

January 31, 2011

Members Present: Regional Councillor P. Palleschi – Wards 2 and 6 (**Chair**)
City Councillor V. Dhillon – Wards 9 and 10 (**Vice-Chair**)
Regional Councillor E. Moore – Wards 1 and 5
Regional Councillor J. Sanderson – Wards 3 and 4
Regional Councillor G. Miles – Wards 7 and 8
Regional Councillor J. Sprovieri – Wards 9 and 10
City Councillor G. Gibson – Wards 1 and 5
City Councillor J. Hutton – Wards 2 and 6
City Councillor B. Callahan – Wards 3 and 4

Members Absent: Regional Councillor S. Hames – Wards 7 and 8 (vacation)
Regional Councillor J. Sprovieri – Wards 9 and 10 (illness)

Staff Present:

Planning, Design and Development Department
J. Corbett, Commissioner, Planning, Design and Development
A. Smith, Director, Planning Policy and Growth Management
M. Won, Director, Engineering and Development Services
K. Walsh, Director, Community Design, Parks Planning and
Development
D. Kraszewski, Director, Planning and Land Development
Services
B. Steiger, Central Area Planner, Development Services

Corporate Services Department
M. Rea, Legal Counsel
E. Evans, Deputy Clerk
C. Urquhart, Legislative Coordinator

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The meeting was called to order at 1:04 p.m., and adjourned at 2:45 p.m.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

Item	Recommendation
A. PDD023-2011	Approval of Agenda
B.	Conflicts of Interest
C.	Consent
D.	Delegations
E.	Policy Reports
F1. PDD024-2011	Metrolinx Draft Mobility Hub Guidelines (File P40)
F2. PDD025-2011	Proposed Amendment to Floodplain Development Policies Downtown Brampton Secondary Plan (SP7) Special Policy Area 3 – Wards 1, 3, 4 and 5 (File P26SP).
G.	Committee of Adjustment Reports
H. PDD026-2011	Application for a Permit to Demolish a Residential Property – 11498 Dixie Road – Ward 9 (File G33 LA).
I.	Community Design - Parks Planning and Development Reports
J.	Engineering and Development Services Reports
K. PDD027-2011	Minutes - Heritage Board – January 18, 2011
L1. PDD028-2011	Brampton: Responsible Growth Management - Response to the January 16, 2011, Toronto Star Article “A Region’s Rise and Sprawl” (File G65)
L2. PDD029-2011	Request for staff appointment at the Humber Watershed Alliance and Etobicoke-Mimico Watersheds Coalition.
M1. PDD030-2011	List of Referred Reports – Planning, Design and Development Committee.
N.	Deferred Matters

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- O. Notice of Motion**

- P1. PDD031-2011 Moving Towards Sustainable Development (See Item L 1)**

- P2. PDD032-2011 Downtown Flood Management – Comprehensive Report Presentation (See Item F 2).**

- Q. Question Period**

- R. Public Question Period**

- S. Closed Session**

- T. PDD033-2011 Adjournment**

Regional Councillor P. Palleschi, Chair

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A. Approval of the Agenda

PDD023-2011 That the agenda for the Planning, Design and Development Committee Meeting of January 31, 2011, be approved as amended:

To add the following items:

Re: Item F 2

Presentation by Adrian Smith, Director, Planning Policy and Growth Management.

Item L 2

Request for staff appointment to represent the City at the Humber Watershed Alliance and Etobicoke-Mimico Watersheds Coalition – Susan Jorgenson, Manager, Environmental Planning, or Alternate as determined by the Manager.

Item P 2

Correspondence from Don Naylor, Chairman, Brampton Downtown Development Corporation, dated January 30, 2011, re: **Downtown Flood Management – Comprehensive Report Presentation** (See Item F 2).

Carried

B. Conflicts of Interest - nil

C. Consent

* The following items listed with an asterisk (*) were considered to be routine and non-controversial by the Committee and were approved at one time.

(F 1, H 1, K 1, M 1, P 1)
Item F 2 was removed from Consent)

D. Delegations - nil

E. Development Team Reports - nil

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Policy Planning Reports

- * F1. Report from H. Zbogar, Manager, Long Range Transportation Planning, and D. Kuperman, Transportation Policy Planner, Planning, Design and Development, and dated December 23, 2010, re: **Metrolinx Draft Mobility Hub Guidelines** (File P40).

- PDD024-2011
1. That the report from H. Zbogar, Manager, Long Range Transportation Planning, and D. Kuperman, Transportation Policy Planner, Planning, Design and Development, dated December 23, 2010, to the Planning, Design and Development Committee Meeting of January 31, 2011, re: **Metrolinx Draft Mobility Hub Guidelines** (File P40) be received; and,
 2. That staff's comments on the draft Mobility Hub Guidelines, appended to the subject report, be endorsed as Brampton's response to Metrolinx on this matter, including the continued request for Metrolinx to recognize Mount Pleasant as a Mobility Hub in the Regional Transportation Plan; and,
 3. That these comments also be circulated for information to the Region of Peel, the City of Mississauga and the Town of Caledon.

Carried

- F 2. Report from J. Given, Manager, Growth Management and Special Policy, A. Wong, Acting Manager, Urban Design Services, and B. Steiger, Central Area Planner, Planning, Design and Development, dated January 5, 2011, re: **Proposed Amendment to Floodplain Development Policies Downtown Brampton Secondary Plan (SP7) Special Policy Area 3 – Wards 1, 3, 4 and 5** (File P26SP).

Adrian Smith, Director, Planning Policy and Growth Management gave a presentation on the Downtown Brampton Special Policy Area Amendment Submission. The following topics were highlighted:

- Background:
 - historic commercial core of Downtown Brampton is impacted by the Etobicoke Creek floodplain
 - the existing flood channel within the Downtown is owned by the Toronto and Region Conservation Authority (TRCA)

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- the Province (Ministry of Municipal Affairs and Housing (MMAH) and Ministry of Natural Resources (MNR)) is the approval authority for any proposed changes to the Secondary Plan policies for development within the floodplain, Special Policy Area 3 (SPA 3)
- Only one mixed-use development to date has been permitted
- Province has indicated that all other development proposals exceed the intent of SPA policies
- submission package has been prepared for the Province in accordance with the requirements by MNR
- Goals of Submission to the Province:
 - provide clarity within policy framework
 - enable appropriate revitalization and redevelopment of downtown
 - outline related requirements that mitigate risk
 - remove need for Provincial approval of rezoning application
 - recognize the long-term objective of eliminating flood risks in Downtown Brampton
- Primary Policy Direction:
 - recognizes and supports the pursuit of technical solutions to flooding risk identified in the Downtown Drainage Study
 - provides for increased level of intensification/development for lands along flood fringe
- Potential Built Form within the Downtown SPA
- SPA 3 Proposed Sub-Area Overview:
 - SPA 3A: lands with potential direct access to flood-free lands
 - SPA 3B: policies provide flexibility to accommodate South-west Quadrant redevelopment
 - SPA 3C: lands are entirely within floodplain with limited potential access to flood-free lands
- Development Potential Comparison of units, population and employment growth and gross floor area
- Ken Whillans Environmental Assessment (EA) and Downtown Flood Protection:
 - ongoing EA study identifies the need for an extension from Union Street to Church Street and an opportunity for flood protection with a berm at Church Street and Ken Whillans Drive
 - City should continue to pursue the berm as an option given the apparent benefits
 - City is working with TRCA to examine all feasible options to provide 1:350 flood protection
 - construction cost is estimated to be \$300 million for flood proofing the Downtown
- Contents of submission of package to Province include:
 - justification for development in SPA
 - risk management analysis
 - analysis of flood protection measures

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- Next steps include:
 - statutory public meeting/landowners consultation
 - pursue funding from TRCA, and Provincial and Federal government to resolve the impacts of the storm event

Committee discussion included the following:

- attention should be focused on resolving the issues related to the diversion channel
- the effectiveness of a berm/wedge as a long-term flood mitigation measure
- obtaining funds from the TRCA and Provincial and Federal governments to implement permanent solutions to eliminate flooding in the Downtown
- long-term solution for providing overall Regional flood protection is estimated at a cost of \$300,000,000
- financial impact to the City resulting from the delays in resolving the issue of flooding in the Downtown core
- TRCA's role and responsibility with respect to the floodplain lands given that they have ownership of the channel
- City needs to provide assurance to landowners and investors within the SPA 3 that there is potential for successful development approvals
- potential solution for access above the Regional storm level
- use of pedestrian bridge to accommodate residential needs by providing access to other buildings/site that are connected to flood-free lands
- suggestion that statistics are required with respect to investments and economic loss to the City as a result of restrictions on development potential within SPA 3.

Staff explained that the concerns raised during discussion are addressed in the staff recommendation. Staff stressed that in order to move forward on other site specific development applications within the SPA 3, the subject report requires approval from Committee.

Committee suggested that staff prepare statistics on the missed economic opportunities related to flooding policies in the Downtown core. Staff was also requested to present information to the Regional Councillors in time for the TRCA budget presentation to Regional Council, regarding how the TRCA budget responds to Downtown Brampton SPA issues.

A motion was put forward to amend the staff recommendation by adding the following words to the Clause 6:

“. . . including the remediation and upgrading of the drainage/diversion channel”.

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The following motion was considered:

- PDD025-2011
1. That the report from J. Given, Manager, Growth Management and Special Policy, A. Wong, Acting Manager, Urban Design Services, and B. Steiger, Central Area Planner, Planning, Design and Development, dated January 5, 2011, to the Planning, Design and Development Committee Meeting of January 31, 2011, re: **Proposed Amendment to Floodplain Development Policies Downtown Brampton Secondary Plan (SP7) Special Policy Area 3 – Wards 1, 3, 4 and 5** (File P26SP) be received; and,
 2. That staff be directed to initiate the process for amending Special Policy Area 3, generally based on the draft Official Plan Amendment, draft by-law amendment and draft submission report attached as appendices to the subject report. The submission shall also include a draft amendment to the proposed Main Street North Development Permit By-law;
 3. That staff be directed to undertake further public consultation including any required public meetings in relation to the proposed amendments in accordance with the Planning Act;
 4. That staff be directed to consult further with the Province and the Toronto and Region Conservation Authority, refine the material included in this report and make a formal submission to the Ministry of Municipal Affairs and Housing/Ministry of Natural Resources in accordance with the January 2009 “Procedures for Approval of New Special Policy Areas (SPA’s) and Modifications to Existing SPAs under the Provincial Policy Statement 2005 Policy 3.1.3.”;
 5. That staff be directed to continue to pursue options for a landform feature to resolve issues of flooding in Downtown Brampton for the 1:350 year storm event as a responsible approach to protecting existing development and facilitating planned intensification in conjunction with the SPA policy framework and Toronto and Region Conservation Authority and Provincial approvals;
 6. That staff be directed to work with the Province and the Toronto and Region Conservation Authority to pursue a Regional combined strategy to resolve the flooding issue in Downtown for the Regional Storm event, including the remediation and upgrading of the drainage/diversion channel;

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7. That staff be directed to formally communicate with the Province and Federal government to seek funding for the implementation of the Regional combined strategy, in accordance with the multi-governmental initiative as modelled by the Donlands project;
8. That the Toronto and Region Conservation Authority be requested to release to the City of Brampton their most recent floodplain mapping for the SPA 3 area;
9. That staff be directed to take steps to resolve development issues related to the flood impacts of the two watercourses found in the Bramalea City Centre area with the Toronto and Region Conservation Authority/Province and report back to Council with a strategy; and,
10. That the presentation by Adrian Smith, Director, Planning Policy and Growth Management, to the Planning, Design and Development Committee Meeting of January 31, 2011, re: **Proposed Amendment to Floodplain Development Policies Downtown Brampton Secondary Plan (SP7) Special Policy Area 3 – Wards 1, 3, 4 and 5** (File P26SP) be received.

Carried

G. Committee of Adjustment Reports - nil

H. Building and Zoning Reports

- * H 1. Report from B. Campbell, Director of Building and Chief Building Official, and A. Magnone, Regulatory Coordinator, Planning, Design and Development, dated January 7, 2011, re: **Application for a Permit to Demolish a Residential Property – 11498 Dixie Road – Ward 9** (File G33 LA).

- PDD026-2011 1. That the report from B. Campbell, Director of Building and Chief Building Official, and A. Magnone, Regulatory Coordinator, Planning, Design and Development, dated January 7, 2011, to the Planning, Design and Development Committee Meeting of January 31, 2011, re: **Application for a Permit to Demolish a Residential Property – 11498 Dixie Road – Ward 9** (File G33 LA) be received; and,

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2. That the application for a permit to demolish the property located at 11498 Dixie Road be approved subject to standard permit conditions; and,
3. That Peel Regional Police be advised of the issuance of a permit for the property.

Carried

I. Community Design – Parks Planning and Development Reports - nil

J. Engineering and Development Services Reports - nil

K. Minutes

*** K 1. Brampton Heritage Board – January 18, 2011**

PDD027-2011 That the Minutes of the Brampton Heritage Board Meeting of January 18, 2011, to the Planning, Design and Development Committee Meeting of January 31, 2011, Recommendations HB001-2011 to HB015-2011, be approved as printed and circulated.

Carried

HB001-2011 That the agenda for the Brampton Heritage Board Meeting of January 18, 2011 be approved as amended as follows:

To add:

- M 1. Copy of correspondence from Solmaz Zia, Project Manager, **Project Planning and Studies, Transportation Division**, Region of Peel, to Mr. Dan O'Reilly, Wildfield resident, dated January 13, 2011, re: **Historic Residence – 11962 The Gore Road – Ward 10**.

HB002-2011 That the **Minutes of the Brampton Heritage Board Meeting of November 23, 2010**, to the Brampton Heritage Board Meeting of January 18, 2011, be received.

HB003-2011 1. That the delegation of Mr. Charles Hazell, Principal, Taylor Hazell Architects Ltd., to the Brampton Heritage Board Meeting of January 18, 2011, re: **Heritage Permit**

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Application – Alderlea Restoration and Addition – 40 Elizabeth Street South – Ward 4 (File G33) be received; and,

2. That the Heritage Permit Application from the City of Brampton, January 11, 2011, to the Brampton Heritage Board Meeting of January 18, 2011, re: **Alderlea Restoration and Addition – 40 Elizabeth Street South – Ward 4** (File G33) be received; and,
3. That the Brampton Heritage Board endorses the subject heritage permit application as presented; and,
4. That staff be directed to process the subject heritage permit application in accordance with legislated requirements and subject to any applicable City approvals.

HB004-2011 That the **Minutes of the Heritage Resources Sub-Committee Meeting of December 7, 2010** (File G33), to the Brampton Heritage Board Meeting of January 18, 2011, be received.

HB005-2011 That the **Minutes of the Heritage Resources Sub-Committee Meeting of January 11, 2011** (File G33), to the Brampton Heritage Board Meeting of January 18, 2011, be received.

HB006-2011 That the **Minutes of the Outreach and Marketing Sub-Committee Meeting of November 23, 2010** (File G33), to the Brampton Heritage Board Meeting of January 18, 2011, be received.

HB007-2011

1. That the verbal advisory from Mr. Steve Collie, Board Member, to the Brampton Heritage Board Meeting of January 18, 2011, re: **“Highlight on Heritage” – Saturday, February 12, 2011 – Bramalea City Centre** (File G33) be received; and,
2. That the Brampton Heritage Board take the lead on, and participate in, the subject event.

HB008-2011

1. That the **Minutes of the Churchville Heritage Committee Meeting of January 10, 2011** (File G33CH), to the Brampton Heritage Board Meeting of January 18, 2011, be received; and,

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2. That the following recommendation outlined in the subject minutes be endorsed:

“That the Churchville Heritage Committee requests that the applicant for a demolition permit for the house at 60 Victoria Street have a qualified, structural engineer, well versed in heritage to assess the feasibility of retaining the house; and,

“That Antonietta Minichillo, Heritage Coordinator, write a letter to Credit Valley Conservation indicating concerns expressed by the Churchville Heritage Committee at its meeting of January 10, 2011 with respect to demolition of the house, and stating that the committee is willing to entertain the idea of allowing demolition conditional upon the results of the structural assessment and changes to the proposed new home which require further review by the committee.”

- HB009-2011
1. That the correspondence from Mr. Thomas H.B. Symons, Chairman, Ontario Heritage Trust, dated December 17, 2010, to the Brampton Heritage Board Meeting of January 18, 2011, re: **Approval of City of Brampton and Brampton Heritage Board Nominations under the 2010 Heritage Community Recognition Program – Ms. Dale O’Hara and Habitat for Humanity** (File G33) be received; and,
2. That the Brampton Heritage Board endorses the plans for presentation of the certificates and pins at a Council Meeting.

- HB010-2011
- That the correspondence from Mr. Dan O’Reilly, Wildfield Resident, et al, dated January 11, 2011, to the Brampton Heritage Board Meeting of January 18, 2011, re: **Pendergast Cabin – 3864 Countryside Drive – Ward 10 – Category A Property on the City of Brampton Register of Cultural Heritage Resources** (File G33) be received.

- HB011-2011
1. That the report from A. Minichillo, Heritage Coordinator, Planning, Design and Development, to the Brampton Heritage Board Meeting of January 18, 2011, re: **Heritage Report: Reasons for Heritage Designation – 1 Hallstone Road (formerly 1819 Hallstone Road) – The Levi Hall House – Ward 6** (File G33) be received; and,
2. That the Brampton Heritage Board endorses heritage designation of the subject property; and,

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3. That the Heritage Coordinator, Planning, Design and Development, be directed to proceed with the next steps for heritage designation of the subject property.
- HB012-2011
1. That the report from A. Minichillo, Heritage Coordinator, Planning, Design and Development, to the Brampton Heritage Board Meeting of January 18, 2011, re: **Heritage Report: Reasons for Heritage Designation – 62 Union Street – Ward 1** (File G33) be received; and,
2. That the Brampton Heritage Board endorses heritage designation of the subject property; and,
3. That the Heritage Coordinator, Planning, Design and Development, be directed to proceed with the next steps for heritage designation of the subject property.
- HB013-2011
1. That the **Municipal Register of Cultural Heritage Resources – Listing Candidate Summary Report – 8712 Claireville Road – Ward 10** (File G33) from A. Minichillo, Heritage Coordinator, Planning, Design and Development, dated December 2010, to the Brampton Heritage Board Meeting of January 18, 2011, be received; and,
2. That the Brampton Heritage Board endorses listing of the subject property on the City of Brampton Register of Cultural Heritage Resources; and,
3. That staff be directed to proceed with the next steps for listing of the subject property on the City's Register.
- HB014-2011
1. That the Heritage Permit Application from Daniel Johnson Architect Inc., dated December 19, 2010, to the Brampton Heritage Board Meeting of January 18, 2011, re: **Exterior Identity Signage – Starbucks Coffee – The Dominion Building – 8 Queen Street East** (File G33) be received; and,
2. That the staff comments from A. Minichillo, Heritage Coordinator, Planning, Design and Development, to the Brampton Heritage Board Meeting of January 18, 2011, re: **Heritage Permit Application – Exterior Identity Signage – Starbucks Coffee – The Dominion Building – 8 Queen Street East** (File G33) be received; and,

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3. That the Brampton Heritage Board endorses the subject heritage permit application as presented.
4. That staff be directed to process the subject heritage permit application in accordance with legislated requirements and subject to any applicable City approvals.

HB015-2011 That the Brampton Heritage Board do now adjourn to meet again on Tuesday, February 15, 2011 at 7:00 p.m. or at the call of the Chair.

Carried

L. Other/New Business/Unfinished Business

- L 1. Report from A. Smith, Director, Planning Policy and Growth Management, Planning, Design and Development, dated January 21, 2011, re:
Brampton: Responsible Growth Management - Response to the January 16, 2011, Toronto Star Article “A Region’s Rise and Sprawl”
(File G65) (See Item P 1).

Committee complimented staff on the comprehensiveness of the report, noting that the report clearly highlights some of the factors that Brampton has demonstrated responsible growth management.

Committee commented that a communication strategy is required to promote Brampton and keep the public informed on issues such as Brampton’s Growth Management plan. It was also noted that a marketing plan and associated budget would be beneficial for implementing development in the Downtown and Central Area. It was suggested that the staff report be posted on the City’s website where it is easily accessible and visible to the public. Committee also requested that the report be forwarded to the conservation authorities.

A motion was introduced to amend the staff recommendation by adding the following clause:

“That staff of the Planning, Design and Development Department and Economic Development and Communications Department prepare a communication strategy whereby the public is kept informed on the progress of Brampton’s Growth Management Plan, and a marketing plan for the Downtown and Central Area”.

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The following motion was considered:

- PDD028-2011
1. That the report from A. Smith, Director, Planning Policy and Growth Management, Planning, Design and Development, dated January 21, 2011, to the Planning, Design and Development Committee Meeting of January 31, 2011, re: **Brampton: Responsible Growth Management - Response to the January 16, 2011, Toronto Star Article “A Region’s Rise and Sprawl”** (File G65) be received; and,
 2. That the Mayor and Chairman of Planning, Design and Development Committee request a meeting with the Premier of Ontario, the Minister of Infrastructure and the Minister of Municipal Affairs and Housing to discuss Brampton’s Growth Plan implementation and related implications; and,
 3. That this report be forwarded to the Town of Caledon; City of Mississauga, Regions of Peel, York, Halton and Durham, Metrolinx, Credit Valley Conservation and Toronto and Region and Conservation Authority; and,
 4. That staff of the Planning, Design and Development Department and Economic Development and Communications Department prepare a communication strategy whereby the public is kept informed on the progress of Brampton’s Growth Management Plan, and a marketing plan for the Downtown and Central Area.

Carried

- L 2. Request for staff appointment at the Humber Watershed Alliance and Etobicoke-Mimico Watersheds Coalition.

Committee was advised that Susan Jorgenson, Manager, Environmental Planning, or Alternate as determined by the Manager, will represent the City at the Humber Watershed Alliance and Etobicoke-Mimico Watersheds Coalition.

The following motion was considered:

- PDD029-2011
- That the request for staff appointment at the Humber Watershed Alliance and Etobicoke-Mimico Watersheds Coalition to the Planning, Design and Development Committee Meeting of January 31, 2011 be received; and,

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That Susan Jorgenson, Manager, Environmental Planning, Planning, Design and Development, or Alternate as determined by the Manager, be appointed as the City's representative at the Humber Watershed Alliance and Etobicoke-Mimico Watersheds Coalition.

That the Toronto and Region Conservation Authority be advised of the appointment.

Carried

M. Referred Matters

* M 1. **Referred Matters List – Planning, Design and Development Committee.**

PDD030-2011 That the **List of Referred Reports – Planning, Design and Development Committee** to the Planning, Design and Development Committee Meeting of January 31, 2011 (File P45GE) be received.

Carried

N. Deferred Matters - nil

O. Notice of Motion - nil

P. Correspondence

* P 1. Correspondence from John Stillich, Executive Director, Sustainable Urban Development Association (SUDA) dated January 20, 2010, re: **Moving Towards Sustainable Development.** (See Item L 1)

PDD031-2011 That the correspondence from John Stillich, Executive Director, Sustainable Urban Development Association (SUDA) dated January 20, 2010, to the Planning, Design and Development Committee Meeting of January 31, 2011, re: **Moving Towards Sustainable Development** be received.

Carried

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- P 2. Correspondence from Don Naylor, Chairman, Brampton Downtown Development Corporation, dated January 30, 2011, re: **Downtown Flood Management – Comprehensive Report Presentation** (See Item F 2).

PDD032-2011 That the correspondence from Don Naylor, Chairman, Brampton Downtown Development Corporation, dated January 30, 2011, to the Planning, Design and Development Committee Meeting of January 31, 2011, re: **Downtown Flood Management – Comprehensive Report Presentation** be received.

Carried

Q. Question Period

- Q 1. In response to a question from City Councillor Bob Callahan regarding address numbers being placed on commercial buildings, staff advised that it is a standard requirement through the site plan process for new commercial buildings.

Staff was directed to investigate whether the City has the authority to make it compulsory for all owners of existing commercial buildings to put address numbers on the building or whether a by-law could be introduced to make it mandatory. Staff advised that a response to the inquiry will be forwarded directly to Committee Members on this matter.

R. Public Question Period - nil

S. Closed Session - nil

T. Adjournment

PDD033-2010 That the Planning, Design and Development Committee do now adjourn to meet again on Monday, February 7, 2011 at 7:00 p.m. or at the call of the Chair.

Carried