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# RESULTS OF PUBLIC MEETING

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## **RESULTS OF PUBLIC MEETING**

Planning and Development Committee  
Regular Meeting – July 31<sup>st</sup>, 2023  
City File Number – OZS-2023-0018

### **Members Present:**

Regional Councillor M. Palleschi - Wards 2 and 6  
Deputy Mayor H. Singh - Wards 9 and 10  
Regional Councillor R. Santos - Wards 1 and 5  
Regional Councillor P. Vicente - Wards 1 and 5  
Regional Councillor N. Kaur Brar - Wards 2 and 6  
Regional Councillor D. Keenan - Wards 3 and 4  
Regional Councillor M. Medeiros - Wards 3 and 4  
Regional Councillor P. Fortini - Wards 7 and 8  
Regional Councillor G. Toor - Wards 9 and 10  
City Councillor R. Power - Wards 7 and 8

### **Members Absent:**

Regional Councillor G. Dhillon – Wards 9 and 10 (illness)  
City Councillor D. Whillans – Wards 2 and 6 (personal)

### **Staff Present:**

Steve Ganesh, Commissioner, Planning Building and Growth Management  
Allan Parsons, Director, Development Services  
David Vanderberg, Manager, Planning Building and Economic Development  
Angelo Ambrico, Manager, Development Services  
Francois Hemon-Morneau, Planner, Development Services  
Emma De Melo, Planner, Development Services  
Peter Fay, City Clerk  
Charlotte Gravlev, Deputy City Clerk  
Clara Vani, Legislative Coordinator

### **Staff Report:**

Staff Presentation re: Application to Amend the Zoning By-law, Avalon Developments c/o Weston Consulting, 137 Steeles Avenue West, Ward 4, File: OZS-2023-0018

Items 6.4 and 11.4 were brought forward and dealt with at this time.

Angelo Ambrico, Manager, Development Services, presented an overview of the application that included location overview, area context, development proposal, official plan designation, secondary plan designation, zoning by-law, zoning by-law amendment, planning framework summary, issues and opportunities, and next steps.

Martin Quarcoopome, Planner, Weston Consulting, presented an overview of the application that included the subject property, proposed development, ground floor plan, planning framework, City of Brampton official plan and MTSA boundary and, the tertiary plan.

## **Public Comments/Correspondence:**

The following delegates addressed Committee and expressed their views, suggestions, and questions with respect to the subject application:

1. Gabriel Virag, Brampton Resident
2. Sylvia Roberts, Brampton Resident

Committee consideration of the matter included concerns from the residents with respect to following:

- shadowing effect on homes in the vicinity
- suggestions that a shadow study be completed both in winter and summer
- reconsideration of a new height for the buildings
- lack of designated handicap parking
- lack of bicycle parking spots

Staff commented that they are in the process of acquiring the shadow impact study.

## **The following motion was considered:**

### **PDC095-2019**

### **PDC091-2023**

1. That the Staff Presentation re: Application to Amend the Zoning By-law, Avalon Developments c/o Weston Consulting, 137 Steeles Avenue West, Ward 4, File: OZS-2023-0018 to the Planning and Development Committee meeting of July 31, 2023, be received;
2. That the following delegations re: Application to Amend the Zoning By-law, Avalon Developments c/o Weston Consulting, 137 Steeles Avenue West, Ward 4, File: OZS-2023-0018 to the Planning and Development Committee meeting of July 31, 2023, be received; and
  1. Martin Quarcoopome, Weston Consulting
  2. Marko Juricic, Brooklyn Contracting Inc.
  3. Gabriel Virag, Brampton Resident
  4. Sylvia Roberts, Brampton Resident
3. That the following correspondence re: Application to Amend the Zoning By-law, Avalon Developments c/o Weston Consulting, 137 Steeles Avenue West, Ward 4, File: OZS-2023-0018 to the Planning and Development Committee meeting of July 31, 2023, be received.
  1. A.F., Brampton Resident, dated July 25, 2023
  2. Colin Chung, Glenn Schnarr and Associates, on behalf of Newmark Developments Limited, dated July 28, 2023
  3. Alexander Suriano, Aird Berlis, on behalf of Hillside TO Properties Inc., dated July 28, 2023

Public concerns raised and coordinating staff responses can be found summarized below:

<b>Concern Raised at Public Meeting</b>	<b>Staff Response</b>
Concern regarding the undersupply of bicycle parking spaces	The zoning by-law includes a minimum requirement to provide bicycle parking spaces at a rate of 0.5 bicycle parking spaces per apartment dwelling unit, and 0.10 visitor parking spaces per apartment dwelling unit.
Shadow impacts onto adjacent residential dwellings	The Sun and Shadow Study prepared by Turner Fleischer Architects confirmed that the surrounding area will have limited shadowing impacts throughout the day, with some shadowing impacts during the morning hours onto Steeles Avenue West during the spring and fall equinox and winter solstice. Some impacts were also present to the adjacent commercial properties to the east.
Traffic impacts and the future extension of Malta Avenue	The extension of Malta Avenue has been identified as a requirement in both the Secondary Plan and Tertiary Plan. It is anticipated that land dedication will occur through a future plan of subdivision application.
Tertiary Plan Process	Numerous engagement sessions with the tertiary plan landowner group have been arranged beginning in August 2022. The tertiary plan document is seen as an iterative process that may change as studies evolve through future Planning Act applications. Additional consultation is planned prior to the application being scheduled for Recommendation Report at the November 6 <sup>th</sup> , 2023 Planning and Development Committee Meeting.