

Results of Public Meeting

OZS-2019-0009

Members Present:

Regional Councillor M. Medeiros – Wards 3 and 4 (Chair)
(Left Meeting at 8:29 p.m., returned at 8:35 p.m. – personal)
Regional Councillor P. Fortini – Wards 7 and 8 (Vice-Chair)
Regional Councillor P. Vicente – Wards 1 and 5
Regional Councillor R. Santos – Wards 1 and 5
Regional Councillor M. Palleschi – Wards 2 and 6
Regional Councillor G. Dhillon – Wards 9 and 10 (left at 8:56 p.m.
– personal)
City Councillor D. Whillans – Wards 2 and 6
City Councillor J. Bowman – Wards 3 and 4 (Chaired Meeting from
8:29 p.m. to 8:35 p.m.)
City Councillor C. Williams – Wards 7 and 8
City Councillor H. Singh – Wards 9 and 10

Members Absent:

nil

Staff Present:

D. Barrick, Chief Administrative Officer

Planning and Economic Development:

A. Parsons, Director, Development Services
B. Bjerke, Director, Policy Planning
E. Corazzola, Manager, Zoning and Sign By-law Services
D. VanderBerg, Manager, Development Services
Y. Yeung, Manager, Urban Design
C. Caruso, Central Area Planner

Corporate Services:

A. Wilson-Peebles, Legal Counsel
G. D'Andrea, Legal Counsel

City Clerk's Office:

P. Fay, City Clerk
C. Gravlev, Deputy City Clerk
S. Danton, Legislative Coordinator

A meeting of the Planning and Development Services Committee was held on Monday, January 13, 2020 in the City Hall Council Chambers, 2 Wellington Street West, Brampton, Ontario. This was a Statutory Public Meeting for this application. Notice of this meeting was sent to property owners within 240 metres of the subject lands in accordance with the Planning Act and City Council procedures. There were 3 members of the public that made representation before the Committee on this application.

The following issues were raised by the Public at the statutory public meeting and through correspondence received for this application:

Loss of Retail Space

Issue:

The existing mall provides a convenient and central location for retail space and removing the retail space would negatively impact local residents.

Response:

The existing mall will not be demolished in its entirety all at once, rather will be demolished in phases as new development proceeds. There is a significant amount of retail space being proposed within the new development, so retail space will be maintained on-site throughout the life of the development.

Vehicular Traffic

Issue:

There is significant traffic congestion in the area and the proposed development will make it worse.

Response:

While it is anticipated that the proposed development will introduce new vehicular trips to the area, the Transportation Impact Study has determined that there is adequate capacity in the system to handle the increased demand, with certain interventions being recommended. Furthermore, the introduction the Hurontario LRT and a rapidly urbanizing context will shift some of the transportation demand away from car traffic to alternative modes.

Issue:

Where will the future users of the site park?

Response:

Urban parking standards are being proposed within the Zoning By-law that reflect the anticipated parking demand. This will be accommodated underground, and potentially within the podiums of the proposed buildings.

Transit Terminal

Issue:

The existing terminal will not be able to support the rise in demand.

Response:

It is difficult to predict the exact needs of the existing transit terminal into the future. The introduction of the Hurontario LRT will likely impact demand for transit in the area and the proposed development will bring more riders to the area, but the exact future demand is not known at this time. As a result, a holding provision is being proposed which will allow the City to revisit the requirements for the transit terminal when the directly adjacent lands come in for development.

Issue:

Safe pedestrian access to the transit terminal should be improved.

Response:

The built form directly adjacent to the transit terminal will be explored in detail at the site planning stage. The introduction of the Hurontario LRT will have a major impact on the design of the Main Street South and Steeles Avenue West intersection. There are ongoing discussions between the City and Metrolinx regarding the final design of the LRT station and the pedestrian connections in the area. This matter is continuing to be explored to improve pedestrian safety.

Integration with the existing neighbourhood

Issue:

The ability to develop lands adjacent to this site must be preserved

Response:

A number of measures have been taken to ensure that the redevelopment of Shopper's World fits harmoniously into the existing neighbourhood, including built form design, master planning, and the proposed road network. The extension of Kaneff Park provides a gateway to the lands to the West, and the open space and roadway network link the development to the broader neighbourhood. The development will improve the neighbourhood and allow for a greater range of redevelopment to be possible.

Community Hub

Issue:

Who will be able to use the public park and community hub?

Response:

The Community Hub and public park are to be used by all residents. The ongoing work being completed by the City to develop Community Hub is currently contemplating the introduction of a public school, library, and community centre, that will integrate with the park space and surrounding development.