

**Monday, September 14, 2020**

**Members Present via Electronic Participation:**

Regional Councillor M. Medeiros – Wards 3 and 4 (Chair)  
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  
City Councillor D. Whillans – Wards 2 and 6  
City Councillor J. Bowman – Wards 3 and 4  
City Councillor C. Williams – Wards 7 and 8  
Regional Councillor G. Dhillon – Wards 9 and 10  
City Councillor H. Singh – Wards 9 and 10

**Members Absent:** nil

**Staff Present:**

D. Barrick, Chief Administrative Officer  
**Planning, Building and Economic Development:**  
R. Forward, Commissioner  
A. Parsons, Director, Development Services  
B. Bjerke, Director, Policy Planning  
C. Owusu-Gyimah, Manager, Development Planning  
D. VanderBerg, Manager, Development Planning  
J. Humble, Manager, Development Services  
R. Campbell, Supervisor, Zoning and Sign By-law Services  
N. Jagtiani, Development Planner  
C. Owusu-Gyimah, Development Planner  
D. Watchorn, Development Planner  
K. Henderson, Development Planner  
N. Rea, Policy Planner  
**City Clerk's Office:**  
P. Fay, City Clerk  
C. Gravlev, Deputy City Clerk  
S. Danton, Legislative Coordinator

1. **Call To Order**

Note: In consideration of the current COVID-19 public health orders prohibiting large public gatherings of people and requirements for physical distancing between persons, in-person attendance at the Planning and Development Committee meeting was limited to Members of Council and essential City staff only. Physical distancing was maintained in Council Chambers at all times during the meeting.

The meeting was called to order at 7:03 p.m. and adjourned at 7:51 p.m.

As this meeting of Planning and Development Committee was conducted with electronic participation by Members of Council, the meeting started with the City Clerk calling the roll for attendance at the meeting, as follows:

Members present during roll call: Councillor Santos, Councillor Vicente, Councillor Whillans, Councillor Palleschi, Councillor Bowman, Councillor Medeiros, Councillor Williams, Councillor Fortini, Councillor Singh, Councillor Dhillon

Members absent during roll call: nil

2. **Approval of Agenda**

The following motion was considered:

PDC098-2020      That the agenda for the regular Planning and Development Committee Meeting of September 14, 2020, be approved as published and circulated.

Carried

Additional business related to the published Agenda (*no vote was required*):

6.1. Possible delegations re: **Site Specific Amendments to the Sign By-Law 399-2002, as amended:**

1. 7685 Hurontario Street – Kallo Developments – Ward 3
2. 9910 Airport Road - SmartStop Self Storage – Ward 8

- Notice regarding this matter was published on the City’s website on September 10, 2020

7.1. Staff report re: **Site Specific Amendment to the Sign By-Law 399-2002, as amended – 7685 Hurontario Street – Kallo Developments – Ward 3**

- The report was published on the City’s website on September 10, 2020

7.2. Staff report re: **Site Specific Amendment to the Sign by-law 399-2002, as amended – 9910 Airport Road – SmartStop Self Storage – Ward 8**

- The report was published on the City’s website on September 10, 2020

3. **Declarations of Interest under the Municipal Conflict of Interest Act** – nil

4. **Consent Motion**

^ The following items listed with a caret (^) were considered to be routine and non-controversial by the Committee and were approved at one time

**(7.5, 8.1, 11.2, 11.3)**

The following motion was considered:

PDC099-2020 That the following items, considered to be routine and non-controversial by the Committee, be approved:

- 7.5. 1. That the staff report re: **City Initiated Zoning By-law – Proposal to Amend the Zoning Permissions Related to Parking within Special Policy Area 16 – Bram East Secondary Plan – Ward 8**, to the Planning and Development Committee Meeting of September 14, 2020, be received;
2. That the Zoning By-law Amendment attached to the report as Appendix 1 be adopted, on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement,

conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan and the City's Official Plan for the reasons set out in the Planning Information Report, June 8, 2020.

- 8.1 That the Minutes of the Brampton Heritage Board Meeting of August 18, 2020, to the Planning and Development Committee Meeting of September 14, 2020, Recommendations HB014-2020 to HB024-2020, be approved as published and circulated. The recommendations were approved as follows:

HB014-2020

That the agenda for the Brampton Heritage Board Meeting of August 18, 2020 be approved as published and circulated.

HB015-2020

That the delegation from Lynne Genova, Brampton resident, re: Item 11.5 – Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – Air Canada Flight 621 Crash Site – 72 Degrey Drive – Ward 8, to the Brampton Heritage Board Meeting of August 18, 2020, be received.

HB016-2020

1. That the report titled: Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – Air Canada Flight 621 Crash Site – 72 Degrey Drive – Ward 8 (R206/2020) (File HE.x), be received;
2. That the designation of 72 Degrey Drive under Part IV, Section 29 of the Ontario Heritage Act (the “Act”) be approved;
3. That staff be authorized to publish and serve the Notice of Intention to designate 72 Degrey Drive in accordance with the requirements of the Act;
4. That, in the event that no objections to the designation are received, a by-law be passed to designate the subject property;

5. That, in the event that any objections to the designation are received, staff be directed to refer the proposed designation to the Ontario Conservation Review Board; and,
6. That staff be authorized to attend any hearing process held by the Conservation Review Board in support of Council's decision to designate the subject property.

#### HB017-2020

That the delegation from Mark Jachecki, owner, 87 Elizabeth Street South, re: Item 11.1 – Heritage Permit Application – Alterations to a Heritage Property and Application for a Heritage Incentive Grant – 87 Elizabeth Street South – Ward 3 (R 198/2020) (File HE.x), to the Brampton Heritage Board Meeting of August 18, 2020, be received.

#### HB018-2020

That the Heritage Incentive Grant be recommended by the Board for upgrade to \$10,000 per property every second year, having regard for inflationary pressures and the current threshold amounts in Toronto and Mississauga.

#### HB019-2020

That the correspondence from the City Clerk's Office, dated August 12, 2020, re: Council Resolution C235-2020 (June 24, 2020) – Right-of-Way Widening in the Village of Churchville Conservation District, to the Brampton Heritage Board Meeting of August 18, 2020, be received.

#### HB020-2020

1. That the report titled: Heritage Permit Application – Alterations to a Heritage Property and Application for a Heritage Incentive Grant – 87 Elizabeth Street South – Ward 3 (R 198/2020) (File HE.x), to the Brampton Heritage Board Meeting of August 18, 2020, be received; and,
2. That the application for the proposed alterations made in accordance with section 33 of the Ontario Heritage Act to rehabilitate, replace and repair the existing windows as

shown in the attachments to this report be approved subject to the following terms and conditions:

- a. That the Designated Heritage Property Incentive Grant application for 87 Elizabeth Street South for repairing and replacing the windows on the front and side elevations identified as heritage attributes with accurate replications matching the existing profile and appearance be approved in the amount of five thousand dollars (\$5,000);
- b. That the Owner notifies heritage planning staff from Planning, Building and Economic Development within sixty (60) days of completion of the work for the rehabilitation, replacement and repairs of the windows; and,
- c. That heritage planning staff from Planning, Building and Economic Development be directed to inspect the property at 87 Elizabeth Street South upon notification by the Owner of the completion of the work for the rehabilitation, replacement and repairs of the windows within sixty (60) days of the Owner's notification of the completion of the work.

#### HB021-2020

1. That the report titled: Heritage Permit and Heritage Incentive Grant Applications – 23 Elliott Street South – Ward 3 (R 202/2020) (File HE.x), to the Brampton Heritage Board Meeting of August 18, 2020, be received;
2. That the Heritage Permit Application for the restoration of the wooden front porch at 23 Elliott Street be approved, including the replacement of select wooden heritage attributes that have deteriorated over time, due to weathering, and the repainting of the entire Gothic-Revival style front porch; and,
3. That the associated Designated Heritage Property Incentive Grant Application for 23 Elliott Street for the restoration work of its front porch be approved, to a maximum of five thousand dollars (\$5,000).

#### HB022-2020

1. That the report titled: Heritage Permit Application for the Rehabilitation of the Bovaird House Kitchen Fireplace and Chimney – 563 Bovaird Drive East (Bovaird House) – Ward 1 (R 201/2020) (File HE.x), to the Brampton Heritage Board Meeting of August 18, 2020, be received;
2. That the Heritage Permit Application for the rehabilitation of the Bovaird House kitchen fireplace and chimney be approved.

#### HB023-2020

1. That the report titled: Construction of a New Dwelling and Alterations to a Heritage Property within the Village of Churchville Heritage Conservation District – 0 Churchville Road – Ward 6 (R 199/2020) (File HE.x), to the Brampton Heritage Board Meeting of August 18, 2020, be received; and,
2. That the Heritage Permit Applications for the construction of a new dwelling and alterations to the vacant heritage property at 0 Churchville Road (adjacent to the northerly lot at 7843 Churchville Road) be approved in accordance with section 42 of the Ontario Heritage Act (the “Act”) and subject to the following terms and conditions:
  - a. That construction of a new detached house with an attached garage and alterations to the vacant heritage property at 0 Churchville Road (adjacent to the northerly lot at 7843 Churchville Road) be carried out in accordance with the Site Plan Drawing and Elevation Drawings prepared by ATA Architects Inc., dated August 4, 2020 and as shown in the attachments to this report; and section 8.2 of the Heritage Impact Assessment prepared by Letourneau Consulting Inc., dated August 11, 2020 and as shown in the attachments to this report;
  - b. That there be no raise curb used for the driveway;
  - c. That any gas and hydro services meters and utilities not be visible from Churchville Road;
  - d. That prior to the issuance of any permit for the alteration of the heritage property or for the construction of any building or structure for all or any part of the

vacant heritage property at 0 Churchville Road (adjacent to the northerly lot at 7843 Churchville Road), including a heritage permit or a building permit, the owner shall:

i. Provide full building permit drawings including a final Site Plan, a final Landscape Plan, floor plans and final elevation drawings;

e. That the Owner notifies heritage planning staff from Planning, Building and Economic Development within sixty (60) days of completion of the construction of the new detached house; and,

3. That heritage planning staff from Planning, Building and Economic Development be directed and authorized to inspect the vacant heritage property at 0 Churchville Road (adjacent to the northerly lot at 7843 Churchville Road) upon completion of the construction of the new detached house and at least once within six (6) months from the date of the Owner's notification of the completion of the work.

HB024-2020

That the Brampton Heritage Board do now adjourn to meet again on a date to be determined.

- 11.2. The correspondence from Stephanie Jurrius, Legislative Specialist, Region of Peel, dated August 5, 2020, re: **Feasibility Assessment of a Regional Major Office Employment Community Improvement Plan**, to the Planning and Development Committee Meeting of September 14, 2020, be received.

- 11.3 That the correspondence from The Town of Halton Hills, dated August 31, 2020, re: **GTA West Transportation Corridor - Opposition to Further Investment**, to the Planning and Development Committee Meeting of September 14, 2020, be received.

Carried

## 5. Statutory Public Meeting Reports



5.1 Staff report re: **Application for Proposed Draft Plan of Subdivision – 10764 Bramalea Road – Candevcon Ltd. – Navjot Brar – Ward 9 – File OZS-2020-0017**

Nitika Jagtiani, Development Planner, Planning, Building and Economic Development presented an overview of the application that included location of the subject lands, area context, design details, current land use designations, preliminary issues, technical considerations, concept plan, next steps and contact information.

Following the presentation, it was indicated that there were no questions of clarification from Committee or pre-registered delegations.

The following motion was considered:

- PDC100-2020
1. That the staff report re: **Application for Proposed Draft Plan of Subdivision – 10764 Bramalea Road – Candevcon Ltd. – Navjot Brar – Ward 9 – File OZS-2020-0017** to the Planning and Development Committee Meeting of September 14, 2020, be received; and,
  2. That Planning, Building and Economic Development staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Carried

**6. Public Delegations (5 minutes maximum)**

6.1 Possible delegations re: **Site Specific Amendment to the Sign By-Law 399-2002, as amended:**

1. 7685 Hurontario Street – Kallo Developments – Ward 3
2. 9910 Airport Road - SmartStop Self Storage – Ward 8

Peter Fay, City Clerk, noted that there were no delegations for this item and no questions of clarification from Committee.

See Items 7.1 and 7.2

- 6.2 Delegation from Jotvinder Sodhi, Sukhwinder Dhillon, Harinder Cheema and Sukjot Naroo, Home Owners Welfare Association, re: **Affordable Housing and Zoning Changes**

Note: The delegation was not present. The Chair indicated that the delegation will be invited to speak at the next regular meeting of the Planning and Development Committee.

**7. Staff Presentations and Planning Reports**

- 7.1 Staff report re: **Site Specific Amendment to the Sign By-law 399-2002, as amended – 7685 Hurontario Street – Kallo Developments – Ward 3 (File 26SI)**

See Item 6.1

The following motion was considered:

- PDC101-2020
1. That the staff report re: **Site Specific Amendment to Sign By-Law 399-2002, as amended – 7685 Hurontario Street – Kallo Developments – Ward 3**, to the Planning and Development Services Committee Meeting of September 14, 2020, be received; and
  2. That a by-law be passed to amend Sign By-law 399-2002, as amended, to permit the proposed site-specific amendment.

Carried

- 7.2 Staff report re: **Site Specific Amendment to the Sign By-Law 399-2002, as amended – 9910 Airport Road – SmartStop Self Storage – Ward 8 (File 26SI)**

See Item 6.1

The following motion was considered:

- PDC102-2020
1. That the staff report re: **Site Specific Amendment to Sign By-Law 399-2002, as amended – 9910 Airport Road - SmartStop Self Storage – Ward 8**, to the Planning and Development Services Committee Meeting of September 14, 2020, be received; and

2. That a by-law be passed to amend Sign By-law 399-2002, as amended, to permit the proposed site-specific amendment.

Carried

7.3 Staff report re: **Application to Amend the Official Plan and Zoning By-law – Smarcentres Inc. – 370 Main St. N. – Ward 1 (File OZS-2020-0003)**

The following motion was considered:

- PDC103-2020
1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law – Smarcentres Inc. – 370 Main St. N. – Ward 1 (File OZS-2020-0003)** to the Planning and Development Committee meeting of September 14, 2020, be received;
  2. That the Official Plan Amendment and Zoning By-law Amendment application submitted by Smartcentres Inc, Ward 1, File: OZS-2020-0003 be approved, on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City's Official Plan, and for the reasons set out in the Recommendation Report;
  3. That the amendment to the Official Plan generally in accordance with the attached Appendix 12 to the report be adopted;
  4. That the tertiary plan shown as Schedule B to Appendix 12 to the report be received;
  5. That the tertiary plan shown as Schedule B to Appendix 12 to the report be added as "Appendix 1, Tertiary Plans" to the Brampton Flowertown Secondary Plan (SPA 6); and
  6. That the amendment to the Zoning By-law, generally in accordance with the attached Appendix 13 to the report be adopted.

Carried

7.4 Staff report re: **Short-term Rental Accommodation Review – City-wide**

Committee consideration of the matter included:

- Questions of clarification with respect to tracking short-term rental properties within the City
  - Licensing short-term rental units
  - Limiting number of rental days per year
  - Implementation and enforcement of short-term rental by-law
  - Prohibiting short-term rental of basement apartments and second units
  - Potential tax revenue

The following motion was considered:

- PDC104-2020
1. That the staff report re: **Short-term Rental Accommodation Review – City-wide**, to the Planning and Development Committee Meeting of September 14, 2020, be received; and,
  2. That staff be directed to proceed with public and stakeholder engagement and report back to Planning and Development Committee with the results of the public consultation

Carried

7.5 ^ Staff report re: **City Initiated Zoning By-law – Proposal to Amend the Zoning Permissions Related to Parking within Special Policy Area 16 – Bram East Secondary Plan – Ward 8**

**Dealt with under Item 4 – Recommendation PDC099-2020**

7.6 Staff report re: **Application to Amend the Zoning By-law – Glen Schnarr & Associates Inc. – Kaneff Properties Ltd. – Ward 6 (File C05W03.008)**

The following motion was considered:

- PDC105-2020
1. That the staff report re: **Application to Amend the Zoning By-law – Glen Schnarr & Associates Inc. – Kaneff Properties Ltd. – Ward 6 (File C05W03.008)** to the Planning and Development Committee Meeting of September 14th 2020, be received; and,

2. That the Zoning By-law Amendment application submitted by Glen Schnarr & Associates on behalf of Kaneff Properties, Ward 6, file: C05W03.008, be approved, on the basis that the application represents good planning, including that it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan and the City's Official Plan for the reasons set out in the Planning Recommendation Report, dated August 21, 2020; and,
3. That the amendments to the Zoning By-law, generally in accordance with the attached Appendix 11 to the report be adopted.

Carried

## **8. Committee Minutes**

### **8.1 ^ Minutes – Brampton Heritage Board – August 18, 2020**

**Dealt with under Item 4 – Recommendation PDC099-2020**

## **9. Other Business/New Business – nil**

## **10. Referred/Deferred Matters**

### **10.1 Staff report re: Application to Amend the Zoning By-law - Nyx Capital Corp. - Nyx Henderson Ltd. – 12 Henderson Ave. – Ward 3 (File C01W05.044)**

See Item 11.1

In response to a question from Committee, staff confirmed that a revised traffic study has been submitted by the applicant and will be reviewed by staff during the continued consideration of the application.

The following motion was considered:

- PDC106-2020
1. That the staff report re: **Application to Amend the Zoning By-law - Nyx Capital Corp. – Nyx Henderson Ltd. – 12 Henderson Ave. – Ward 3 (File C01W05.044)**, to the Planning and Development Committee Meeting of September 14, 2020, be received; and

2. That the Zoning By-law Amendment application submitted by Nyx Capital Corp., Ward: 3, File: C01W05.044, as revised, be approved, on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, The Region of Peel Official Plan, and the City's Official Plan;
3. That the amendments to the Zoning By-law, generally in accordance with the Appendix 12 attached to the report be adopted;
4. That no further notice or public meeting be required for the attached Zoning B-law Amendment pursuant to Section 34(17) of the Planning Act, R.S.O. c.P. 13, as amended; and,
5. That the correspondence from Roy Jarvis, Brampton resident, dated August 26, 2020, re: **Application to Amend the Zoning By-law – Nyx Capital Corp. – Nyx Henderson Ltd. – 12 Henderson Ave. – Ward 3 (File C01W05.044)**, be received

Carried

## 11. Correspondence

- 11.1 Correspondence from Roy Jarvis, Brampton resident, dated August 26, 2020, re: **Application to Amend the Zoning By-law - Nyx Capital Corp. – Nyx Henderson Ltd. – 12 Henderson Ave. – Ward 3 (File C01W05.044)**

**Dealt with under Item 10.1 – Recommendation PDC107-2020**

- 11.2 ^ Correspondence from Stephanie Jurrius, Legislative Specialist, Region of Peel, dated August 5,2020, re: **Feasibility Assessment of a Regional Major Office Employment Community Improvement Plan (C 49/2020)**

**Dealt with under Item 4 – Recommendation PDC099-2020**

- 11.3 ^Correspondence from The Town of Halton Hills, dated August 31, 2020, re: **GTA West Transportation Corridor - Opposition to Further Investment**

**Dealt with under Item 4 – Recommendation PDC099-2020**

**12. Councillor Question Period – nil**

**13. Public Question Period**

Members of the public were given the opportunity to submit questions via e-mail to the City Clerk’s Office regarding any decisions made at this meeting.

Peter Fay, City Clerk, confirmed that no questions were submitted regarding decisions made at this meeting.

**14. Closed Session – nil**

**15. Adjournment**

The following motion was considered:

PDC107-2020      That the Planning and Development Committee do now adjourn to meet again on Monday, October 5, 2020, at 7:00 p.m. or at the call of the Chair.

Carried

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Regional Councillor M. Medeiros, Chair