillor D. Whillans - Wards 2 and 6  
City Councillor H. Singh - Wards 9 and 10

**Staff Present**

Planning, Building and Growth Management

Bob Bjerke, Director, Policy Planning  
Rick Conrad, Director, Building and Chief Building Official  
Gurdeep Kaur, Director, Strategic Projects  
Allan Parsons, Director, Development Services

Elizabeth Corazzola, Manager, Zoning and Sign By-law  
Steve Ganesh, Manager, Development Services  
Jeffrey Humble, Manager, Policy Planning  
Andrew McNeil, Manager, Official Plan and Growth Management  
David VanderBerg, Manager, Development Services

Angelo Ambrico, Supervisor / Principal Planner, Development Services  
Kelly Henderson, Supervisor / Principal Planner, Development Services  
Claudia LaRota, Supervisor / Principal Planner, Official Plan and Growth Management

Emma De Melo, Development Planner  
Nitika Jagtiani, Development Planner

Fire and Emergency Services

Andrew VonHolt, Deputy Fire Chief

City Clerk's Office

Peter Fay, City Clerk  
Charlotte Gravlev, Deputy City Clerk  
Sonya Pacheco, Legislative Coordinator

### **Staff Report:**

During the statutory Public Meeting, Angelo Ambrico, Development Planner, Development Services, presented an overview of the application that included the location of the subject land, area context, proposed rendering, Official Plan designation, Secondary Plan designation, Zoning By-law and Zoning By-law Amendment – performance standards, planning framework, site specific considerations, and next steps.

The Information Report, prepared by Development Services staff, for the proposed Official Plan and Zoning By-law amendments and Draft Plan of Subdivision was received by the Planning and Development Committee. In accordance to the Planning and Development Committee's direction on June 20<sup>th</sup>, 2022 (PDC Resolution PDC119-2022), Development Services staff was instructed to report back to the Committee with the results of the Public Meeting and a Staff Recommendation following the completion of the circulation of the applications and a comprehensive evaluation of the proposal.

14 delegates, including residents and Credit Valley Residents Association members, presented or expressed their views on the proposed development application at the meeting. Their delegations were received. David McKay, MHBC Planning, Urban Design & Landscape Architecture, also functioned as a delegate and provided additional information regarding the proposed development, including a concept plan, elevation drawings of the proposed townhouses and mid-rise apartment building, outdoor amenity space concepts and parkette concepts.

Prior to the June 20<sup>th</sup>, 2022 Public Meeting, City Clerks received two pieces of correspondence – one from a member of the public and the other from the Trustee of a landowners Cost Sharing Agreement group. At the Public Meeting, members of the public shared their comments, questions, concerns, suggestions, and perspectives regarding the proposed application. This includes concerns regarding privacy, transit, traffic, school resources, noise, shadowing, environmental impacts, and the overall compatibility of the proposed development with respect to the evolving nature of the applicable Secondary Plan, the Credit Valley Secondary Plan and associated Springbrook Tertiary Plan.

The Trustee of the landowners Cost Sharing Agreement group shared their concern that the subject landowner has yet to sign the Cost Sharing Agreement or pay its Cost Share Obligations.

Subsequently at the August 5<sup>th</sup> City Council Special Meeting, Planning staff was instructed by Council to undertake additional public meeting with respect to the subject proposed development in accordance with Council Resolution C207-2022.

To fulfill the intent of that resolution, staff has sent out a notice advertising all landowners within 240 metres of the subject property to advise them of the scheduling of this recommendation report and inviting them speak to it at the Planning and Development Committee. This is a step above and beyond the *Planning Act* requirements and also the City's usual practice of sending a Public Meeting Follow-Up Letter to individuals or organizations on the interested party list with respect to the subject development.

### Compatibility of the Proposal with the Existing Established Neighbourhood

Members of the public expressed compatibility concerns of the proposed higher density built form with the surrounding existing established residential neighbourhood.

*Response:* The Brampton Official Plan states that compatibility does not mean uniformity or even consistency, but should relate to the context of the site and surrounding neighbourhood. Considerations include the massing, scale and height of the proposed development such that it is compatible with that permitted by the zoning provisions on neighbouring properties.

The proposed development allows adjacent low-rise residential properties to maintain their general access to privacy and daylight, and provides for adequate separation and screening with landscaping and fencing in order to maintain privacy and character. Supporting studies such as Urban Design Brief, Sun/Shadow Study and 45-degree angular plane elevation assessment were submitted to assure appropriate transitions in building height and scale from the proposed mid-rise apartment, 3-storey front loaded street townhouses and a single detached house on the subject site to nearby low-rise residential properties. These submitted studies, along with the conceptual Landscape Plan, show limited and mitigated adverse impacts of the proposed development such as overlook and shadowing onto nearby existing and established low-rise residential properties and communities.

As part of the application review process on the revised development proposal, Planning and Design staff worked iteratively with the applicant to further improve the massing and height transition from the proposed mid-rise apartment building to the existing low-rise residential buildings to the south and east and the proposed street townhouses north of the apartment building. Planning and Design staff requested, and the applicant concurred, to reduce height of the portions of the mid-rise apartment adjacent to existing low-rise houses and nearby proposed street townhouses. The current revised concept of the mid-rise building includes a height of 12 storeys on the portions of the building fronting onto Queen Street West, a more generous step-back behind the Queen Street West street wall and the provision of step-backs behind Street 'A' street wall, lowered height of the portions of the mid-rise fronting onto the interior side yard to six storeys, and more gradual height transition down towards the proposed street townhouses north of the mid-

rise building. It should also be noted that the apartment's height (12 storeys) conforms to the emerging land use planning framework in accordance with the proposed revised Springbrook Tertiary Plan.

Planning and Design staff has evaluated the aforementioned reports and studies, as well as the Official Plan and other applicable land use framework and policies, and concluded that the proposed development (including the mid-rise apartment, front-loaded street townhouses and single detached house) is compatible with the surrounding existing and established neighbourhood.

### Privacy Impact

Members of the public expressed privacy and overlook concerns with the proposed development, as the proposed mid-rise building and street townhouses are adjacent to existing low-rise residential buildings to the north, east and south (across from Queen Street West).

*Response:* The proposed development includes a 12-storey mid-rise building, 11 3-storey front loaded street townhouse blocks and a single detached house. The proposed mid-rise apartment building maintains a three-metre setback from the southerly property line along Queen Street West, and has the massing of the upper storeys above the sixth storey be stepped back with an additional 2.5 metres. The building is also sited more than 100 metres from the single-detached houses to the north and 50 metres from those to the south across Queen Street West.

Planning and Design staff is satisfied that adverse overlook impact is limited from the proposed mid-rise building given the separation distance, and that an appropriate level of privacy will be maintained.

### Traffic Impact

Members of the public expressed concerns that the proposed development will introduce more traffic into the immediate area, which may subsequently result in traffic congestion and decrease in overall vehicular and pedestrian safety.

*Response:* Queen Street West is a major arterial road that features two lanes of traffic each way, dedicated turning lanes, pedestrian sidewalks, and is currently serviced by transit. A Transportation Impact Study (TIS) dated December 20<sup>th</sup>, 2021 with an addendum dated January 25<sup>th</sup>, 2023 has been prepared to analyze the existing transportation network, traffic conditions, forecasts and issues, and parking suitability associated with the proposed development.

The TIS notes that vehicular traffic movements are forecasted to operate at acceptable levels of service up to the 2029 horizon with the net impact from the proposed development to be relatively minor. Traffic signalization at the intersection of Queen Street West and proposed Street 'A' (future extension of

Haywood Drive), as well as a southbound left-turn lane along proposed Street 'A' at Queen Street West, is not required.

The City's Traffic Service Staff has reviewed the TIS and found that the traffic impact from the proposed development is acceptable and approved the submitted TIS.

### Noise Impact

Members of the public expressed concerns that the proposed development would create adverse noise impacts on the surrounding neighbourhood.

*Response:* A Noise Study, dated December 20<sup>th</sup>, 2021, has been prepared for the proposed development that forms part of the original application submission. The Noise Study found that the incorporation of adequate noise mitigation measures will ensure that the proposed development meets the City's, Region's and the Ontario Ministry of Environment's noise guidelines for indoor and outdoor spaces. No upgraded glazing, with the inclusion of ventilation and warning clause requirements, are required.

The City's technical staff has reviewed the Noise Study and considers the study and proposed development acceptable with respect to noise.

### Shadowing Impact

Members of the public expressed concerns that the proposed development would excessively shadow onto adjacent and nearby low-rise residential dwellings.

*Response:* A Shadow Study, prepared by Architecture Unfounded and dated December 17<sup>th</sup>, 2022, was submitted as part of the application's first resubmission, which includes a proposal of a 10-storey building. A Sun/Shadow Study models the anticipated path of the sun and the shadowing from the proposed development during prescribed times of the day at the winter and summer solstices and spring and fall equinoxes. The Study suggests minor shadow impact from the proposed 10-storey mid-rise building onto the adjacent properties during the solar equinoxes.

To further help mitigate shadow impact from the proposed mid-rise apartment building, Planning and Design staff requested, and the applicant concurred, to reduce height of the portions of the mid-rise apartment adjacent to existing low-rise houses and nearby proposed street townhouses. The current revised concept of the mid-rise building includes a slight increase of height on the portions of the building fronting onto Queen Street West (to 12 storeys), a more generous step-back behind the Queen Street West street wall and the provision of step-backs behind Street 'A' street wall, lowered height of the portions of the mid-rise fronting onto the interior side yard to six storeys, and more gradual height transition down towards the proposed street townhouses north of the mid-rise building.

Planning and Design staff has reviewed the Shadow Study, and concluded that the additional two storey proposed as part of the application's second resubmission will not majorly affect the results of the study, and thus found the study acceptable.

Details of the proposed development design will be further reviewed and assessed at Site Plan stage, when Planning and Design staff will further evaluate the shadowing impact upon receiving a revised Shadow Study.

### Environmental Impact

Members of the public expressed concerns that the proposed development would negatively affect the natural heritage features and ecological functions of the area, including the endangered Redside Dace fish habitats.

*Response:* An Environmental Impact Study (EIS), dated April 7<sup>th</sup>, 2020 and revised in December 20<sup>th</sup>, 2021 and February 23<sup>rd</sup>, 2023, was prepared by Natural Resource Solutions Inc. The report was submitted to assess potential impacts associated with the proposed development on the natural environment and to confirm that the proposed development complies with the applicable environmental legislation, regulations and policies.

The study identifies the dripline of the woodlot to the west and boundary of the wetland in the valleyland to the east, and that appropriate 10-metre environmental and hazardous lands buffers have been proposed.

The study also identifies Redside Dace fish habitats along a reach of Springbrook Creek West Tributary. The habitats are within development constraint limits and appropriate environmental buffers; therefore the study suggests that the proposed development will not directly or indirectly impact Reside Dace fish or its habitats.

The study concludes that the proposed development would not adversely impact the natural heritage features and ecological functions provided that the recommended mitigation measures are implemented. Additional enhancements in the form of naturalized plantings will be further detailed at the site plan process.

Environmental Planning staff has reviewed the Environmental Impact Study and finds the study acceptable, and will work on implementation through the site plan approval process.

### School Capacity

Members of the public expressed concerns about overcrowding of schools without plans being in place for the construction of new schools to accommodate new residents.

*Response:* The development application was circulated to the Peel District School

Board and the Dufferin-Peel Catholic District School Board. Planning staff received no objections from the aforementioned school boards. The individual school board conducts regular planning and forecasting studies to estimate the required capacities on their educational facilities to determine whether new or expansion of schools and other permanent or temporary facilities are required, or alternatively, there is a surplus of existing facilities. Once the individual school board has determined the need to build or expand educational facilities, they typically partner with other levels of governments for the funding required for their construction and operation.

### Proposed Development within an Evolving Nature of the Springbrook Tertiary Plan

Members of the public expressed concerns regarding the changing planning framework and associated planning permissions for the Credit Valley Secondary Plan and associated Springbrook Tertiary Plan. Specific concerns that were raised includes allowing higher density developments, such as the subject proposed development, in the Springbrook community.

*Response:* Metrolinx is leading a project to study the Queen Street – Highway 7 corridor with the intention of enhancing transit connections in Brampton and Vaughan. This includes the advancement of planning, design, and environmental assessments of a Bus Rapid Transit (BRT) corridor along Queen Street – Highway 7. An Initial Business Case was completed in 2020, and the project is currently in Phase 2, which is the Short List Evaluation phase. This phase is intended to advance the Preliminary Design, the Transit Project Assessment Process (TPAP) of environmental review, and the Preliminary Design Business Case.

It is the vision and goal of the Province and the City is to orient density along major roads that are well serviced by transit, particularly BRT routes. The Province and the City also have density targets to meet in accordance with projected growth over a 15-year horizon; the City also has a Provincially-assigned municipal housing target of 113,000 new residential units by 2031. It is further anticipated that development along Queen Street compliment the transit route through place-making, complete streets, complete communities, and are transit-oriented.

With the emerging planning framework for Queen Street, the City is actively exploring options to support the future BRT route along Queen Street West. This includes a proposed revised Official Plan Amendment to the Credit Valley Secondary Plan to reflect the emerging context. The proposal's increase in density will help support potential future transit uses and support Provincial's interests and directions in delivering and maintaining transit investments over a long-term horizon.

City staff is supportive of the proposed increased density for the subject lands as it is located along Queen Street West, a potential BRT corridor is currently under study.