

Monday, January 14, 2019

Members: Regional Councillor M. Medeiros – Wards 3 and 4 (Chair)
Regional Councillor P. Fortini – Wards 7 and 8 (Vice Chair)
Regional Councillor R. Santos – Wards 1 and 5
Regional Councillor P. Vicente – Wards 1 and 5
Regional Councillor M. Palleschi – Wards 2 and 6
Regional Councillor G. Dhillon – Wards 9 and 10
City Councillor D. Whillans – Wards 2 and 6
City Councillor J. Bowman – Wards 3 and 4
City Councillor C. Williams – Wards 7 and 8
City Councillor H. Singh – Wards 9 and 10

Staff Present:

Planning and Development Services:

R. Elliott, Commissioner
A. Parsons, Director, Development Services
B. Steiger, Manager, Development Services
A. Farr, Manager, Development Services
K. Freeman, Planner, Development Services
B. Shah, Planner, Development Services
C. Caruso, Central Area Planner
S. Dykstra, Planner, Development Services
H. Katyal, Planner, Development Services
Y. Xiao, Central Area Planner
L. Russell, Planner, Development Services

Corporate Services:

J. Zingaro, Legal Counsel, Deputy City Solicitor

City Clerk's Office:

P. Fay, City Clerk
C. Gravlev, Deputy City Clerk
T. Jackson, Legislative Coordinator

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Planning & Development Committee

The meeting was called to order at 7:00 p.m. and adjourned at 8:29p.m.

1. **Approval of Agenda**

The following motion was considered.

PDC001-2019 That the Agenda for the Planning and Development Committee Meeting of January 14, 2019, be approved as printed and circulated.

Carried

The following relates to an item on the published agenda:

1. **The following was received by the City Clerk's Office after the agenda was printed and relates to a published item on the Agenda (Committee approval is not required for addition of this item in accordance with Procedure By-law 160-2004, as amended):**

Re: 4.1 Report from H. Katyal, Development Planner, Planning and Development Services, dated December 20, 2018, re: **City-initiated amendment to the Zoning By-law, to limit the maximum occupancy load at the Khalsa Community School site, 69 Maitland Street, East of Dixie Road, North of Williams Parkway, Ward 7 (File CI18-003)**

Correspondence:

1. Peter Reilly, President, Peel Condominium Corporation No. 147, dated January 11, 2019
2. Brampton Resident, dated January 11, 2019 (name withheld)
3. Michael Cara, Associate, Overland LLP, dated January 14, 2019

Re: 7.3 Report from L. Russell, Development Planner, Planning and Development Services, dated December 14, 2018, re: **Application to Amend the Zoning By-law, Kaneff Properties Limited – Glen Schnarr & Associates Inc., to permit prestige industrial, office and ancillary uses, North of Highway 407 and west of Financial Drive, Ward 6 (File T04W13.008)**

- Appendix 1 – Proposed Zoning By-law Amendment

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Re: 7.4 Report from B. Shah, Development Planner, Planning and Development Services, dated December 17, 2018, re:
Application to amend the Official Plan and Zoning By-law, Brar, Gurdurshan, Candevcon Limited, to permit the development of 15 townhouses, 10764 Bramalea Road, Ward 9 (File C04E14.013)

- **Please Note:** A [revised report has been issued for Item 7.4](#) - to include additional language explaining planning implications due to changes brought about by Bill 139, as well as modifying Appendix 12 of the report (draft OPA By-law) to remove references to an older secondary plan amendment. Further information regarding this revised report can be provided by Bindu Shah, Planner III, Planning and Development Services, 905.874.2254, bindu.shah@brampton.ca

2. The following relates to an item on the published agenda:

7.6 Report from Y. Xiao, Development Planner, Planning and Development Services, Dated Dec 20, 2018, Re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision, SKS Countryside Land Holding Inc. – GWD Ltd., to permit the development of 38 street townhouse dwellings and three (3) part blocks that are to be developed for townhouses, East of Torbram Road, North of Countryside Drive, Ward 10** (File C06E16.003 & 21T-12019B)

- Replacement pages 7.6-11 (Appendix 1)

2. Declarations of Interest under the Municipal Conflict of Interest Act - nil

3. 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.

(7.1, 7.2, 7.3, 7.4, 7.5)
(Item 7.6 was added to consent)

Note: Item 7.1 was received under consent with a change to the report to reflect an addition to the recommendations:

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Add:

That Council authorize the Mayor and Clerk to sign a subdivision agreement in accordance with the implementation of the conditions of approval of draft plan of subdivision of 21T-15005B.

Item 7.6 was added to consent with a change to the report to reflect an addition to the recommendations:

Add:

That Council authorize the Mayor and Clerk to sign a subdivision agreement in accordance with the implementation of the conditions of approval of draft plan of subdivision of 21T-12019B.

4. Statutory Public Meeting Reports

- 4.1. Report from H. Katyal, Development Planner, Planning and Development Services, dated December 20, 2018, re: **City-initiated amendment to the Zoning By-law, to limit the maximum occupancy load at the Khalsa Community School site, 69 Maitland Street, East of Dixie Road, North of Williams Parkway, Ward 7** (File CI18-003)

No members of the public requested a presentation on this item.

Note: Later in the meeting, on a two-thirds majority vote to re-open the question, this item was reopened to allow Committee to hear from members of the public.

Michael Cara, Associate, Overland LLP, presented a summary of the proposal including details on the location, size and agreed upon capacity of the subject lands.

Bernie Steiger, Manager, Development Planner, presented the technical aspects and next steps of the planning process.

The following Brampton residents provided their views, suggestions, concerns, and questions with respect to traffic concerns, safety concerns, area construction, busing, road repairs, and appropriateness of the proposed development:

1. Joe Logozzo, Brampton Resident
2. Sina Falabella, Brampton Resident
3. Maria Chiodo, Brampton Resident
4. Tony Brooks, Brampton Resident

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Staff responded to questions from Committee with respect to the purpose of the report, cap capacity of student enrollment, traffic impact studies, number of portables on site and the possibility of a Community Liaison Committee.

The following motion was considered.

- PDC002-2019
1. That the report from Himanshu Katyal, Development Planner, Planning and Development Services, dated December 20, 2018 to the Planning and Development Services Committee Meeting of January 14, 2019 **City-initiated amendment to the Zoning By-law, to limit the maximum occupancy load at the Khalsa Community School site, 69 Maitland Street, East of Dixie Road, North of Williams Parkway, Ward 7** (File C118-003), be received; and,
 2. That Planning and Development Services 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 this amendment and a comprehensive evaluation of the proposal.
 3. That the following correspondence and delegations to the Planning and Development Committee Meeting of January 14, 2019; re: **City-initiated amendment to the Zoning By-law, to limit the maximum occupancy load at the Khalsa Community School site, 69 Maitland Street, East of Dixie Road, North of Williams Parkway, Ward 7** (File C118-003) be received:

Correspondence:

1. Peter Reilly, President, Peel Condominium Corporation No. 147, dated January 11, 2019
2. Brampton Resident, dated January 11, 2019 (name withheld)
3. Michael Cara, Associate, Overland LLP, dated January 14, 2019

Delegations:

1. Joe Logozzo, Brampton Resident
2. Sina Falabella, Brampton Resident
3. Maria Chiodo, Brampton Resident
4. Tony Brooks, Brampton Resident

Carried

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- 4.2. Report from B. Shah, Development Planner, Planning and Development Services, dated December 17, 2018, re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision, (Proposal to develop approximately 20 single detached residential units), Candevcon Limited - 2047189 Ontario Inc., 10230 Goreway Drive, Ward 10** (File C07E12.015 & 21T-18006B).

Members of the public requested a presentation on this item.

Erik Mirtsou, Candevcon Limited, presented a summary of the proposal including details on the location and size of the subject lands.

Bindu Shah, Development Planner, Planning and Development Services presented a summary of the proposal including details on the proposed amendment to the Zoning By-law and location and size of the subject lands.

The following Brampton residents provided their views, suggestions, concerns, and questions with respect to park development and concerns with the minimum size of lots being proposed, and appropriateness of the proposed development:

1. B. Nikki Gill-Burns
2. Jasmer Singh Grewal
3. Jatinder Gill

Staff responded to questions from Committee with respect to the Block 3 flood plain lands, City ownership of portion of lands, clarification regarding lot 11, and park designations.

The following motion was considered.

- PDC003-2019
1. That the report from Bindu Shah, Development Planner, Planning and Development Services, dated December 17, 2018, to the Planning and Development Services Committee Meeting of January 14, 2019, re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision, (Proposal to develop approximately 20 single detached residential units), Candevcon Limited - 2047189 Ontario Inc., 10230 Goreway Drive, Ward 10** (File C07E12.015 & 21T-18006B) be received; and,
 2. That Planning and Development Services 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; and,

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3. That the delegation from Erik Mirtsou, Candevcon Limited to the Planning and Development Committee Meeting of January 14, 2019, re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision, (Proposal to develop approximately 20 single detached residential units), Candevcon Limited - 2047189 Ontario Inc., 10230 Goreway Drive, Ward 10** (File C07E12.015 & 21T-18006B); be received; and,
4. That the following delegations to the Planning and Development Committee Meeting of January 14, 2019; re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision, (Proposal to develop approximately 20 single detached residential units), Candevcon Limited - 2047189 Ontario Inc., 10230 Goreway Drive, Ward 10** (File C07E12.015 & 21T-18006B), be received:
 1. B. Nikki Gill-Burns
 2. Jasmer Singh Grewal
 3. Jatinder Gill

Carried

5.

Delegations - nil

6.

Staff Presentations - nil

7.

Planning

7.1.

Report from K. Freeman, Development Planner, Planning and Development Services, dated December 20, 2018, re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision, IDM (2005) Consultants Inc., Grewal, Navdeep, to permit four (4) single-detached residential lots, 11205 Goreway Drive, North of Countryside Drive, east side of Goreway Drive, Ward 10** (File C08E16.006 & 21T-15005B)

Note: Later in the meeting, on a two-thirds majority vote to re-open the question, Consent Item 3 was re-opened to allow a Ward Councillor to move the motion with regard to Item 7.1.

The following motion was considered.

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- PDC004-2019
1. That the report from Kevin Freeman, Development Planner, Planning and Development Services Department, dated December 20, 2018 to the Planning and Development Committee Meeting of January 14, 2019, re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision, IDM (2005) Consultants Inc., Grewal, Navdeep, to permit four (4) single-detached residential lots, 11205 Goreway Drive, North of Countryside Drive, east side of Goreway Drive, Ward 10** (File C08E16.006 & 21T-15005B), be received;
 2. That the Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by IDM (2005) Consultants Inc., Ward 10 Files: C08E16.006 and 21T-15005B as revised, be approved on the basis that they represent good planning, including that they are consistent with the Provincial Policy Statement, conform 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 May 24, 2017; and,
 3. That amendments to Comprehensive Zoning By-law 270-2004 as amended, attached as Appendix 1 to this report, be adopted; and,
 4. That Council authorize the Mayor and Clerk to sign a subdivision agreement in accordance with the implementation of the conditions of approval of draft plan of subdivision of 21T-15005B.

Carried

- 7.2. Report from K. Freeman, Development Planner, Planning and Development Services dated December 20, 2018, re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision, KLM Planning Partners Inc. - 2587499 Ontario Inc., To permit twelve (12) single detached lots and two (2) part lots), South of Williams Parkway on the west side of Creditview Road Ward 5** (File C04W08.008 & 21T-18002B)

The following motion was considered.

- PDC005-2019
1. That the report from Kevin Freeman, Development Planner, Planning and Development Services Division, dated December 20, 2018 to the Planning and Development Committee Meeting of January 14, 2019 re: : **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision, KLM Planning Partners Inc. - 2587499 Ontario Inc., To permit twelve (12) single detached lots and two (2) part lots), South of Williams**

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Parkway on the west side of Creditview Road Ward 5 (File C04W08.008 & 21T-18002B), be received; and,

2. That Zoning By-law and Draft Plan of Subdivision applications submitted by **KLM Planning Partners Inc. on behalf of 2587499 ONTARIO INC.**, Ward: **5**, Files: **C04W08.008 and 21T-18002B**, **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 for the reasons set out in the Planning Recommendation Report dated December 20, 2018;
3. That the amendments to the Zoning By-law, attached as Appendix 12 to this report be adopted; and,
4. That Council authorize the Mayor and Clerk to sign a subdivision agreement in accordance with the implementation of the conditions of approval of draft plan of subdivision of 21T-18002B.

Carried

- 7.3. Report from L. Russell, Development Planner, Planning and Development Services, dated December 14, 2018, re: **Application to Amend the Zoning By-law, Kaneff Properties Limited – Glen Schnarr & Associates Inc., to permit prestige industrial, office and ancillary uses, North of Highway 407 and west of Financial Drive, Ward 6** (File T04W13.008).

The following motion was considered.

- PDC006-2019
1. That the report from Larysa Russell, Development Planner, Planning and Development Services Department, dated December 14, 2018, to the Planning and Development Committee Meeting of January 14, 2019, re: **Application to Amend the Zoning By-law, Kaneff Properties Limited – Glen Schnarr & Associates Inc., to permit prestige industrial, office and ancillary uses, North of Highway 407 and west of Financial Drive, Ward 6** (File T04W13.008), be received; and,
 2. That a Rezoning Agreement as identified in the Recommendation Report is not required; and,
 3. That the Zoning By-law Amendment application submitted by Kaneff Properties Limited, Ward: 6, File: T04W13.008 be approved, on the basis that it represents good planning, including

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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,

4. That a by-law be passed to amend Comprehensive Zoning By-law 270-2004 as amended, as contained in Appendix 1.

Carried

- 7.4. Report from B. Shah, Development Planner, Planning and Development Services, dated December 17, 2018, re: **Application to amend the Official Plan and Zoning By-law, Brar, Gurdurshan, Candevcon Limited, to permit the development of 15 townhouses, 10764 Bramalea Road, Ward 9** (File C04E14.013).

The following motion was considered.

- PDC007-2019
1. That the report from Bindu Shah, Development Planner, Planning and Development Services Division, dated December 17, 2018 to the Planning and Development Committee Meeting of January 14, 2018 re: **Application to amend the Official Plan and Zoning By-law, Brar, Gurdurshan, Candevcon Limited, to permit the development of 15 townhouses, 10764 Bramalea Road, Ward 9** (File C04E14.013), be received;
 2. That the Application to Amend the Official Plan and Zoning By-law, **CANDEVCON LIMITED on behalf of Gurdurshan Brar, Ward 9, File C04E14.013, 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 for the reasons set out in the Planning Recommendation Report, dated December 17, 2018;
 3. That the amendments to the Official Plan, attached as Appendix 12 to this report be adopted;
 4. That a by-law be passed to amend By-law 270-2004, as amended, as contained in Appendix 13.

Carried

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- 7.5. Report from Bernie Steiger, Manager, Development Services, Planning and Development Services, dated December 20, 2018, re: **Renaming of Crystalgate Court to Crystalgate Way, West Side of Chinguacousy Road, South of the CNR Railway Corridor, North of Valleyway Drive, Ward 5** (File JC.X CHA GEN)

The following motion was considered.

- PDC008-2019
1. That the report from Bernie Steiger, Manager, Development Services, Planning and Development Services Department, dated December 21, 2018, to the Planning and Development Committee Meeting of January 14, 2019 **Renaming of Crystalgate Court to Crystalgate Way, West Side of Chinguacousy Road, South of the CNR Railway Corridor, North of Valleyway Drive, Ward 5**, be received;
 2. That the street name change from “Crystalgate Court” to “Crystalgate Way” be approved;
 3. That staff be directed to issue a notice of intent to pass a by-law in accordance with Schedule A of the City’s Procedure By-law with respect to the street name change; and,
 4. That following due notice of the name change, a by-law be enacted.

Carried

- 7.6. Report from Y. Xiao, Development Planner, Planning and Development Services, Dated Dec 20, 2018, Re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision, SKS Countryside Land Holding Inc. – GWD Ltd., to permit the development of 38 street townhouse dwellings and three (3) part blocks that are to be developed for townhouses, East of Torbram Road, North of Countryside Drive, Ward 10** (File C06E16.003 & 21T-12019B)

The following motion was considered.

- PDC009-2019
- 1 That the report from Yin Xiao, Development Planner, Planning and Development Services Department, dated December 21, 2018 to the Planning and Development Committee Meeting of January 14, 2019, re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision, SKS Countryside Land Holding Inc. – GWD Ltd., to permit the development of 38 street townhouse dwellings and three (3) part blocks that are to be developed for townhouses, East of**

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Torbram Road, North of Countryside Drive, Ward 10 (File C06E16.003 & 21T-12019B), be received;

2. That the Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by GWD Ltd., Ward: 10 Files C06E16.003 & 21T-12019B, be approved on the basis that they represent good planning, including that they are consistent with the Provincial Policy Statement, conform 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 October 12, 2016; and,
3. That a by-law be passed to amend Comprehensive Zoning By-law 270-2004 as amended, as contained in Appendix 1 to this report; and,
4. That Council authorize the Mayor and Clerk to sign a subdivision agreement in accordance with the implementation of the conditions of approval of draft plan of subdivision of 21T-12019B.

Carried

8. **Minutes** - nil

9. **Other/New Business** - nil

10. **Referred Matters** - nil

11. **Deferred Matters** nil

12. **Correspondence** - nil

12.1. Correspondence from Christopher Tanzola, Overland LLP, dated November 6, 2018, re: **Proposed Official Plan and Zoning By-law Amendment and Proposed Draft Plan of Subdivision - National Homes (Goreway Inc.)** (File C08E06.005)

The following motion was considered.

PDC010-2019 That the correspondence from Christopher Tanzola, Overland LLP, dated November 6, 2018, to the Planning and Development Committee meeting of January 14, 2019, re: **Proposed Official**

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Plan and Zoning By-law Amendment and Proposed Draft Plan of Subdivision - National Homes (Goreway Inc.) (File C08E06.005) be received.

Carried

13. **Notice of Motion** - nil

14. **Councillor Question Period**

Staff responded to a question with respect to the Referred Matters List, to clarifying its use, and the location on the City's website where it is available for reference.

15. **Public Question Period** - nil

16. **Closed Session** - nil

17. **Adjournment**

The following motion was considered.

PDC011-2019 That the Planning and Development Committee do now adjourn to meet again on Monday, January 28, 2019, at 1:00 p.m.

Carried

Regional Councillor M. Medeiros, Chair

Monday, January 28, 2019

Clerical Correction: (February 20, 2019) In accordance with Section 2.11 (7) (a) of Procedure By-law 160-2004, as amended, a clerical correction was made by the City Clerk's Office to correct the recommendation outlined in Recommendation PDC015-2019.

Members: 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
Regional Councillor G. Dhillon – Wards 9 and 10
City Councillor D. Whillans – Wards 2 and 6
City Councillor J. Bowman – Wards 3 and 4
City Councillor C. Williams – Wards 7 and 8
City Councillor H. Singh – Wards 9 and 10

Present:

Planning and Development Services:

R. Elliott, Commissioner
B. Bjerke, Director, Policy Planning
P. Cooper, Manager, Land Use Policy
D. Balasal, Policy Planner
C. LaRota, Policy Planner

Corporate Services:

A. Wilson-Peebles, Legal Counsel, Corporate Services

City Clerk's Office:

C. Gravlev, Deputy City Clerk
T. Jackson, Legislative Coordinator

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The meeting was called to order at 1:00 p.m. and recessed at 1:39 p.m. Committee reconvened at 1:45 p.m. and adjourned at 2:17 p.m.

1. **Approval of Agenda**

The following motion was considered.

PDC012-2019 That the Agenda for the Planning and Development Committee Meeting of January 28, 2019, be approved, as amended, as follows:

To Add:

- 13.1 Correspondence from Ryan Mino-Leahan, KLM Planning Partners Inc., dated January 28, 2019, re: **City-Initiated Amendments to the Credit Valley Secondary Plan** (File BP45-1&3.001).

Carried

The following item was listed on the agenda to be distributed prior to the meeting:

8.1 **Minutes – Brampton Heritage Board – January 15, 2019**

2. **Declarations of Interest under the Municipal Conflict of Interest Act** - nil

3. **Consent**

The following items listed with an asterisk (*) are considered to be routine and non-controversial by the committee and will be approved at one time. There will be no separate discussion of these items unless a committee member requests it, in which case the item will not be consented to and will be considered in the normal sequence of the agenda.

(7.3)
(Item 8.1 was added to consent)

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4. **Statutory Public Meeting Reports** – nil

5. **Delegations**

5.1. Presentation by D. Riley, SGL Planning and Design Inc., re: **Toronto Gore Density Policy Review**

Item 7.1 was brought forward and dealt with at this time.

Mr. David Riley, SGL Planning and Design Inc., provided an overview of the subject matter, and outlined the following:

- Purpose of the study
- Area context
- Character analysis
- Supply and demand analysis
- Transportation analysis
- Policy options
- Number of dwellings

In response to questions from Committee, staff provided details on the following:

- Number of dwellings and lot sizes
- Overview of Block 47
- Public engagement from all residents within the City
- Concerns with respect to moving towards developing a Town Center in the area
- Concerns the area may not have the necessary infrastructure to support increased density
- Concerns there is no indication of school development the area
- Parklands
- Concerns regarding the necessary transportation hub required to serve the proposed development

The following motion was considered.

- PDC013-2019
1. That the presentation from D. Riley, SGL Planning and Design Inc., to the Planning and Development Committee Meeting of January 28, 2019, re: **Toronto Gore Density Policy Review** (File OPR TGED), be received; and,
 2. That the report from Michelle Gervais, Policy Planner, Planning & Development Services, dated January 4, 2019, to the Planning and Development Committee of January 28, 2019, re:

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Toronto Gore Density Policy Review (File OPR TGED), be received;

3. That staff be directed to undertake public consultation to present the preliminary findings and options of the draft Phase 1 & 2 Report – Supply and Demand & Recommendations Report prepared by SGL Planning and Design Inc., and;
4. That the City Clerk be directed to forward a copy of this staff report and Council resolution to the Region of Peel for information.

Carried

6. **Staff Presentations**

- 6.1. Presentation by D. Balasal, Policy Planner, Planning & Development Services, re: **Housing Brampton: Seniors' Housing Study**

Item 7.2 was brought forward and dealt with at this time.

Danielle Balasal, Policy Planner, Planning and Development Services provided a brief overview of the report with respect to Housing Brampton: Seniors' Housing Study.

Committee consideration of the matter included discussions with regard to concerns that six out of 10 locations are in Wards 3 and 4, transit corridors, possibility of a mental health unit, development process, growth plan, and culturally central community homes.

The following motion was considered.

- PDC014-2019
1. That the report and presentation from D. Balasal, Policy Planner, Planning and Development Services, to the Planning and Development Committee meeting of January 28, 2019, re: **Housing Brampton: Seniors' Housing Study – City Wide** (J.B.A. AFFO], be received; and,
 2. That Council endorse the Seniors' Housing Study and associated recommendations, attached as Appendix C to this report; and,
 3. That, further to the recommendations within the Seniors' Housing Study, City staff evaluate development applications for seniors' facilities against the following evaluation criteria to

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determine site suitability: lot size, land use compatibility, environmental and development constraints, walkability, and proximity to transit and amenities; and,

4. That staff be directed to consult with the City's Affordable Housing Advisory Committee on the study's findings and recommendations.

Carried

7. **Planning**

- 7.1. Report from M. Gervais, Policy Planner, Planning & Development Services, dated January 4, 2019, re: **Toronto Gore Density Policy Review** (File OPR TGED)

Dealt with under item 5.1 – Recommendation PDC013-2018

- 7.2. Report from D. Balasal, Policy Planner, Planning & Development Services, dated November 1, 2018, re: **Housing Brampton: Seniors' Housing Study**, (File J.B.A. AFFO).

Dealt with under item 6.1 – Recommendation PDC014-2018

- 7.3. Report from C. LaRota, Policy Planner, Planning and Development Services, dated December 3, 2018, re: **City-Initiated Amendments to the Credit Valley Secondary Plan** (File BP45 – 1&3.001).

The following motion was considered.

- PDC015-2019
1. That the report from Claudia LaRota, Policy Planner, Policy Planning, Planning & Development Services, dated December 3, 2018, to the Planning & Development Services Committee meeting of January 28, 2019, re: **City-Initiated Amendments to the Credit Valley Secondary Plan** (File BP45 – 1&3.001), be received, and;
 2. That staff be directed to hold a statutory public meeting to present for public consultation a City initiated amendment to the Credit Valley Secondary Plan Area 45, which proposes to introduce policies for the Springbrook Settlement Area.

Carried

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8. **Minutes**

8.1. **Minutes - Brampton Heritage Board - January 15, 2019**

The following motion was considered.

PDC016-2019 That the **Minutes – Brampton Heritage Board – January 15, 2019**, to the Planning and Development Committee Meeting of January 28, 2019, Recommendation HB001-2019 to HB007-2019, be approved as printed and circulated.

Carried

The Recommendations were approved as follows:

HB001-2019 That the agenda for the Brampton Heritage Board Meeting of January 15, 2019 be approved as amended, as follows:

To add:

10.4. Verbal advisory from Steve Collie, Board Member, re: **“Highlight on Heritage” – Saturday, February 9, 2019 – Bramalea City Centre.**

HB002-2019

1. That the report from Cassandra Jasinski, Heritage Planner, Planning and Development Services, dated January 2, 2019, to the Brampton Heritage Board Meeting of January 15, 2019, re: **Heritage Impact Assessment – Impact of the Relocation of 11962 The Gore Road on St. Patrick’s Church and Cemetery – Ward 10** (File HE.x) be received;
2. That 11962 The Gore Road Heritage Impact Assessment Addendum dated 2015 attached as Appendix B of this report be received and that the recommendations/mitigation options contained therein be approved, with the exception of Recommendation 5);
3. That the 11873 the Gore Road Heritage Impact Assessment dated 2017 attached as Appendix C of this report be received and that the recommendations/mitigation options contained therein be approved;
4. That the Region of Peel pursue all options for the conservation of the dwelling currently located at 11962 The

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Gore Road, including relocation to an alternate site and third party sale.

5. That the Region of Peel be requested to provide the Brampton Heritage Board with an update on the status of the property at the Board's April 2019 meeting.

HB003-2019

1. That the report from Pascal Doucet, Heritage Planner, Planning and Development Services, January 10, 2019, to the Brampton Heritage Board Meeting of January 15, 2019, re: **Intention to Designate under Part IV, Section 29 of the *Ontario Heritage Act* and Authority to Enter into a Heritage Easement Agreement – 860 North Park Drive – Ward 7** (File H.Ex), be received;
2. That the designation of the property at 860 North Park 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 the property at 860 North Park 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 property;
5. That, in the event that any objections to the designation are received, staff be directed to refer the proposed designation to the Conservation Review Board;
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 property;
7. That a heritage easement agreement for the property at 860 North Park Drive be endorsed; and
8. That the Commissioner of Planning and Development Services be authorized to sign a heritage easement agreement for the area intended for designation as described in this report, with content satisfactory to the Director of Policy Planning in a form approved by the City Solicitor.

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- HB004-2019
1. That the report from Cassandra Jasinski, Heritage Planner, Planning and Development Services, dated January 2, 2019, to the Brampton Heritage Board Meeting of January 15, 2019, re: **Heritage Permit Application – 11651 Bramalea Road – Ward 9** (File H.Ex), be received;
 2. That the Heritage Permit application for 11651 Bramalea Road for the demolition of the enclosed porch, east wall chimney stack, original foundation, concrete porch landings, concrete-block garage and frame shed; relocation and restoration of the Archdekin-Giffen Farmhouse; construction of a barrier free access way; and construction of an enclosed entrance to the underground parking garage be approved, subject to the following conditions:
 - a. That the electrical transformer be relocated to another part of the property away from the front façade of the Archdekin-Giffen Farmhouse to the satisfaction of Heritage staff;
 - b. That the cement porch slabs and steps be stained to have the appearance of wood, and that the applicant submit the specifications for the porches to City of Brampton Heritage staff for approval prior to the issuance of the Heritage Permit;
 - c. That a note be added on the drawings indicating that the accessibility ramp will be constructed of wood and that the final drawings and specifications for the ramp be submitted to and approved by City of Brampton Heritage staff and City of Brampton Accessibility staff prior to the issuance of the Heritage Permit;
 - d. That the accessible entrance sign be installed on the interior, and not the exterior of the Archdekin-Giffen Farmhouse.
 - e. That the rubble stone from the original foundation be reused to the greatest extent possible to face the new above ground foundation of the Farmhouse, to the satisfaction of Heritage staff;
 - f. That any rubble stone not used for this purpose be stored in a secure place on the property for future use and incorporation into other landscaping initiatives;

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- g. That prior to the issuance of the Heritage Permit, the final revised drawings reflecting the above conditions a-f be submitted for review and approval Heritage staff at the City of Brampton;
- h. That prior to the issuance of the Heritage Permit, the proposal be cleared by Zoning Services;
- i. That prior to the issuance of the Building Permit the owner enter into a Heritage Easement Agreement with the City for the Archdekin-Giffen Farmhouse located at 11651 Bramalea Road, to the satisfaction of the Commissioner of Planning and Development Services at the City of Brampton;
- j. That as a condition of Site Plan approval, the applicant shall provide financial securities as specified in the approved Heritage Conservation Plan plus an additional 30% contingency in a form and amount satisfactory to the Commissioner of Planning and Development Services to secure all work included in the Heritage Building Protection Plan and Heritage Conservation Plan, dated August 13, 2018, prepared by the Team Assembled by George Robb Architect;
- k. That the owner undertake all work in accordance with the approved Heritage Building Protection Plan and Heritage Conservation Plan, with special regard for the Outline Specifications in the Heritage Conservation Plan, in compliance with all applicable laws having jurisdiction and by retaining all necessary permits to the satisfaction of the Director of Policy Planning, Planning and Development Services at the City of Brampton;
- l. The applicant shall provide letters to the Director of Policy Planning after the initial and final relocation of the Archdekin-Giffen Farmhouse from a heritage expert (that has been previously approved by the Director of Policy Planning) certifying that the Archdekin-Giffen Farmhouse has been relocated in accordance with the Heritage Conservation Plan and that:

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- i. The initial and final relocation did not result in loss or damage to heritage attributes of the Archdekin-Giffen Farmhouse; or,
 - ii. The initial and final relocation did result in loss or damage to the heritage attributes of the Archdekin-Giffen Farmhouse and restorative work has been completed in accordance with the approved Heritage Conservation Plan.
- m. That as a condition of Site Plan approval, the owner undertake all work in accordance with the heritage permit and the conditions herein, in compliance with all applicable laws having jurisdiction and by retaining all necessary permits, within a period of two years from the issuance of the heritage permit, following the timeline in the approved Heritage Building Protection Plan and Heritage Conservation Plan;
- n. That prior to the release of financial securities, the owner provide a letter, prepared and signed by a qualified heritage expert, certifying that all works as outlined in the approved Heritage Conservation Plan have been completed, and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Director of Policy Planning, Planning and Development Services; and,
- o. That if there is any deviation from or increase to the scope of the Heritage permit application not deemed to be minor by Heritage staff, that these works be addressed in a subsequent heritage permit application.

HB005-2019

- 1. That the report from Cassandra Jasinski, Heritage Planner, Planning and Development Services, dated January 2, 2019, to the Brampton Heritage Board Meeting of January 15, 2019, re: **Heritage Easement Agreement – 11651 Bramalea Road – Ward 9** (File HE.x), be received;
- 2. That a Heritage Easement Agreement for the property at 11651 Bramalea Road be endorsed; and,

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3. That the Commissioner of Planning and Development Services be authorized to sign a Heritage Easement Agreement for the Archdekin-Giffen Farmhouse at 11651 Bramalea Road as described in this report, with content satisfactory to the Director of Policy Planning in a form approved by the City Solicitor.

HB006-2019 That the Brampton Heritage Board organize and participate in the **“Highlight on Heritage”** event taking place on Saturday, February 9, 2019 at Bramalea City Centre.

HB007-2019 That the Brampton Heritage Board do now adjourn to meet again on Tuesday, February 19, 2019 at 7:00 p.m. or at the call of the Chair.

9. **Other/New Business** - nil

10. **Referred Matters** - nil

11. **Deferred Matters** - nil

12. **Notice of Motion** - nil

13. **Correspondence**

13.1. Correspondence from Ryan Mino-Leahan, KLM Planning Partners, dated January 28, 2019, re: **City-Initiated Amendments to the Credit Valley Secondary Plan** (File BP45-1&3.001).

Committee acknowledged the correspondence as it relates to item 7.3

The following motion was considered.

PDC017-2019 That the correspondence from Ryan Mino-Leahan, KLM Planning Partners Inc., dated January 28, 2019, to the Planning and Development Committee Meeting of January 28, 2019, re: **City-Initiated Amendments to the Credit Valley Secondary Plan** (File BP45-1&3.001) be received.

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Carried

14. **Councillor Question Period**

Staff responded to questions from Committee with respect to increasing the parking ratio in the downtown core. Staff responded that an Official Plan Review is underway and parking will be addressed.

15. **Public Question Period** - nil

16. **Closed Session** - nil

17. **Adjournment**

The following motion was considered.

PDC018-2019 That the Planning and Development Committee do now adjourn to meet again on Monday, February 11, 2019, at 7:00 p.m.

Carried

Regional Councillor M. Medeiros (Chair)

Monday, February 11, 2019

Members Present:

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

Members Absent: nil

Staff Present:

Planning and Development Services:

- A. Parsons, Director, Development Services
- M. Gervais, Policy Planner
- R. Nykyforchyn, Development Planner

Corporate Services:

- A. Wilson-Peebles, Legal Counsel

City Clerk's Office:

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

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The meeting was called to order at 7:01 p.m. and adjourned at 8:03 p.m.

1. Approval of Agenda

The following motion was considered:

PDC019-2019 That the Agenda for the Planning and Development Committee Meeting of February 11, 2019, be approved, as amended, as follows:

To remove:

6.1. Presentation by David VanderBerg, Central Area Planner, Planning and Development Services, re: **The use of a Development Permit System (DPS) in the downtown core as a tool to implement a planning vision and help expedite development.**

- This item will be considered at a future meeting as it is not yet finalized

To add:

9.1. Discussion at the request of Regional Councillor Palleschi, re: **Planning and Development Committee Meeting Agendas**

Carried

2. Declarations of Interest under the Municipal Conflict of Interest Act – nil

3. 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.

(nil)

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4. Statutory Public Meeting Reports

- 4.1. Report from R. Nykyforchyn, Development Planner, Planning and Development Services, dated January 18, 2019, re: **Application to Amend the Zoning By-law, to permit 186 residential units, retail and commercial uses within a 20 storey building, G-Force Urban Planners and Consultants - c/o 1189389 ONTARIO INCORPORATED, 7800 and 7890 Hurontario Street - Ward 4** (File T01W14.010)

Members of the public requested a presentation on this item.

Rob Nykyforchyn, Development Planner, presented details on the location and context of the proposal, and noted specifics on the current Official Plan, Secondary Plan and Zoning By-law designations. Mr. Nykyforchyn provided an overview of the planning framework, issues raised by staff and area residents, and next steps in the planning process. Members of the public were informed that those who provide their contact information will be kept apprised of the next steps in the process, and will be advised when a recommendation report is available online to be considered by Committee.

The Applicant declined the opportunity to make a presentation.

In response to the Chair's inquiry, no members of the public requested to speak to the matter.

Committee consideration of this matter included questions of clarification regarding standard Floor Space Index description and usage, and potentially increasing the sustainability score of the proposal.

The following motion was considered:

- PDC020-2019 1. That the report from R. Nykyforchyn, Development Planner, Planning and Development Services, dated January 18, 2019, to the Planning and Development Committee Meeting of February 11, 2019, re: **Application to Amend the Zoning By-law, to permit 186 residential units, retail and commercial uses within a 20 storey building, G-Force Urban Planners and Consultants - c/o 1189389 ONTARIO INCORPORATED, 7800 and 7890 Hurontario Street - Ward 4** (File T01W14.010) be received; and,

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2. That Planning and Development Services 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 comprehensive evaluation of the proposal.

Carried

- 4.2. Report from M. Gervais, Policy Planner, Planning and Development Services, dated January 18, 2019, re: **City Initiated Amendments to the Official Plan and Zoning By-law, Marysfield Neighbourhood Character Review Study - Ward 10** (File OPR TGED)

Members of the public requested a presentation on this item.

Michelle Gervais, Policy Planner, provided details on the current status and next steps of the study. Ms. Gervais noted that all reports and information regarding the Marysfield Neighbourhood Character Review may be found on the City's website. Ms. Gervais then introduced Catherine Jay, Head of Urban Design, SGL Planning and Design Inc., the consultant retained to complete the study, to provide further information on the matter.

Ms. Jay presented details on the following:

- area context, including the history and characteristics of the subject lands
- study purpose
- study process
- summary of feedback received to date
- proposed policy recommendations
- proposed zoning recommendations
- next steps

Following the presentation, the following members of the public addressed Committee and expressed their views, suggestions, concerns, and questions with respect to potential environmental impacts, cultural heritage designation, land severances, the history and character of the neighbourhood, proposed changes to lot coverage, and the status of the study and the anticipated completion date:

- Dan O'Reilly, Brampton resident
- Vinod Mahesan, Brampton resident
- Peter Vozikas, consultant, on behalf of his Marysfield clients
- Marcello Stellato, Brampton resident
- Sean Giblin, Brampton resident
- Jagroop Bal, Brampton resident

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- Simran Kaur, Brampton resident
- Bernie Ceschia, Brampton resident
- Maria Stellato, Brampton resident
- Harvinder Takhar, Brampton resident

During consideration of this matter, a Point of Order was raised by Regional Councillor Palleschi. The Chair granted leave for the Point of Order. Regional Councillor Palleschi reminded Committee and members of the public that the subject matter is not up for debate and only questions of clarification may be asked.

In response to questions from the public, staff provided details regarding the appeal period following the passing of an Official Plan or Zoning By-law amendment, and noted that the proposed policy study is anticipated to return to committee for approval in the late spring or summer.

The following motion was considered:

- PDC021-2019
1. That the report from M. Gervais, Policy Planner, Planning and Development Services, dated January 18, 2019, to the Planning and Development Services Committee Meeting of February 11, 2019, re: **City Initiated Amendments to the Official Plan and Zoning By-law, Marysfield Neighbourhood Character Review Study - Ward: 10** (File OPR TGED) be received;
 2. That Planning and Development Services Department staff be directed to report back to Planning and Development Services Committee with the results of the Public Meeting and final recommendations, and;
 3. That a copy of the report and Council resolution be forwarded to the Region of Peel for information.

Carried

5. **Delegations** – nil

6. **Staff Presentations** – nil

6.1 Presentation from David VanderBerg, Central Area Planner, Planning and Development Services, re: **The use of a development Permit System (DPS) in the downtown core as a toll to implement a planning vision and help expedite development.**

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Note: this matter was removed from this meeting – see Recommendation PDC019-2019

7. **Planning** – nil

8. **Minutes** – nil

9. **Other/New Business**

9.1. Discussion at the request of Regional Councillor Palleschi, re: **Planning and Development Committee Meeting Agendas**

Regional Councillor Palleschi requested that with respect to planned and projected residential unit approvals, as they relate to development charges, and in light of a recent meeting cancellations and limited agenda items, that staff report back on the status of current development proposals and units in the approval process.

10. **Referred Matters** – nil

11. **Deferred Matters** – nil

12. **Notice of Motion** – nil

13. **Correspondence** – nil

14. **Councillor Question Period** – nil

15. **Public Question Period** – nil

16. **Closed Session** – nil

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17. Adjournment

Prior to adjournment, the Chair reminded Committee that the February 25, 2019, Planning and Development Committee Meeting has been cancelled.

The following motion was considered:

PDC022-2019 That the Planning and Development Committee do now adjourn to meet again on Monday, March 4, 2019, at 7:00 p.m.

Carried

Regional Councillor M. Medeiros (Chair)

Monday, March 4, 2019

Members Present: 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
City Councillor H. Singh – Wards 9 and 10

Members Absent: Regional Councillor G. Dhillon – Wards 9 and 10 (personal)

Staff Present:

Planning and Development Services:
R. Conard, Interim Commissioner
A. Parsons, Director, Development Services
B. Bjerke, Director, Policy Planning
B. Steiger, Manager, Development Services
C. LaRota, Policy Planner
D. VanderBerg, Central Area Planner

Corporate Services:
A. D’Andrea, Legal Counsel
A. Wilson-Peebles, Legal Counsel

City Clerk’s Office:
P. Fay, City Clerk
C. Gravlev, Deputy City Clerk
S. Danton, Legislative Coordinator

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The meeting was called to order at 7:02 p.m. and adjourned at 8:23 p.m.

1. Approval of Agenda

The following motion was considered:

PDC023-2019 That the Agenda for the March 4, 2019, Planning and Development Committee Meeting be approved as printed and circulated.

Carried

The following was received by the City Clerk's Office after the agenda was printed and related to published items on the agenda (Committee approval was not required for addition of these items in accordance with Procedure By-law 160-2004, as amended):

Re: 6.1 - Presentation from D. VanderBerg, Central Area Planner, Planning and Development Services, re: Update on the use of a Development Permit System (DPS) in the Downtown as a Tool to Implement a Planning Vision and Help Expedite Development.

- **5.1.** – Delegation from Angela Battiston and the Main Thomas Development Group

Re: 4.1 - Report from C. LaRota, Policy Planner, Planning and Development Services, dated January 29, 2019, re: City-Initiated Draft Official Plan Amendment to the Credit Valley Secondary Plan Area 45, implementing the Springbrook Tertiary Plan

Correspondence from:

- A. M. Kaneff, Kaneff Group of Companies, dated February 27, 2019
- Carl Brawley, Glen Schnarr and Associates Inc., dated February 28, 2019
- Ryan Mino-Leahan, KLM Planning Partners Inc., on behalf of Coppertrail Estates Inc., dated March 4, 2019
- Ryan Mino-Leahan, KLM Planning Partners Inc., on behalf of Denford Estates Inc., dated March 4, 2019
- Richard Domes, Gagnon Walker Domes Professional Planners, dated March 4, 2019

2. Declarations of Interest under the Municipal Conflict of Interest Act – nil

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3. 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.

(7.1, 7.2, 8.1, 13.1)

4. Statutory Public Meeting Reports

- 4.1. Report from C. LaRota, Policy Planner, Planning and Development Services, dated January 29, 2019, re: **City-Initiated Draft Official Plan Amendment to the Credit Valley Secondary Plan Area 45, implementing the Springbrook Tertiary Plan**

Bobby Gauthier, WSP Canada and Claudia LaRota, Policy Planner, Planning and Development Services, presented an overview of the proposed amendment that included the following:

- Project purpose
- Location of study area
- Background
- Status of area development applications
- Process and deliverables
- Key principles
- Process to date
- Current land use designations
- Planning framework summary
- Recommended tertiary plan and next steps

Following the presentation, the following individuals provided their views, suggestions, concerns and questions with respect to the proposed land use designations, road access, traffic impacts, development design requirements, and compatibility and appropriateness of the proposed plan:

1. Dan Zikovitz, Brampton resident
2. Richard Domes, Gagnon Walker Domes Professional Planners
3. Denley McIntosh, Brampton resident
4. Michael Gagnon, Gagnon Walker Domes Professional Planners
5. Sylvia Roberts, Brampton resident

The following motion was considered:

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- PDC024-2019
1. That the report from C. LaRota, Policy Planner, Planning and Development Services, dated January 29, 2019, to the Planning and Development Services Committee Meeting of March 4, 2019, re: **City-Initiated Draft Official Plan Amendment to the Credit Valley Secondary Plan Area 45, implementing the Springbrook Tertiary Plan**, be received; and,
 2. That Planning and Development Services Department staff be directed to report back to Planning and Development Services Committee with the results of the Public Meeting and a staff recommendation, following receipt of comments resulting from the circulation of the amendments.
 3. That the following correspondence to the Planning and Development Committee Meeting of March 4, 2019, re: : **City-Initiated Draft Official Plan Amendment to the Credit Valley Secondary Plan Area 45, implementing the Springbrook Tertiary Plan**, be received:
 1. A. M. Kaneff, Kaneff Group of Companies, dated February 27, 2019
 2. Carl Brawley, Glen Schnarr and Associates Inc., dated February 28, 2019
 3. Ryan Mino-Leahan, KLM Planning Partners Inc., on behalf of Coppertrail Estates Inc., dated March 4, 2019
 4. Ryan Mino-Leahan, KLM Planning Partners Inc., on behalf of Denford Estates Inc., dated March 4, 2019
 5. Richard Domes, Gagnon Walker Domes Professional Planners, dated March 4, 2019

Carried

5. Delegations

- 5.1. Delegation from Angela Battiston and the Main Thomas Development Group, re: **Item 6.1 – Update on the use of a Development Permit System (DPS) in the Downtown as a Tool to Implement a Planning Vision and Help Expedite Development.**

Dealt with under item 6.1 – Recommendation PDC025-2019

6. Staff Presentations

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- 6.1. Presentation from David VanderBerg, Central Area Planner, Planning and Development Services, re: **Update on the use of a Development Permit System (DPS) in the Downtown as a Tool to Implement a Planning Vision and Help Expedite Development.**

David VanderBerg, Central Area Planner, presented an overview on the use of a development permit system (DPS) that included the following:

- Components of a DPS
- Key benefits
- Main Street North DPS
 - Objectives
 - Features
 - Complementary programs
 - Experience to date
- Queen Street West DPS
 - Work completed to date
- Identification of potential lands to be included in a DPS
- Next steps

Item 5.1 was brought forward at this time.

Robert Battiston, on behalf of Angela Battiston and the Main Thomas Development Group, expressed concern with the current density and height restrictions within the Main Street North DPS by-laws. Mr. Battiston noted the current zoning provisions restrict high density development and may deter potential developers from applying to develop the lands. He requested that Council direct staff to review the Main Street North DPS and consider a city-initiated amendment to the zoning by-law.

In response to questions from Committee, staff provided further details on the following:

- History and final approval of the Main Street North DPS
- Heritage protection within the boundaries of the DPS
- Details of the streamlined development application approval process

Staff provided comments on the appropriateness of a city-initiated amendment to the DPS, and noted that anyone wishing to develop land within the boundaries of the DPS shall follow the same process as all other development applications within the city.

The following motion was considered:

- PDC025-2019 1. That the presentation from David VanderBerg, Central Area Planner, Planning and Development Services, to the Planning and Development Committee Meeting of March 4, 2019, re: **Update on the use of a Development Permit**

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System (DPS) in the downtown as a tool to implement a planning vision and help expedite development be received.

2. That the delegation from Robert Battiston, Main Thomas Development Group, to the Planning and Development Committee Meeting of March 4, 2019, re: **Update on the use of a Development Permit System (DPS) in the downtown as a tool to implement a planning vision and help expedite development** be received.

Carried

7. Planning

- * 7.1. Report from D. VanderBerg, Central Area Planner, Planning and Development Services, dated February 8, 2019, re: **Application to Amend the Official Plan and Zoning By-law – Glen Schnarr and Associates Inc. – 13335338 Ontario Ltd., William Hewson and 6602142 Canada Ltd. – 174, 178, 180 & 184 Queen Street East – Ward 1** (File C01E06.053)

- PDC026-2019
1. That the report from D. VanderBerg, dated February 8, 2019, to the Planning and Development Committee Meeting of March 4, 2019, re: **Application to Amend the Official Plan and Zoning By-law – Glen Schnarr and Associates Inc. – 13335338 Ontario Ltd., William Hewson and 6602142 Canada Ltd. – 174, 178, 180 and 184 Queen Street East – Ward 1** (File C01E06.053) be received;
 2. That the Official Plan and Zoning By-law Amendment applications submitted by Glen Schnarr and Associates, Ward 1, File: C01E05.063 be approved on the basis That they represent good planning, including that they are consistent with the Provincial Policy Statement, conform with the Growth Plan for the Greater Golden Horseshoe, the Region of Peel’s Official Plan and the City’s Official Plan;
 3. That the Mayor and City Clerk be authorized to execute the development agreement based on terms and conditions approved by the Commissioner, Planning and Development Services and in a form acceptable to the City Solicitor;
 4. That a by-law be passed to adopt the Official Plan amendment attached as Appendix 1;

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5. That a by-law be passed to amend Comprehensive Zoning By-law 270-2004 as amended, as contained in Appendix 2;
6. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34 (17) of the Planning Act, R.S.O. c. P. 13, as amended; and,
7. That a by-law be passed to amend ICBL 246-2017, attached as Appendix 3 to the report.

Carried

- * 7.2. Report from C. LaRota, Policy Planner, Planning and Development Services, dated January 30, 2019, re: **Bramalea Mobility Hub Land Use Study – Ward 7**

- PDC027-2019
1. That the report from C. LaRota, Policy Planner, Planning and Development Services, dated January 30, 2019, to the Planning and Development Committee Meeting of March 4, 2019, re: **Bramalea Mobility Hub Land Use Study – Ward 7** be received;
 2. That staff be directed to hold a statutory public meeting to present for public consultation a City initiated amendment to the Bramalea Road South Gateway Redevelopment Area Secondary Plan 38 and the Comprehensive Zoning By-Law, and;
 3. That a copy of the staff report and resolution be forwarded to the Region of Peel for information.

Carried

8. Minutes

- * 8.1. **Minutes – Brampton Heritage Board – February 19, 2019**

- PDC028-2019
- That the **Minutes - Brampton Heritage Board - February 19, 2019** to the Planning and Development Committee Meeting of March 4, 2019, Recommendations HB-2019 to HB-2019, be approved as printed and circulated.

Carried

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The recommendations were approved as follows:

- HB008-2019 That the agenda for the Brampton Heritage Board Meeting of February 19, 2019 be approved as published and circulated.
- HB009-2019 That the **Minutes of the Heritage Resources Sub-Committee Meetings**, as follows, to the Brampton Heritage Board Meeting of February 19, 2019, be received:
- September 13, 2018 (as corrected)
 - October 11, 2018 (as corrected)
 - November 8, 2018
- HB010-2019 1. That the report from Pascal Doucet, Heritage Planner, Planning and Development Services, dated February 12, 2019, to the Brampton Heritage Board Meeting of February 19, 2019, re: Heritage Permit Application – Alterations to a Designated Heritage Property – 563 Bovaird Drive East (Bovaird House) – Ward 1 (File HE.x)
2. That the Heritage Permit Application for the alterations to the designated property at 563 Bovaird Drive East (Bovaird House) be approved subject to the following terms and conditions:
- a. that the alterations of the Bovaird House for the construction of a sloped walkway, stairs, landing, retaining walls and wood railings on the northwest elevation; the installation of accessible hardware on the interior and exterior of the house; the installation of copper flashing and repairs to the wood window sills on all elevations; and the repairs to the entrance doors and door hardware be carried out in accordance with the plans, drawings, specifications and project description attached hereto as Appendix C;
 - b. that Planning and Development Services (Heritage) be notified prior to the commencement of any work that is not identified in the Plans and Drawings received on February 12, 2019 as part of the application to obtain approval under Section 33 of the Ontario Heritage Act, for review and documentation; and

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- c. that the approval for alterations given under Section 33 of the Ontario Heritage Act expire two years after the date where Council has given its consent to alter the property.

HB011-2019 That the Brampton Heritage Board do now adjourn to meet again on Tuesday, March 19, 2019 at 7:00 p.m. or at the call of the Chair.

9. **Other/New Business** – nil

10. **Referred Matters** – nil

11. **Deferred Matters** – nil

12. **Notice of Motion** – nil

13. **Correspondence**

- * 13.1. Correspondence from S. Snider, Turkstra Mazza Associates, dated February 13, 2019, re: **Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision - Part of Lot 7 and 8, Concession 5 W.H.S - Proposed Amendment to Remove the Subject Lands from the Huttonville North Secondary Plan Area 52 and add it to the Huttonville Secondary Plan 29(b) - Four X Development Inc.** (File C05W07.006)

PDC029-2019 That the correspondence from S. Snider, Turkstra Mazza Associates, dated February 13, 2019, to the Planning and Development Committee Meeting of March 4, 2019, re: **Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision - Part of Lot 7 and 8, Concession 5 W.H.S - Proposed Amendment to Remove the Subject Lands from the Huttonville North Secondary Plan Area 52 and add it to the Huttonville Secondary Plan 29(b) - Four X Development Inc.** (File C05W07.006) be received.

Carried

14. **Councillor Question Period** – nil

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15. **Public Question Period** – nil

16. **Closed Session** – nil

17. **Adjournment**

The following motion was considered:

PDC030-2019 That the Planning and Development Committee do now adjourn to meet again on Monday, March 25, 2019, at 1:00 p.m.

Carried

Regional Councillor M. Medeiros (Chair)

Monday, March 25, 2019

- Members Present:**
- Regional Councillor M. Medeiros – Wards 3 and 4 (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
 - City Councillor D. Whillans – Wards 2 and 6
 - City Councillor J. Bowman – Wards 3 and 4
 - City Councillor C. Williams – Wards 7 and 8
 - City Councillor H. Singh – Wards 9 and 10
- Members Absent:**
- Regional Councillor P. Fortini – Wards 7 and 8 (Vice-Chair) (personal)
- Staff Present:**
- Planning and Development Services:**
- R. Conard, Interim Commissioner
 - A. Parsons, Director, Development Services
 - B. Bjerke, Director, Policy Planning
 - B. Steiger, Manager, Development Services
 - D. Balasal, Policy Planner
 - M. Hoy, Policy Planner, Environment
- Corporate Services:**
- A. D’Andrea, Legal Counsel
 - A. Wilson-Peebles, Legal Counsel
- City Clerk’s Office:**
- P. Fay, City Clerk
 - C. Gravlev, Deputy City Clerk
 - S. Danton, Legislative Coordinator

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The meeting was called to order at 1:01 p.m. and adjourned at 2:07 p.m.

1. Approval of Agenda

The following motion was considered:

PDC031-2019 That the Agenda for the Planning and Development Committee Meeting of March 25, 2019, be approved as amended, as follows:

To add:

- 5.1. Delegation from Sylvia Menezes Roberts, Brampton resident, re: **Item 6.2 – Development of Brampton’s Age-Friendly Strategy**

Carried

The following supplementary information was provided at the meeting.

- 8.2. Minutes – Brampton Heritage Board – March 19, 2019

Note: Committee agreed to vary the order of business and consider item 6.2 prior to item 6.1.

2. Declarations of Interest under the Municipal Conflict of Interest Act – nil

3. 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.

(7.2, 7.3, 8.1)

4. Statutory Public Meeting Reports – nil

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5. Delegations

- 5.1. Delegation from Sylvia Menezes Roberts, Brampton resident, re: **Item 6.2 – Development of Brampton’s Age-Friendly Strategy**

Dealt with under Item 6.2 – Recommendation PDC033-2019

6. Staff Presentations

- 6.1. Presentation by Mike Hoy, Policy Planner, Environment, Planning and Development Services, re: **Measuring Sustainability Performance of New Development**

Mike Hoy, Policy Planner, Environment, Planning and Developing Services, provided an overview of the City’s sustainable community program and strategic planning framework that included the following:

- Sustainable community development guidelines (SDGCs)
- Measuring sustainability of new development
- Point structure and sustainability thresholds
- Sustainability of the Mount Pleasant Block Plan – as an example
- Submission requirements
- Staff and council roles
- Benefits
- Compliance monitoring and next steps

Committee consideration of the matter included:

- Incentivizing developers to go above minimum sustainability threshold
- Scoring the sustainability of existing neighbourhoods
- Increasing tree replacement ratio and requirements as per the Brampton Trees Project

In response to questions from Committee, staff noted the following:

- The sustainability threshold is addressed in the pre-consultation meetings with developers and staff encourage them to go beyond the minimum requirement
- Sustainability of existing neighbourhoods is measured and monitored in consultation with the Sustainable Neighbourhood Retrofit Action Plan (SNAP)
- Additional steps that may be taken to inform potential homebuyers of the sustainable measures taken with the development are being considered
- Staff is attending a workshop with representatives from Copenhagen to discuss their progressive environmental plans and learn how they may be implemented in Brampton

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- The City is currently planting 25 to 35 thousand trees per year; the street tree planting requirement has been increased, and the cash-in-lieu reserve is starting to build and may contribute to tree planting

A motion was introduced to direct staff to report back in the fall on the details and intent of the Brampton Trees Project (One Million Trees) as per action #1.3 of the Brampton 2040 Planning Vision.

The following motion was considered:

- PDC032-2019
1. That the presentation by Mike Hoy, Policy Planner, Environment, Planning and Development Services, to the Planning and Development Committee Meeting of March 25, 2019, re: **Measuring Sustainability Performance of New Development** be received;
 2. That staff report back to the Planning and Development Committee in the fall on the details and intent of the Brampton Trees Project (One Million Trees) as per action #1.3 of the Brampton 2040 Planning Vision.

Carried

- 6.2. Presentation by Daniella Balasal, Policy Planner, Planning and Development Services, re: **Development of Brampton's Age-Friendly Strategy**

Daniella Balasal, Policy Planner, Planning and Development Services, presented an overview on the development of Brampton's Age-Friendly Strategy that included the following:

- Definition and aspects of age friendly community
- Definition and aspects of age friendly strategy
- Provincial framework
- World Health Organization designation process
- Background and focus area
- Hard and soft infrastructure plans
- Development of the strategy, engagement activities and community audit
- Public workshops, community survey and age friendly forum
- Project schedule, timeline and next steps

Item 5.1 was brought forward at this time.

Sylvia Menezes Roberts, Brampton resident, outlined comments on youth engagement, housing, safety and transit as they relate to the development of Brampton's Age-Friendly Strategy.

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Staff noted that the City's Senior Housing Strategy identifies potential development locations and includes affordability strategies. In response to a question from Committee, staff confirmed that youth engagement and involvement with the development of the strategy will be addressed in the forthcoming recommendation report.

Item 7.1 was brought forward at this time.

The following motion was considered:

- PDC033-2019
1. That the presentation by Daniella Balasal, Policy Planner, Planning and Development Services, to the Planning and Development Services Committee Meeting of March 25, 2019, re: **Development of Brampton's Age-Friendly Strategy** be received.
 2. That the report from D. Balasal, Policy Planner, Planning and Development Services, dated March 1, 2019, to the Planning and Development Services Committee Meeting of March 25, 2019, re: **Development of Brampton's Age-Friendly Strategy – City Wide** (File J. BD. AFBS), be received;
 3. That, per the process requirements of obtaining the World Health Organization's Age-Friendly Cities designation, staff update its age-friendly status as it relates to Brampton's Age-Friendly Baseline Assessment Report;
 4. That Committee direct staff to continue the advancement of Brampton's Age-Friendly Strategy and Action Plan;
 5. That the delegation from Sylvia Menezes Roberts, Brampton resident, to the Planning and Development Committee Meeting of March 25, 2019, re: **Item 6.2 – Development of Brampton's Age-Friendly Strategy** be received.

Carried

7. Planning

- 7.1. Report from D. Balasal, Policy Planner, Planning and Development Services, dated March 1, 2019, re: **Development of Brampton's Age-Friendly Strategy – City Wide** (File J. BD. AFBS)

Dealt with under item 6.2 – Recommendation PDC033-2019

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- * 7.2. Report from K. Freeman, Development Planner, Planning and Development Services, dated March 1, 2019, re: **Application to Amend the Zoning By-law to Permit Single Detached Dwellings – Glen Schnarr & Associates Inc. – Top End Construction Inc. – 8917 Heritage Road – South of Embleton Road, on the East Side of Heritage Road – Ward 6** (File C05W05.008)

- PDC034-2019
1. That the report from K. Freeman, Development Planner, Planning and Development Services Division, dated March 1, 2019 to the Planning and Development Committee Meeting of March 25, 2019 re: **Application to Amend the Zoning By-law to Permit Single Detached Dwellings – Glen Schnarr & Associates Inc. – Top End Construction Inc. – 8917 Heritage Road – South of Embleton Road, on the East Side of Heritage Road – Ward 6** (File C05W05.008) be received;
 2. That the Zoning By-law application submitted by Glen Schnarr & Associates Incorporated on behalf of Top End Construction Inc., Ward: 6, File: C05W05.008, 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 for the reasons set out in the Planning Recommendation Report dated March 1, 2019; and,
 3. That the amendments to the Zoning By-law, attached as Appendix 13 to the report be adopted.

Carried

- * 7.3. Report from S. Dykstra, Development Planner, Planning and Development Services, dated March 1, 2019, re: **Application to Amend the Zoning By-law to Permit the Development of 120 Townhouse Units - Gore (Mosaik) Inc. – Humphries Planning Group Inc. – 9452 The Gore Road – West of The Gore Road, North of Cottrelle Boulevard – Ward 8** (File C09E08.021)

- PDC035-2019
1. That the report from S. Dykstra, Development Planner, Planning and Development Services, dated March 1, 2019, to the Planning and Development Committee Meeting of March 25, 2019, re: **Application to Amend the Zoning By-law to Permit the Development of 120 Townhouse Units – Gore (Mosaik) Inc. – Humphries Planning Group Inc. – 9452 The Gore Road – West of The Gore Road, North of**

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Cottrelle Boulevard – Ward 8 (File C09E08.021) be received;

2. That the Zoning By-law Amendment application submitted by Humphries Planning Group Inc, 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 for the reasons set out in the Recommendation Report (dated March 1, 2017);
3. That a Rezoning Agreement as identified in the Recommendation Report is not required;
4. That the amendments to the Zoning By-law, generally in accordance with the attached Appendix 1 to the report be adopted.

Carried

8. Minutes

*** 8.1. Minutes – Age-Friendly Brampton Advisory Committee – February 26, 2019**

PDC036-2019 That the **Minutes- Age-Friendly Brampton Advisory Committee - February 26, 2019** to the Planning and Development Committee Meeting of March 25, 2019, Recommendations AFC001-2019 to AFC007-2019, be approved as printed and circulated.

Carried

The recommendations were approved as follows:

AFC001-2019 That the agenda for the Age-Friendly Brampton Advisory Committee Meeting of February 26, 2019, be approved, as amended, to add the following item:

Re: **Item 5.2**

- 4.2 Delegation from Paige Fisher and Marilyn Verghis, Directors of Vision Brampton, re: **Brampton Youth Council and Youth Mentorship Program**

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- AFC002-2019 That the delegation from Sylvia Roberts, Brampton resident, to the Age-Friendly Brampton Advisory Committee meeting of February 26, 2019, re: **Request for two Youth Councils** be received.
- AFC003-2019 That the delegation from Paige Fisher, Director, Vision Brampton, to the Age-Friendly Brampton Advisory Committee meeting of February 26, 2019, re: **Brampton Youth Council and Youth Mentorship Program** be received.
- AFC004-2019 That the presentation and updates by Daniella Balasal, Policy Planner, Planning and Development Services, to the Age-Friendly Brampton Advisory Committee meeting of February 26, 2019, re:
- **Three public workshop events in Fall 2018**
 - **Resident survey completed, with support of Brampton Library**
 - **Age Friendly Forum held January 19, 2019**
 - **Interim report completion timeline of February, 2019**, be received.
- AFC005-2019 1. That the report from Daniella Balasal, Policy Planner, Planning and Development Services, to the Age-Friendly Brampton Advisory Committee meeting of February 26, 2019, re: **Brampton Youth Council and Mentorship Program**, be received; and
2. That the presentation to the Age-Friendly Brampton Advisory Committee meeting of February 26, 2019, re: **Developing a Youth Council for the City of Brampton** be received.
- AFC006-2019 1. That the verbal advisory from the City Clerk's Office staff to the Age-Friendly Brampton Advisory Committee meeting of February 26, 2018, re: **Resignations from Committee** be received; and,
2. That the following four members be thanked for their contributions to the Age-Friendly Brampton Advisory Committee:
- Joyce Temple-Smith
 - Mansimrand Anand
 - Fatima Barron
 - Alisha Dean; and,
3. That the current Co-Chair now assume the position of Chair and quorum be reduced by four members for all future meetings, until such time as new members are appointed.

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AFC007-2019 That the Age-Friendly Brampton Advisory Committee meeting do now adjourn to meet again on March 26, 2019 at 7:00 p.m.

8.2. Minutes – Brampton Heritage Board – March 19, 2019

In response to a question from Committee, staff stated that the provisions included in the proposed Main Street South Heritage Conservation District provide the necessary protections to maintain the characteristics of the area.

The following motion was considered:

PDC037-2019 That the **Minutes – Brampton Heritage Board – March 19, 2019**, to the Planning and Development Committee Meeting of March 25, 2019, Recommendations HB012-2019 to HB017-2019, be approved as printed and circulated.

Carried

The recommendations were approved as follows:

HB012-2019 That the agenda for the Brampton Heritage Board Meeting of March 19, 2019 be approved as printed and circulated.

- HB013-2019 1. That the report from Erin Smith, Assistant Heritage Planner, Planning and Development Services, dated March 5, 2019, to the Brampton Heritage Board Meeting of March 19, 2019, re: **Heritage Permit Application – 87 Elizabeth Street South – Ward 3** (File HE.x), be received; and
2. That the Heritage Permit application for 87 Elizabeth Street South for the construction of a one-storey detached garage be approved.

- HB014-2019 1. That the report from Erin Smith, Assistant Heritage Planner, Planning and Development Services, to the Brampton Heritage Board Meeting of March 19, 2019, re: **Heritage Permit Application and Designated Heritage Property Incentive Grant Application Resubmission – 67 Main Street South – Ward 3** (File HE), be received; and
2. That the Heritage Permit Application Resubmission for 67 Main Street South for selective brick replacement and repointing on all building elevations be approved; and,

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3. That the associated resubmitted Designated Heritage Property Incentive Grant Application for 67 Main Street South for selective brick replacement and repointing be approved, to a maximum of \$5,000.
- HB015-2019
1. That the report from Cassandra Jasinski, Heritage Planner, Planning and Development Services, dated March 1, 2019, re: **Listing 25 Harold Street on the Municipal Register of Cultural Heritage Resources – Ward 3** (File HE.x), be received; and
2. That 25 Harold Street be listed on the City of Brampton's *Municipal Register of Cultural Heritage Resources*.
- HB016-2019
1. That the verbal update from Cassandra Jasinski, Heritage Planner, Planning and Development Services, to the Brampton Heritage Board Meeting of March 19, 2019, re: **76 Main Street South – Local Planning Appeal Tribunal (LPAT) Decision**, be received; and,
2. That staff be requested to report back to the Board on the potential for an Interim Control By-law to prevent future severances of properties within the proposed Main Street South Heritage Conservation District.
- HB017-2019
- That the Brampton Heritage Board do now adjourn to meet again on Tuesday, April 16, 2019 at 7:00 p.m. or at the call of the Chair.

9. **Other/New Business** – nil

10. **Referred Matters** – nil

11. **Deferred Matters** – nil

12. **Notice of Motion** – nil

13. **Correspondence** – nil

14. **Councillor Question Period** – nil

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15. **Public Question Period** – nil

16. **Closed Session** – nil

17. **Adjournment**

The following motion was considered:

PDC038-2019 That the Planning and Development Committee do now adjourn to meet again on Monday, April 8, 2019, at 7:00 p.m., or at the call of the Chair.

Carried

Regional Councillor M. Medeiros (Chair)

Monday, April 8, 2019

Members:

- 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
- Regional Councillor G. Dhillon – Wards 9 and 10
- City Councillor D. Whillans – Wards 2 and 6
- City Councillor J. Bowman – Wards 3 and 4
- City Councillor C. Williams – Wards 7 and 8 (returned from recess at 8:48 p.m. – other municipal business)
- City Councillor H. Singh – Wards 9 and 10

Members Absent: nil

Staff Present:

Planning and Development Services:

- R. Conard, Interim Commissioner
- A. Parsons, Director, Development Services
- B. Bjerke, Director, Policy Planning
- B. Steiger, Manager, Development Services
- E. Corazzola, Manager, Zoning and Sign By-law Services
- C. LaRota, Policy Planner
- D. VanderBerg, Central Area Planner

Corporate Services:

- A. D’Andrea, Legal Counsel
- A. Wilson-Peebles, Legal Counsel
- J. Avbar, Manager, Enforcement and Property Standards

City Clerk’s Office:

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

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The meeting was called to order at 7:00 p.m., recessed at 8:35 p.m., reconvened at 8:47 p.m., and adjourned at 9:25 p.m.

1. Approval of Agenda

The following motion was considered:

PDC039-2019 That the Agenda for the Planning and Development Committee Meeting of April 8, 2019, be approved as printed and circulated.

Carried

The following was received by the City Clerk's Office after the agenda was printed and related to a published item on the Agenda (Committee approval was not required for addition of this item in accordance with Procedure By-law 160-2004, as amended):

Re: Item 4.3 – Report from Y. Xiao, Development Planner, Planning and Development Services, dated March 7, 2019, re: **Application to Amend the Official Plan and Zoning By-Law – Gagnon Walker Domes Ltd. – Parhar, Navsharnjeet – 10196 Bramalea Road – West Side of Bramalea Road, North of Bovaird Drive East – Ward 9** (File C04E11.008)

Correspondence from:

- Gurvinder Virk, Brampton resident, dated March 14, 2019
- Satnam Sehmbi, Brampton resident, dated April 6, 2019
- Behruz Daroga, Brampton resident, dated April 8, 2019
- Vijeyalakkshmi Daroga, Brampton resident, dated April 8, 2019

Re: Item 7.1 – Report from B. Steiger, Manager, Planning and Development Services, dated March 15, 2019, re: **Residential Driveway Widenings Review and Recommendations** (File G.DX)

- Staff presentation from Bernie Steiger, Manager, Planning and Development Services

2. Declarations of Interest under the Municipal Conflict of Interest Act - nil

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3. 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.

(7.2)
(7.3 was added into consent)

4. Statutory Public Meeting Reports

- 4.1. Report from C. LaRota, Policy Planner, Planning and Development Services, dated March 11, 2019, re: **Site-Specific City-Initiated Draft Official Plan Amendment to the Newly Implemented Highway 410 and Steeles Secondary Plan Area 5 – Wards 3 and 7**

Claudia LaRota, Policy Planner, Planning and Development Services presented details on the draft official plan amendment including location of the subject lands, background information, goals of the amendment, planning framework, and next steps.

In response to the Chair's inquiry, no members of the public requested to speak to the matter.

The following motion was considered:

- PDC040-2019
1. That the report from C. LaRota, Policy Planner, Planning and Development Services, dated March 11, 2019, to the Planning and Development Services Committee Meeting of April 8, 2019, re: **Site-Specific City-Initiated Draft Official Plan Amendment to the Newly Implemented Highway 410 and Steeles Secondary Plan Area 5 – Wards 3 and 7**, be received; and
 2. That Planning and Development Services Department staff be directed to report back to Planning and Development Services Committee with the results of the public meeting and a staff recommendation.

Carried

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- 4.2. Report from D. VanderBerg, Central Area Planner, Planning and Development Services, dated March 15, 2019, re: **City-Initiated Zoning By-law Amendment to Extend the Downtown Parking Exemption – Wards 1 and 3** (File P03 PA)

David VanderBerg, Central Area Planner, Planning and Development Services, presented a summary of the amendment including details on the location of the subject lands, background information, technical aspects and next steps of the planning process.

Following the presentation, a member of the public requested to address Committee.

Sylvia Menezes Roberts, Brampton resident, provided her views and questions with respect to the proposed amendment.

Staff noted that development applications in the subject area are subject to the same parking provision evaluation.

The following motion was considered:

- PDC041-2019
1. That the report from D. VanderBerg, Central Area Planner, Planning and Development Services, dated March 15, 2019, to the Planning and Development Committee Meeting of April 8, 2019, re: **City-Initiated Zoning By-law Amendment to Extend the Downtown Parking Exemption – Wards 1 and 3** (File P03 PA), be received; and,
 2. That staff be directed to report back to Planning and Development Committee with the results of the statutory public meeting and a staff recommendation.

Carried

- 4.3. Report from Y. Xiao, Development Planner, Planning and Development Services, dated March 7, 2019, re: **Application to Amend the Official Plan and Zoning By-Law – Gagnon Walker Domes Ltd. – Parhar, Navsharnjeet – 10196 Bramalea Road – West Side of Bramalea Road, North of Bovaird Drive East – Ward 9** (File C04E11.008)

A member of the public requested a presentation on this item.

Yin Xiao, Development Planner, Planning and Development Services, presented the technical aspects and next steps of the planning process.

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Marc DeNardis, Gagnon Walker Domes Ltd., presented a summary of the proposal including details on the location and size of the subject lands.

In response to the Chair's inquiry, no members of the public requested to speak to the matter.

Committee consideration of the matter included questions of clarification regarding the width of the proposed buffer and restoration area. Staff noted that the proposed 15 metre buffer is the recommendation of environmental and conservation authority staff.

The following motion was considered:

- PDC042-2019
1. That the report from Y. Xiao, Development Planner, Planning and Development Services, dated March 7, 2019, to the Planning and Development Service Committee Meeting of April 8, 2019, re: **Application to Amend the Official Plan and Zoning By-Law – Gagnon Walker Domes Ltd. – Parhar, Navsharnjeet – 10196 Bramalea Road – West Side of Bramalea Road, North of Bovaird Drive East – Ward 9** (File C04E11.008) be received; and,
 2. That Planning and Development Services 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.
 3. That the following correspondence to the Planning and Development Committee Meeting of April 8, 2019, re: **Application to Amend the Official Plan and Zoning By-Law – Gagnon Walker Domes Ltd. – Parhar, Navsharnjeet – 10196 Bramalea Road – West Side of Bramalea Road, North of Bovaird Drive East – Ward 9** (File C04E11.008) be received:
 1. Gurvinder Virk, Brampton resident, dated March 14, 2019
 2. Satnam Sehmbi, Brampton resident, dated April 6, 2019
 3. Behruz Daroga, Brampton resident, dated April 8, 2019
 4. Vijeyalakkshmi Daroga, Brampton resident, dated April 8, 2019

Carried

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- 4.4. Report from R. Nykyforchyn, Development Planner, Planning and Development Services, dated February 12, 2019, re: **Application to Amend the Zoning By-Law – Gagnon Walker Domes Ltd. – Maple Lodge Farms Ltd. – Ward 6** (File C06W01.005)

In response to the Chair's inquiry, Marc DeNardis, Gagnon Walker Domes Ltd., provided background information on the subject site and noted that the proposal is logical and consistent with comparable establishments.

In response to the Chair's inquiry, no members of the public requested to speak to the matter.

The following motion was considered:

- PDC043-2019
1. That the report from R. Nykyforchyn, Development Planner, Planning and Development Services, dated March 15, 2019 to the Planning and Development Committee Meeting of April 8, 2019, re: **Application to Amend the Zoning By-Law, Gagnon Walker Domes Ltd. – Maple Lodge Farms Ltd. – Ward 6** (File C06W01.005), be received; and,
 2. That Planning and Development Services 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 comprehensive evaluation of the proposal.

Carried

5. Delegations

- 5.1. Possible Delegations re: **Site Specific Amendment to the Sign By-law 399-2002, as amended, and Mural Approval – 20 Biscayne Crescent – Ward 3 – Playdium Orion Gate** (File 26SI)

Note: notice regarding this matter was published on the City's Website on April 1, 2019.

After an inquiry from the Chair, it was noted that no members of the public were present for this item.

See Item 7.3 – Recommendation PDC048-2019

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5.2. Delegation from Neil Davis, Davis Webb LLP, re: **Extension of Brampton Auto Mall**

Neil Davis, Davis Webb LLP, spoke on behalf of two numbered companies which own two blocks of land in the area of Mayfield Road and Dixie Road. He noted that the landowners will be submitting applications to zone the land to permit automotive uses, provided details about the applications, and noted that the abutting landowner has received approval for automotive uses. Mr. Davis requested that Committee express its support for the forthcoming applications, and responded to questions of clarification from Committee.

A motion to waive the rules of the Procedure By-law was introduced to allow consideration of the request from the delegation.

Committee discussion regarding this motion included:

- Varying opinions on the appropriateness of waiving the rules of procedure
- Clarification regarding the urgency of this matter
- Suggestion that the request from the delegation be dealt with in accordance with the rules of procedure, as such be referred to staff for a report back to a future meeting

The motion was considered as follows:

PDC044-2019 That the Planning and Development Committee waive the rules of the Procedure By-law to allow discussion and consideration of the request from Neil Davis, Davis Webb LLP.

A recorded vote was requested and the motion carried with the required two-thirds vote achieved, as follows:

<u>Yea</u>	<u>Nay</u>	<u>Absent</u>
Santos	Palleschi	nil
Vicente	Bowman	
Whillans		
Medeiros		
Williams		
Fortini		
Singh		
Dhillon		

Carried
8 Yeas
2 Nays
0 Absent

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The following motion was introduced:

That the delegation from Neil Davis, Davis Webb LLP, to the Planning and Development Committee Meeting of April 8, 2019, re: **Extension of Brampton Auto Mall** be received;

That, in principle, Committee express support for development of the subject lands as part of the surrounding auto mall;

That the matter be **referred** to staff for consideration and a report thereon be brought forward to Planning and Development Committee by the end of July 2019; provided the requisite application(s) are submitted and deemed complete by Planning and Development Services by May 1, 2019.

The following motion was considered:

- PDC045-2019
1. That the delegation from Neil Davis, Davis Webb LLP, to the Planning and Development Committee Meeting of April 8, 2019, re: **Extension of Brampton Auto Mall** be received;
 2. That, in principle, Committee express support for development of the subject lands as part of the surrounding auto mall;
 3. That the matter be **referred** to staff for consideration and a report thereon be brought forward to Planning and Development Committee by the end of July 2019; provided the requisite application(s) are submitted and deemed complete by Planning and Development Services by May 1, 2019.

Carried

6. Staff Presentations – nil

7. Planning

- 7.1. Report from B. Steiger, Manager, Planning and Development Services, dated March 15, 2019, re: **Residential Driveway Widenings Review and Recommendations** (File G.DX)

Bernie Steiger, Manager, Planning and Development Services, presented details on the residential driveway widenings review and recommendations that included the following:

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- Background and current situation
- Zoning By-law requirements
- Recommended actions
- Options for surcharge for Driveway widenings
- Feasibility of charging contractors (licensees) vs. home owners
- Legal non-conforming status for changes to zoning by-law/applications of “grandfathering”
- Policy for prioritization of complaints
- Education and awareness
- Feasibility of implementing a driveway permit process

In response to questions from Committee, staff provided details on the potential for providing an incentive for homeowners to use a permeable paving material, and enforcement procedures regarding the investigation of non-compliant driveways.

A motion was introduced to defer the report to the Planning and Development Committee Meeting of May 13, 2019, to provide more time for modification and enhancement of the report and associated recommendations.

The following motion was considered:

- PDC046-2019
1. That the presentation from B. Steiger, Manager, Planning and Development Services, to the Planning and Development Committee Meeting of April 8, 2019, re: **Residential Driveway Widenings Review and Recommendations** (File G.DX) be received;
 2. That the report from B. Steiger, Manager, Planning and Development Services, dated March 15, 2019, to the Planning and Development Committee Meeting of April 8, 2019, re: **Residential Driveway Widenings Review and Recommendations** (File G.DX) be **deferred** to the Planning and Development Committee Meeting of May 13, 2019, to provide more time for modification and enhancement of the report and recommendations.

Carried

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- * 7.2. Report from H. Katyal, Development Planner, Planning and Development Services, dated March 15, 2019, re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision – 2138436 Ontario Inc. - Humphries Planning Group Inc. – South Side of Mayfield, West of McVean Drive - Ward 10** (File C08E17.008)

- PDC047-2019
1. That the report from H. Katyal, Development Planner, Planning and Development Services Division, dated March 15, 2019 to the Planning and Development Committee Meeting of April 8, 2019 re: **Application to amend the Zoning By-law and Proposed Draft Plan of Subdivision – 2138436 Ontario Inc. – Humphries Planning Group Inc. – South Side of Mayfield, West of McVean Drive – Ward 10** (File C08E17.008) be received;
 2. That the Zoning By-law amendment application submitted by Humphries Planning Group Inc., Ward 10 File: C08E17.008 (21T-15004B), 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 for the reasons set out in the Planning Recommendation Report, dated March 1, 2017.
 3. That the amendment to the Zoning By-law, attached as Appendix 1 to the report be adopted.
 4. That Council authorize the Mayor and Clerk to execute the subdivision agreement.

Carried

- * 7.3. Report from R. Campbell, Supervisor, Zoning and Sign By-law Services, Building Division, dated March 11, 2019, re: **Site Specific Amendment to the Sign By-law 399-2002, as amended, and Mural Approval – 20 Biscayne Crescent – Ward 3 – Playdium Orion Gate** (File 26SI)

See Item 5.1

- PDC048-2019
1. That the report from R. Campbell, Supervisor, Zoning and Sign By-law Services, dated March 11, 2019, to the Planning and Development Services Committee Meeting of April 29, 2019, re: **Site Specific Amendment to the Sign By-law 399-2002, as amended, and Mural Approval – 20**

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Biscayne Crescent – Ward 3 – Playdium Orion Gate (File 26SI) 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.
3. That approval be granted for murals at the Playdium Orion Gate located at 20 Biscayne Crescent in the City of Brampton, provided that the mural images shall not be altered without further Council approval, and the maximum height of lettering within the mural complies with the requirements specified for wall signs in the Sign By-law 399-2002, as amended.

Carried

8. **Minutes** – nil

9. **Other/New Business** – nil

10. **Referred Matters** – nil

11. **Deferred Matters** – nil

12. **Notice of Motion** – nil

13. **Correspondence** – nil

14. **Councillor Question Period** – nil

15. **Public Question Period** – nil

16. **Closed Session** – nil

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17. Adjournment

The following motion was considered:

PDC049-2019 That the Planning and Development Committee do now adjourn to meet again on Monday, April 29, 2019, at 1:00 p.m., or at the call of the Chair.

Carried

Regional Councillor M. Medeiros (Chair)

Monday, April 29, 2019

Members Present:

Regional Councillor P. Vicente – Wards 1 and 5 (Acting Chair)
Regional Councillor R. Santos – Wards 1 and 5
Regional Councillor M. Palleschi – Wards 2 and 6
Regional Councillor G. Dhillon – Wards 9 and 10
City Councillor D. Whillans – Wards 2 and 6
City Councillor J. Bowman – Wards 3 and 4
City Councillor H. Singh – Wards 9 and 10

Members Absent:

Regional Councillor M. Medeiros – Wards 3 and 4 (Chair) (vacation)
Regional Councillor P. Fortini – Wards 7 and 8 (Vice-Chair) (personal)
City Councillor C. Williams – Wards 7 and 8 (vacation)

Staff Present:

Planning and Development Services:

R. Conard, Acting Commissioner
A. Parsons, Director, Development Services
D. Dalton, Development Planner

Corporate Services:

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

City Clerk's Office:

P. Fay, City Clerk
S. Danton, Legislative Coordinator
C. Urquhart, Legislative Coordinator

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The meeting was called to order at 1:00 p.m., recessed at 1:32 p.m., reconvened at 1:43 p.m., and adjourned at 1:51 p.m.

Committee discussion took place with respect to appointing an Acting Chair for this meeting. A procedural vote was taken to appoint Regional Councillor Vicente as Acting Chair.

1. Approval of Agenda

Committee discussion took place regarding the order of business and there was consensus to vary the order to consider Item 5.2 prior to Item 5.1.

The following motion was considered:

PDC050-2019 That the Agenda for the Planning and Development Committee Meeting of April 29, 2019, be approved as amended to vary the order of business and deal with Item 5.2 before Item 5.1.

Carried

The following supplementary information was provided at the meeting.

8.1. Minutes – Brampton Heritage Board – April 16, 2019

2. Declarations of Interest under the Municipal Conflict of Interest Act – nil

3. Consent

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

(7.1, 7.2, 8.2)

4. Statutory Public Meeting Reports – nil

5. Delegations

5.1. Possible delegations re: **Amendments to the Sign By-law – Multiple Locations:**

- **Kelsey’s Restaurant – 2 Locations – 70 Quarry Edge Drive and 2870 Queen Street East – Wards 1 and 8**
- **Amica Senior Lifestyles – Amica Peel Village – 223 Main Street**

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South – Ward 3

- **Brampton Fire Station 204 – 657 Queen Street West – Ward 4**
- **Kaneff Properties Ltd. – Lionhead Marketplace – 8205-8405 Financial Drive – Ward 6**

Note: notice regarding this matter was published on the City's website on April 18, 2019.

After an inquiry from the Chair, it was noted that no members of the public were present for these items.

See items 7.4, 7.5, 7.6, 7.7

- 5.2. Delegation from Nabih Youssef, Board Chair, Fr. Morcos Hanna, Head Priest, Rob El-Sayed, Advisor, Church of Archangel Michael and Saint Tekla, re: **Heritage Designation of Building at 12091 Hurontario Street.**

Under Approval of Agenda, Committee agreed to vary the order of business and dealt with this matter before Item 5.1.

Rob El-Sayed, Advisor, Church of Archangel Michael and Saint Tekla, stated that the church's proposed addition of a recreation centre is unable to begin construction by June 1, 2019, while it is obligated to meet the financial requirements of the adjacent heritage building located at 12091 Hurontario Street. Outside parties have expressed interest in purchasing the heritage building and assuming the responsibilities of the heritage designation. While the ownership details and responsibilities of the heritage building are being studied and finalized, Mr. El-Sayed requested relief from the financial responsibilities of the heritage building in order to finalize funding and building permits for the construction of the church's proposed addition.

The following motion was considered:

- PDC051-2019 That the delegation from Rob El-Sayed, Advisor, Church of Archangel Michael and Saint Tekla, to the Planning and Development Committee Meeting of April 29, 2019, re: **Heritage Designation of Building at 12091 Hurontario Street** be received.

Carried

A motion to waive the rules of the Procedure By-law was introduced to allow consideration of the request from the delegation.

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The motion was considered as follows:

PDC052-2019 That the Planning and Development Committee waive the rules of the Procedure By-law to allow discussion and consideration of the request from Rob El-Sayed, Advisor, Church of Archangel Michael and Saint Tekla.

A recorded vote was requested and the motion carried unanimously as follows:

<u>Yea</u>	<u>Nay</u>	<u>Absent</u>
Santos	nil	Medeiros
Whillans		Fortini
Palleschi		Williams
Bowman		
Vicente		
Brown		
Singh		
Dhillon		
		Carried
		8 Yeas
		0 Nays
		3 Absent

Committee consideration included the following:

- clarification regarding the urgency of this matter
- appropriateness, anticipated usage, and service levels of the proposed recreation centre
- history of the adjacent heritage building

In response to questions from Committee, staff provided details on the planning process should the church be relieved of the financial responsibilities of the heritage building.

The following motion was considered:

PDC053-2019 That staff be directed not to collect further securities for the heritage structure in order to assist the property owner in the development of the proposed recreation centre, for construction scheduled to begin as of June 1, 2019.

Carried

6. Staff Presentations – nil

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7. Planning

- * 7.1. Report from S. Dykstra, Development Planner, Planning and Development Services, dated April 5, 2019, re: **Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision – Four X Developments – KLM Planning Partners Inc. – Between Heritage Road and Mississauga Road, North of Embleton Road – Ward 6 (C05W07.006)**

- PDC054-2019
1. That the report by S. Dykstra, Development Planner, Planning and Development Services, dated April 5, 2019, to the Planning and Development Committee Meeting of April 29, 2019, re: **Application to Amend the Official Plan, Zoning By-law and proposed Draft Plan of Subdivision – Four X Developments Inc. – KLM Planning Partners Inc. – Between Heritage Road and Mississauga Road, North of Embleton Road – Ward 6** (File C05W07.006 and 21T-18007B) be received.
 2. That Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivisions applications submitted by KLM Planning Partners Inc. on behalf of FOUR X Developments Inc., Ward: 6, File: C05W07.006, be approved, on the basis that they represent good planning, including that they are 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, April 5, 2019.
 3. That the amendments to the Official Plan, generally in accordance with Appendix 12 to the report be adopted;
 4. That the amendments to the Huttonville North Secondary Plan Area 52 and Huttonville Secondary Plan Area 29(b), generally in accordance with Appendix 12 to the report be adopted;
 5. That the amendments to the Zoning By-law, generally in accordance with Appendix 13 to the report be adopted;
 6. That Council authorize the Mayor and Clerk to sign the subdivision agreement.
 7. That pursuant to Section 34 (17) of the Planning Act, R.S.O. c. P13 no further notice of public meeting is required.

Carried

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- * 7.2. Report from H. Katyal, Development Planner, Planning and Development Services, dated April 5, 2019, re: **City-initiated Amendment to the Zoning By-law to Limit the Maximum Occupancy Load at the Khalsa Community School – 69 Maitland Street – Ward 7** (File CI18.003)

- PDC055-2019
1. That the report from H. Katyal, Development Planner, Planning and Development Services, dated April 5, 2019, to the Planning and Development Committee Meeting of April 29, 2019, re: **City-initiated Amendment to the Zoning By-law to Limit the Maximum Occupancy Load at the Khalsa Community School – 69 Maitland Street – Ward 7** (File CI18.003), be received;
 2. That City-initiated Amendment to the Zoning By-law, Ward: 7, File: CI18.003, 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 for the reasons set out in the Planning Recommendation Report, dated April 5, 2019; and,
 3. That an amendment to the Zoning By-law, generally in accordance with the attachment in Appendix 10 to the report be adopted.

Carried

- 7.3. Report from D. Dalton, Development Planner, Planning and Development Services, dated April 10, 2019, re: **Community Improvement Plan (CIP) for Investment Attraction (RM11/2019)** (File CI19.001)

Staff responded to questions from Committee with respect to consulting services for the development of the subject Community Improvement Plan.

The following motion was considered:

- PDC056-2019
1. That the report by D. Dalton, Development Planner, Planning and Development Services, dated April 10, 2019, to the Planning and Development Committee Meeting of April 29, 2019, re: **Community Improvement Plan (CIP) for Investment Attraction** (File CI19.001) (RM11/2019) be received; and,

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2. That staff be directed to undertake City-initiated Amendments to the existing Central Area Community Improvement Plan, including the holding of a public meeting, to immediately implement technical amendments to allow additional financial support for high-density mixed-use office projects; and
3. That staff be directed to produce an Invitational Request for Proposal (IRFP) to hire a consultant to undertake a study to explore opportunities, city-wide, for appropriate Community Improvement Plan(s) to designate Community Improvement Plan Project Zones, and propose a package of financial and non-financial tools that will most effectively attract employment development, affordable housing and support the City's economic development and employment goals as described in this report; and,
4. That staff be directed to report back with the results of the study.

Carried

- 7.4. Report from R. Campbell, Supervisor, Zoning and Sign By-law Services, Building Division, Planning and Development Services, dated March 2, 2019, re: **Mural Approval – Kelsey's Restaurants – Multiple Locations – Wards 1 and 8** (File 26SI)

See Item 5.1

The following motion was considered:

- PDC057-2019
1. That the report from R. Campbell, Supervisor, Zoning and Sign By-law Services, dated March 2, 2019, to the Planning and Development Services Committee Meeting of April 29, 2019, re: **Mural Approval – Kelsey's Restaurants – Multiple Locations – Wards 1 and 8** (File 26SI), be received; and
 2. That approval be granted for corporate branding murals for two Kelsey's locations in the City of Brampton (70 Quarry Edge Drive and 2870 Queen Street East), provided that the mural images shall not be altered without further Council approval, the maximum height of lettering as specified the By-law is not exceeded, and the combined area of the signage and murals does not exceed the 20% maximum

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coverage allowable for a wall sign in the Sign By-law 399-2002, as amended.

Carried

- 7.5. Report from R. Campbell, Supervisor Zoning and Sign By-law Services, Building Division, dated March 2, 2019, re: **Site Specific Amendment to the Sign By-Law 399-2002, as amended – 223 Main Street South – Amica Senior Lifestyles – Ward 3** (File 26SI)

See Item 5.1

The following motion was considered:

- PDC058-2019
1. That the report from R. Campbell, Supervisor, Zoning and Sign By-law Services, dated March 2, 2019, to the Planning and Development Services Committee Meeting of April 29, 2019, re: **Site Specific Amendment to the Sign By-Law 399-2002, as amended – 223 Main Street South – Ward 3 – Amica Senior Lifestyles “Amica Peel Village”** (File 26SI) 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

- 7.6. Report from R. Campbell, Supervisor Zoning and Sign By-law Services, Building Division, dated March 2, 2019, re: **Site Specific Amendment to the Sign By-Law 399-2002, as amended – 657 Queen St. West – Brampton Fire Station 204 – Ward 4** (File 26SI)

See Item 5.1

The following motion was considered:

- PDC059-2019
1. That the Report from R. Campbell, Supervisor Zoning and Sign By-law Services, Building Division, dated March 2, 2019, to the Planning and Development Committee Meeting of April 29, 2019, re: **Site Specific Amendment to the Sign By-Law 399-2002, as amended – 657 Queen St. West – Brampton Fire Station 204 – Ward 4** (File 26SI) be received; and

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

Carried

- 7.7. Report from R. Campbell, Supervisor, Zoning and Sign By-law Services, Building Division, dated March 2, 2019, re: **Site Specific Amendment to the Sign By-Law 399-2002, as amended – 8205-8405 Financial Drive – Kaneff Properties Limited – Lionhead Marketplace - Ward 6** (File 26SI)

See Item 5.1

The following motion was considered:

- PDC060-2019
1. That the report from R. Campbell, Supervisor, Zoning and Sign By-law Services, Building Division, dated March 2, 2019, to the Planning and Development Committee Meeting of April 29, 2019, re: **Site Specific Amendment to the Sign By-Law 399-2002, as amended – 8205-8405 Financial Drive – Kaneff Properties Limited – Lionhead Marketplace – Ward 6** (File 26SI) 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

8. Minutes

8.1. Minutes – Brampton Heritage Board – April 16, 2019

The following motion was considered:

- PDC061-2018
- That the **Minutes – Brampton Heritage Board – April 16, 2019**, to the Planning and Development Committee Meeting of April 29, 2019, Recommendation HB018-2019 to HB026-2019, be approved as printed and circulated.

Carried

The recommendations were approved as follows:

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HB018-2019 That the agenda for the Brampton Heritage Board Meeting of April 16, 2019 be approved as amended, as follows:

To add:

10.4. Discussion Item at the Request of Michael Avis, Board Member, re: **Robinson Barn**.

HB019-2019 That the delegation from David Waverman, Senior Landscape Architect, Stantec Consulting Ltd., to the Brampton Heritage Board Meeting of April 16, 2019, re: **Heritage Permit Application – 525 Main Street North – Ward 5** (File HE.x), be received.

- HB020-2019
1. That the report from Erin Smith, Assistant Heritage Planner, Planning and Development Services, dated April 5, 2019, to the Brampton Heritage Board Meeting of April 16, 2019, re: **Heritage Permit Application – 525 Main Street North – Ward 5** (File HE.x), be received;
 2. That all relevant supporting documentation submitted with the Heritage Permit application, attached as Appendix B – Appendix G, be received;
 3. That the Brampton Heritage Board endorse the recommended options in this report for the Commemorative Program;
 4. That the Heritage Permit application for 525 Main Street North for the removal of five (5) to six (6) Norway spruce trees and the introduction of an east-west mulch pathway south of the Eventide Cemetery entrance be approved, subject to the following conditions:
 - a. That the applicant undertake all recommendations and mitigation measures in accordance with the Heritage Impact Assessment, dated March 29, 2019 prepared by Stantec Consulting Ltd., to the satisfaction of the Director of Policy Planning, Planning and Development Services at the City of Brampton;
 - b. That the applicant undertake all work in accordance with the Heritage Conservation Plan, dated April 5, 2019 prepared by Stantec Consulting Ltd., to the satisfaction of the Director of Policy Planning, Planning and Development Services at the City of Brampton;

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- c. That the Region of Peel's ISA certified arborist be present during construction activities of the east-west mulch pathway south of the Eventide Cemetery entrance;
- d. Prior to Site Plan approval, the applicant submit a final Commemorative Program and updated Cost Estimate to the satisfaction of the Director of Policy Planning, Planning and Development Services;
- e. That as a condition of Site Plan approval, the applicant shall provide financial securities as specified in the updated Cost Estimate plus an additional 30% contingency in a form and amount satisfactory to the Commissioner of Planning and Development Services to secure all work included in the Heritage Conservation Plan and final Commemorative Program prepared by Stantec Consulting Ltd.;
- f. That prior to the release of financial securities, the applicant provide a letter, prepared and signed by a qualified heritage expert, certifying that all works as outlined in the Heritage Conservation Plan and final Commemorative Program have been completed, and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Director of Policy Planning, Planning and Development Services;
- g. That the approval for alterations given under Section 33 of the *Ontario Heritage Act* expire two years after the date where Council has given its consent to alter the property; and,
- h. That Planning and Development Services (Heritage) be notified prior to the commencement of any work that is not identified in the scope of this Heritage Permit application to obtain approval under Section 33 of the *Ontario Heritage Act* for review and documentation.

HB021-2019 That the **Minutes of the Heritage Resources Sub-Committee Meeting of March 14, 2019**, to the Brampton Heritage Board Meeting of April 16, 2019, be received.

HB022-2019 1. That the report from Pascal Doucet, Heritage Planner, Planning and Development Services, dated April 10, 2019, to the Brampton Heritage Board Meeting of April 16, 2019,

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re: **Notice of Intention to Demolish Barns and Outbuildings on a Heritage Property that has not been Designated – 11248 Mississauga Road – Ward 6** (File HE.x), be received; and

2. That the municipality receives and accepts the notice in writing to permit the demolition of the barns and outbuildings as well as the removal of the outbuildings and the upper wooden portion of the barns as described in the notice in writing, plan and information provided in accordance with subsections 27 (3) and (4) of the *Ontario Heritage Act* (the “Act”).

HB023-2019 That the briefing note, to the Brampton Heritage Board Meeting of April 16, 2019, re: **Main Street South Heritage Conservation District (RM 40/2019)**, be received.

HB024-2019 That the Brampton Heritage Board requests that the report on the Robinson Barn (Committee of Council Item 9.2.1 – April 17, 2019) be deferred to the Committee of Council Meeting of May 1, 2019 to provide time for the Board to develop a presentation to Committee; and, in the interim, the Board requests itemized costs for the City’s estimate for the resurrection of the barn on the Historic Bovaird House property.

HB025-2019 That the report from Peter Dymond and Paul Willoughby, Co-Chairs, to the Brampton Heritage Board Meeting of April 16, 2019, re: **Heritage Report: Reasons for Heritage Designation – 82-86 Main Street North – Heritage Theatre – Ward 1**, be deferred to the Board June 2019 meeting.

HB026-2019 That the Brampton Heritage Board do now adjourn to meet again on Tuesday, May 21, 2019 at 7:00 p.m. or at the call of the Chair.

* 8.2. **Minutes – Age-Friendly Brampton Advisory Committee – March 26, 2019**

PDC062-2019 That the **Minutes – Age-Friendly Brampton Advisory Committee – March 26, 2019**, to the Planning and Development Committee Meeting of April 29, 2019, Recommendations AFC008-2019 to AFC011-2019, be approved as printed and circulated.

Carried

The recommendations were approved as follows:

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AFC008-2019 That the agenda for the Age Friendly Brampton Advisory Committee meeting of March 26, 2019, be amended, as follows:

To add:

6.2. Discussion at the request of Peter Howarth, CARP, re:
Free Transit for Seniors.

AFC009-2019 That the presentation by Sabrina Coletti, Manager, Planning, WSP, to the Age-Friendly Brampton Advisory Committee meeting of March 26, 2019 re: **Age-Friendly Strategy** be received.

AFC010-2019 That it is the position of the Brampton Age-Friendly Advisory Committee that a **Free Transit for Seniors** program in Brampton be implemented no later than Q1 2020.

AFC011-2019 That the Age-Friendly Brampton Advisory Committee do now adjourn to meet again on April 30, 2019, at 7:00 p.m.

9. **Other/New Business** – nil

10. **Referred Matters** – nil

11. **Deferred Matters** – nil

12. **Notice of Motion** – nil

13. **Correspondence** – nil

14. **Councillor Question Period** – nil

15. **Public Question Period** – nil

16. **Closed Session** – nil

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17. Adjournment

The following motion was considered:

PDC063-2019 That the Planning and Development do now adjourn to meet again on Monday, May 13, 2019, at 7:00 p.m., or at the call of the Chair.

Carried

Regional Councillor P. Vicente (Acting Chair)

Monday, May 13, 2019

Members Present: 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
Regional Councillor G. Dhillon – Wards 9 and 10
City Councillor D. Whillans – Wards 2 and 6
City Councillor J. Bowman – Wards 3 and 4
City Councillor C. Williams – Wards 7 and 8
City Councillor H. Singh – Wards 9 and 10

Members Absent: nil

Staff Present:

Planning and Development Services:
R. Forward, Commissioner
R. Conard, Director, Building, Chief Building Official
A. Parsons, Director, Development Services
B. Bjerke, Director, Policy Planning
B. Steiger, Manager, Development Services
E. Corazzola, Manager, Zoning and Sign By-law Services
A. Minichillo, Manager, Community Innovation and Resilience
C. LaRota, Policy Planner
D. VanderBerg, Central Area Planner
N. Grady, Development Planner

Corporate Services:
A. D’Andrea, Legal Counsel
A. Wilson-Peebles, Legal Counsel

City Clerk’s Office:
P. Fay, City Clerk
C. Gravlev, Deputy City Clerk
S. Danton, Legislative Coordinator

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The meeting was called to order at 7:01 p.m. and adjourned at 10:00 p.m.

1. Approval of Agenda

The following motion was considered:

PDC064-2019 That the Agenda for the Planning and Development Committee Meeting of May 13, 2019, be approved as amended, as follows:

To add:

- 5.2. Delegation from Sylvia Roberts, Brampton resident, re: Item 7.2 - **Application to Amend the Zoning By-law – Weston Consulting – Rose Garden Residences Inc. – 122-130 Main Street North, 6 & 7 Nelson Street East, 7 & 11 Church Street East – Northeast corner of Main and Nelson – Ward 1 (File C01E06.056)**
- 13.1. Correspondence from Suzy Godefroy, Executive Director, Downtown Brampton BIA, dated May 13, 2019, re: **Development Applications in the Downtown Core.**

Carried

The following was received by the City Clerk's Office after the agenda was printed and related to a published item on the Agenda (Committee approval was not required for addition of the items in accordance with Procedure By-law 160-2004, as amended):

Re: 4.1 - Report from C. LaRota, Policy Planner, Planning and Development Services, dated April 2, 2019, re: City-Initiated Draft Official Plan and Zoning By-law Amendments to Implement the Recommendations of the Bramalea Mobility Hub Land Use Study

Correspondence from:

- Johanna Shapira, Wood Bull LLP, dated May 10, 2019
- Shelley Kaufmann, Turkstra Mazza Associates, dated May 13, 2019
- Jonathan Rodger, Zelinka Priamo Ltd., dated May 13, 2019

Re: 5.1 - Delegations from Cardinal Leger, St. Thomas Aquinas, Harold M. Brathwaite, St. Augustine Catholic, Brampton Centennial, Turner Fenton, St. Edmund Campion,

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Sainte Famille, David Suzuki, Central Peel, Fletcher's Meadow, Jean Augustine, Ingleborough, and Mayfield Secondary Schools, re: **Brampton 2040 Vision – Youth Symposium**

- Addition of Chinguacousy Secondary School
- Additional delegations from:
 - Karanjot Bhatia
 - Ridham Goyal
 - William Hollis
 - Dhruvil Shah
 - Vivek Patel

2. Declarations of Interest under the Municipal Conflict of Interest Act

Regional Councillor Vicente declared verbally, and filed with the City Clerk, a Statement of Disclosure of Interest with respect to Item 4.2 – Application to Amend the Official Plan and Zoning By-law – Habitat for Humanity GTA – Macedil Holdings Inc. – 25 William Street – Ward 1 (File C01E07.037) as he owns a house on William Street.

3. 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.

(nil)

4. Statutory Public Meeting Reports

- 4.1. Report from C. LaRota, Policy Planner, Planning and Development Services, dated April 2, 2019, re: **City-Initiated Draft Official Plan and Zoning By-law Amendments to Implement the Recommendations of the Bramalea Mobility Hub Land Use Study**

A member of the public requested a presentation on this item.

Claudia LaRota, Policy Planner, Planning and Development Services, presented the technical aspects of the planning process, including the location and size of the subject lands, land use designations, proposed zoning amendments and next steps.

Following the presentation, no members of the public addressed Committee.

The following motion was considered:

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- PDC065-2019
1. That the report from C. LaRota, Policy Planner, Planning and Development Services, dated April 2, 2019, to the Planning and Development Services Committee Meeting of May 13, 2019, re: **City-Initiated Draft Official Plan and Zoning By-law Amendments to Implement the Recommendations of the Bramalea Mobility Hub Land Use Study**, be received;
 2. That Planning and Development Services Department staff be directed to report back to Planning and Development Services Committee with the results of the Public Meeting and a staff recommendation, following receipt of comments resulting from the circulation of the amendments, and;
 3. That a copy of the staff report and Council resolution be forwarded to the Region of Peel for information.
 4. That the following correspondence to the Planning and Development Committee Meeting of May 13, 2019, re: **City-Initiated Draft Official Plan and Zoning By-law Amendments to Implement the Recommendations of the Bramalea Mobility Hub Land Use Study** be received:
 1. Johanna Shapira, Wood Bull LLP, dated May 10, 2019
 2. Shelley Kaufmann, Turkstra Mazza Associates, dated May 13, 2019
 3. Jonathan Rodger, Zelinka Priamo Ltd., dated May 13, 2019

Carried

- 4.2. Report from D. VanderBerg, Central Area Planner, Planning and Development Services, dated April 18, 2019, re: **Application to Amend the Official Plan and Zoning By-law – Habitat for Humanity GTA – Macedil Holdings Inc. – 25 William Street – Ward 1** (File C01E07.037)

Regional Councillor Vicente left the room during the consideration of this item.

Members of the public requested a presentation on this item.

David VanderBerg, Central Area Planner, Planning and Development Services, presented the technical aspects and next steps of the planning process.

Nima Kia, Senior Development Manager, Habitat for Humanity Greater Toronto Area, presented a summary of the proposal including details on the massing and scale of the development.

Following the presentations, the following members of the public addressed

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Committee and expressed their views, suggestions, concerns, and questions with respect to potential environmental impacts, appropriateness of the development, and impacts on density and traffic:

- Andrew Szekely, Brampton resident
- Gael Miles, Brampton resident
- Larry Zacher, Brampton resident
- Thomas Fischer, Brampton resident
- Kerri O'Callaghan, Brampton resident
- Agnes Szekely, Brampton resident
- Stan Szlapers, Brampton resident

In response to a question from the public, staff noted the circumference of the downtown mobility hub.

Committee noted that all comments received at the meeting will be taken into consideration throughout the planning process of the application.

The following motion was considered:

- PDC066-2019
1. That the report from D. VanderBerg, Central Area Planner, Planning and Development Services, dated April 18, 2019, to the Planning and Development Committee Meeting of May 13, 2019, re: **Application to Amend the Official Plan and Zoning By-law – Habitat For Humanity GTA – Macedil Holdings Inc. – 25 William Street – Ward 1** (File:C01E07.037), be received; and
 2. That Planning and Development Services 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

- 4.3. Report from N. Grady, Development Planner, Planning and Development Services, dated April 18, 2019, re: **Draft Plan of Subdivision and Application to Amend the Official Plan and the Zoning By-law – Glen Schnarr & Associates Inc. – Paradise Homes North West Inc. – South-east corner of Mississauga Road and Mayfield Road – Ward 6** (File C04W17.003)

A member of the public requested a presentation on this item.

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Neal Grady, Development Planner, presented a summary of the proposal including details on the location of the subject lands, background information, technical aspects and next steps of the planning process.

Following the presentation, no members of the public addressed Committee.

The following motion was considered:

- PDC067-2019
1. That the report from N. Grady, Development Planner, Planning and Development Services, dated April 18, 2019, to the Planning and Development Committee Meeting of May 13, 2019, re: **Draft Plan of Subdivision and Application to Amend the Official Plan and Zoning By-law – Paradise Homes North West Inc. – Glen Schnarr & Associates Inc. – Ward 6** (File C04W17.003), be received; and,
 2. That Planning and Development Services 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

5. Delegations

- 5.1. Delegations from Cardinal Leger, St. Thomas Aquinas, Harold M. Brathwaite, St. Augustine Catholic, Brampton Centennial, Turner Fenton, St. Edmund Campion, Sainte Famille, David Suzuki, Central Peel, Fletcher's Meadow, Jean Augustine, Ingleborough, Chinguacousy, and Mayfield Secondary Schools, re: **Brampton 2040 Vision – Youth Symposium**

- | | |
|---------------------------|-----------------------|
| • Harshil Singla | • Aishna Nazir |
| • Aaditya Bharadwaj | • Kasim Nazir |
| • Louis Gallego-Hammadieh | • Afkaheen Alam |
| • Benny Gallego-Hammadieh | • Erika Takouyopa |
| • Yusuf Nissar | • Maham Raza |
| • Eshan Betrabet | • Christian Harris |
| • Izba Amjad | • Mickyle Christopher |
| • Tehjeev Sandhu | • Micah Obiang |
| • Aashna Biala | • Fidausi Ladan |
| • Avani Kalicharran | • Gaurav Chahal |

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- Adam Frisani
- Kaitlin Dolores
- Michela Ponte
- Shailly Prajapati
- Janvi Mander
- Karanjot Bhatia
- Ridham Goyal
- Dave Singh
- Karemina Barrera
- Raameen Jawaid
- Aimal Jaiwaid
- Dhruvil Shah
- Vivek Patel
- William Hollis

Antonietta Minichillo, Manager, Community Innovation and Resilience, provided an overview of the Brampton 2040 Vision Youth Symposium and presented a short video highlighting the days' activities. Ms. Minichillo noted that during the symposium, students from various schools across the city were divided into teams and tasked with creating a presentation outlining their visions for the future development of the city. Six teams were in attendance and presented to Committee as follows:

Team "Make Brampton Great Again" presented their ideas and visions on transportation, safety and security, education, infrastructure, and employment.

Team "Tree Trackers" presented their Brampton Trees Project, including ideas on air pollution control, carbon storage, air temperature regulation, flooding mitigation, and noise impact reduction.

Team "The Natural Connection" outlined their vision on the development of Eco Parks throughout the city, and included details on public engagement, design, technology, collaboration, and identity.

Team "Spicy Transit" presented their ideas for redefining transit in the city and included details on the creation of complete and safe streets, an increased ease of access, and alternate modes of transit.

Team "The Royal Reimagined Route" presented their vision on establishing a central Queen Street corridor with a focus on landscaping, increased safety, and improving the identity of the city.

Team "Make Brampton" outlined their vision of an arts and culture movement and detailed their short and long term goals for fostering local artists, including the creation of an amphitheater.

Item 9.1 was brought forward at this time.

Committee consideration of the matter included congratulating the students on their innovations and presentations, and encouraging them to remain involved in municipal events and City initiatives.

The following motion was considered:

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- PDC068-2019
1. That the memo from A. Minichillo, Manager, Community Innovation and Resilience, Planning and Development Services, dated May 3, 2019, to the Planning and Development Committee Meeting of May 13, 2019, re: **1st Annual Vision Youth Symposium** be received.
 2. That the following delegations to the Planning and Development Committee Meeting of May 13, 2019, re: **1st Annual Vision Youth Symposium** be received:
 1. Make Brampton Great Again
 2. Tree Trackers
 3. The Natural Connection
 4. Spicy Transit
 5. The Royal Reimagined Route
 6. Make Brampton

Carried

- 5.2. Delegation from Sylvia Roberts, Brampton resident, re: Item 7.2 - **Application to Amend the Zoning By-law – Weston Consulting – Rose Garden Residences Inc. – 122-130 Main Street North, 6 & 7 Nelson Street East, 7 & 11 Church Street East – Northeast corner of Main and Nelson – Ward 1 (File C01E06.056)**

Sylvia Roberts, Brampton resident, provided her thoughts and opinions with respect to the subject application's density and transit impacts, and suggested that the City accept cash-in-lieu of the development meeting the minimum parking requirements, and that the funds be used on transit improvements.

Item 7.2 was brought forward at this time.

The following motion was introduced:

- A. That the staff recommendations 1 and 3 in the report be adopted subject to the following:
 1. Deleting staff recommendation 3 c) i) 2) and replacing with the following new Recommendation 3 c) i) 2):
 - 3 c) i) 2) With a maximum of 596 total residential units subject to the following;
 - a. All studies have been completed and all requirements of staff and agencies have been addressed to the

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satisfaction of the Director of Development Services;
and,

- b. Arrangements shall be made to the satisfaction of the Commissioner of Planning and Development Services regarding site plan design approval matters. In this regard, site plan drawings shall be completed to a point that the development can be supported.

- 2. Deleting staff recommendation 3 c) i) 3) and replacing with the following new Recommendation 3 c) i) 3):

3 c) i) 3) The 'Hold' symbol may be lifted subject to the following:

- a. Matters raised in Recommendation 3(c)(i)(2) a and b; have been adequately addressed;

- B. That a further recommendation be added as follows:

That, in accordance with revised Recommendation 3, staff be directed to prepare an amending zoning by-law for this site, in accordance with the provisions set out in Condition 3 of Recommendation 3.

Committee consideration of the matter included comments regarding the appropriateness of the application and its potential impacts on the downtown core.

The following motion was considered:

- PDC069-2019
- 1. That the report from C. Caruso, Central Area Planner, Planning and Development Services, dated April 18, 2019, to the Planning and Development Committee Meeting of May 13, 2019, re: **Application to Amend the Zoning By-law – Weston Consulting – Rose Garden Residences Inc. – 122-130 Main Street North, 6 & 7 Nelson Street East, 7 & 11 Church Street East – Northeast corner of Main and Nelson – Ward 1 (File C01E06.056)**, be received.
 - 2. That the application to amend the Zoning By-law to permit the mixed-use development consisting of 3 high rise buildings, and a 3-storey stacked townhouse building be refused on the basis that it does not represent good planning including that it is inconsistent with the Provincial Policy Statement, fails to conform to applicable Provincial Plans, the Region of Peel Official Plan and the City's Official Plan for the reasons set out in this Planning Report.

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3. That although not recommended, should Council direct staff to prepare an amending zoning by-law for this site, that the zoning by-law be amended generally in accordance with the following:
 - a. The by-law implement the general principles and design of the alternative development concept described in Appendices 9, 11 and 11A;
 - b. Prior to staff presenting a by-law to Council for consideration, approvals, as deemed necessary the Commissioner of Planning and Development Services, shall be received from the Toronto and Region Conservation Authority for modification to the Boundary footprint limitation, as set out in the current site specific By-law, to accommodate the alternative development concept. The revised building footprint limits shall be incorporated into the proposed zoning by-law.
 - c. That a total of 596 total residential units be permitted subject to a 'Hold' symbol and the following:
 - i. While the 'Hold' is in place the site may be developed:
 1. In accordance with existing requirements and restrictions of the Zoning By-law; or
 2. With a maximum of 596 total residential units subject to the following:
 - a. All studies have been completed and all requirements of staff and agencies have been addressed to the satisfaction of the Director of Development Services; and,
 - b. Arrangements shall be made to the satisfaction of the Commissioner of Planning and Development Services regarding site plan design approval matters. In this regard, site plan drawings shall be completed to a point that the development can be supported.
 3. The 'Hold' symbol may be lifted subject to the following:
 - a. Matters raised in Recommendation 3(c)(i)(2) a and b; have been adequately addressed;
 4. The development of lands in conjunction with Recommendation 3(c)(i)(2) and 3) be subject to but not limited to the following requirements and restrictions:

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- a. Maximum building height: 29-storeys for one tower and 23-storeys for the other;
 - b. Maximum number of towers: 2;
 - c. Minimum tower separation: 25 metres;
 - d. Maximum Floor Space Index (FSI): 5.2;
 - e. That minimum setbacks be imposed to:
 - i. implement the requirements of CN Rail;
 - ii. preserve the cultural heritage buildings on the property; and,
 - iii. minimize the impact on surrounding properties; and,
 - iv. ensure that the adjacent properties do not lose their potential to develop their lands with high rise buildings; and,
 - f. that parking be provided in accordance with the existing provisions of the Zoning By-law, or other such parking rate as supported by appropriate studies to the satisfaction of the Commissioner of Public Works and Engineering.
4. That in accordance with revised Recommendation 3, staff be directed to prepare an amending zoning by-law for this site, in accordance with the provisions set out in Condition 3 of Recommendation 3.
5. That the delegation from Sylvia Roberts, Brampton resident, to the Planning and Development Committee Meeting of May 13, 2019, re: Item 7.2 - **Application to Amend the Zoning By-law – Weston Consulting – Rose Garden Residences Inc. – 122-130 Main Street North, 6 & 7 Nelson Street East, 7 & 11 Church Street East – Northeast corner of Main and Nelson – Ward 1 (File C01E06.056)** be received.

Carried

6. **Staff Presentations** – nil

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7. Planning

- 7.1. Report from A. Minichillo, Manager, Community Innovation and Resilience, Planning and Development Services, dated April 15, 2019, re: **Complete Neighbourhood Audit Program**

Antonietta Minichillo, Manager, Community Innovation and Resilience, provided an overview of the Complete Neighbourhood Audit Program and outlined its metrics and analytics.

In response to questions from Committee, Ms. Minichillo noted details on the program's data collection, stakeholder collaborations, and engagement efforts.

The following motion was considered:

- PDC070-2019
1. That the report from A. Minichillo, Manager, Community Innovation and Resilience, Planning and Development Services, dated April 15, 2019, to the Planning and Development Committee Meeting of May 13, 2019, re: **Complete Neighbourhood Audit Program**, be received;
 2. That the Nurturing Neighbourhoods Program become a permanent umbrella program to improve the quality of living in neighbourhoods across Brampton; and
 3. That Planning Staff be directed to formalize and report back on a partnership and collaboration strategy with other internal departments and partner agencies

Carried

- 7.2. Report from C. Caruso, Central Area Planner, Planning and Development Services, dated April 18, 2019, re: **Application to Amend the Zoning By-law – Weston Consulting – Rose Garden Residences Inc. – 122-130 Main Street North, 6 & 7 Nelson Street East, 7 & 11 Church Street East – Northeast corner of Main and Nelson – Ward 1** (File C01E06.056)

Dealt with under Item 5.2. – Recommendation PDC069-2019

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- 7.3. Report from B. Steiger, Manager, Development Services, dated April 18, 2019, re: **Residential Driveway Widening Review and Recommendations – Supplementary Report** (File G.DX)

In response to questions from Committee, staff provided technical details on past and current driveway and walkway standards and regulations, and the proposed permitting system.

The following motion was considered:

- PDC071-2019
1. That the report from B. Steiger, Manager, Planning and Development Services, dated April 18, 2019, to the Planning and Development Committee Meeting of May 13, 2019, re: **Residential Driveway Widening Review and Recommendations** (File G.DX) be received;
 2. That staff be directed to prepare amendments to the Licensing By-law, including revising the requirements upon which the City may revoke or refuse to renew a license and adding compliance with the Zoning By-law as a requirement of the licensee, to be generally in accordance with the amendments found in Appendix 2 to the Report;
 3. That staff be directed to prepare a Driveway Permit By-law, requiring residential homeowners to obtain a permit for any driveway installation, construction, resurfacing, expansion and alteration, to be generally in accordance with the draft by-law attached as Appendix 3 to the Report;
 4. That staff be directed to prepare an amendment to the User Fee By-law to charge a fee for an application and permit under the Driveway Permit By-law equivalent to the current fee charged for permits for alterations to curbs and driveway works in the right of way;
 5. That City staff undertake a comprehensive education and awareness campaign to heighten public knowledge and understanding of homeowners and contractors, regarding the rules and regulations that apply to driveways, driveway widening and the installation of paved walkways in the front yard;
 6. That the standard notice clause related to widening of driveways imposed as a condition of draft approval for new residential subdivisions be revised to make reference to the requirement to obtain a driveway permit; and,

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7. That the City Clerk provide a public list on the City's website of all Persons that apply for and receive a license under the Business Licensing By-law 332-2013, including all licenses for Driveway Paving Contractors.

Carried

Item 11.1 was brought forward at this time.

The following motion was considered:

- PDC072-2019 That the report from B. Steiger, Manager, Planning and Development Services, dated March 15, 2019, deferred to the Planning and Development Committee Meeting of May 13, 2019, re: **Residential Driveway Widenings Review and Recommendations** (File G.DX) be received.

Carried

8. **Minutes** - nil

9. **Other/New Business**

- 9.1. Memo from A. Minichillo, Manager, Community Innovation and Resilience, Planning and Development Services, dated May 3, 2019, re: **1st Annual Vision Youth Symposium**

Dealt with under Item 5.1. – Recommendation PDC068-2019

10. **Referred Matters** – nil

11. **Deferred Matters**

- 11.1. Report from B. Steiger, Manager, Planning and Development Services, dated March 15, 2019, re: **Residential Driveway Widenings Review and Recommendations** (File G.DX)

Note: Deferred from the Planning and Development Committee Meeting of April 8, 2019, pursuant to Recommendation PDC046-2019, as follows:

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PDC046-2019 That the report from B. Steiger, Manager, Planning and Development Services, dated March 15, 2019, to the Planning and Development Committee Meeting of April 8, 2019, re: **Residential Driveway Widening Review and Recommendations** (File G.DX) be **deferred** to the Planning and Development Committee Meeting of May 13, 2019, to provide more time for modification and enhancement of the report and recommendations.

Dealt with under Item 7.3. – Recommendation PDC072-2019

12. **Notice of Motion** - nil

13. **Correspondence**

13.1. Correspondence from Suzy Godefroy, Executive Director, Downtown Brampton BIA, dated May 13, 2019, re: **Development Applications in the Downtown Core.**

The following motion was considered:

PDC073-2019 That the correspondence from Suzy Godefroy, Executive Director, Downtown Brampton BIA, dated May 13, 2019, to the Planning and Development Committee Meeting of May 13, 2019, re: **Development Applications in the Downtown Core** be received.

Carried

14. **Councillor Question Period**

Rick Conard, Director of Building and Chief Building Official, expressed appreciation to staff and members for their assistance and support during his tenure as Acting Commissioner of Planning and Development Services, and welcomed the new Commissioner, Richard Forward.

Committee thanked Mr. Conard for his hard work and dedication to the City.

15. **Public Question Period** – nil

16. **Closed Session** – nil

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17. Adjournment

The following motion was considered:

PDC074-2019 That the Planning and Development Committee do now adjourn to meet again on Monday, June 3, 2019, at 7:00 p.m.

Carried

Regional Councillor M. Medeiros (Chair)

Monday, June 03, 2019

Members: 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
Regional Councillor G. Dhillon – Wards 9 and 10
City Councillor D. Whillans – Wards 2 and 6
City Councillor J. Bowman – Wards 3 and 4
City Councillor C. Williams – Wards 7 and 8
City Councillor H. Singh – Wards 9 and 10

Staff Present:

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The meeting was called to order at 7:02 p.m., recessed at XXX.....

1. Approval of Agenda

PDC075-2019 That the Agenda for the Planning and Development Committee Meeting of June 3, 2019, be approved as amended as follows:

To add:

- 9.1. Discussion at the request of Regional Councillor Fortini, re: **Creation of a Planning and Development Advisory Committee**
- 9.2. Discussion at the request of Regional Councillor Medeiros, re: **New Home Purchases – Delays between Purchase and Construction**

To refer to the June 19, 2019, City Council Meeting:

- 5.1. Delegation by Peter Howarth, CARP and Myrna Adams, Brampton Senior Council, re: **Brampton Age- Friendly Strategy and Action Plan**
- 7.6. Report from D. Balasal, Policy Planner, Planning and Development Services, dated April 30, 2019, re: **City of Brampton Age-Friendly Strategy and Action Plan** (File J.BD AFBS)

To defer to the June 17, 2019, Planning and Development Committee Meeting:

- 7.2. Report from D. Watchorn, Assistant Development Planner, Planning and Development Services, dated May 3, 2019, re: **City-initiated Zoning By-law Amendment to Permit Temporary Parking of Seasonal Recreational Equipment** (File C117.002)

Carried

The following was received by the City Clerk's Office after the agenda was printed and related to published items on the Agenda (Committee approval was not required for addition of these items in accordance with Procedure By-law 160-2004, as amended):

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Re: 4.1. - Report from C. LaRota, Policy Planner, Planning and Development Services, dated May 4, 2019, re: **Secondary Plan Review – City Initiated Draft Official Plan Amendments to the Newly Implemented “Snelgrove-Heart Lake Secondary Plan Area 1”, “Springdale Secondary Plan Area 2”, “Bramalea Secondary Plan Area 3, “Highway 410 and Steeles Secondary Plan Area 5”, and “Brampton Flowertown Secondary Plan Area 6” – Wards 1, 2, 3, 7 and 9**

- Delegation from Sylvia Roberts, Brampton resident

Re: 4.2. - Report from N. Grady, Development Planner, Planning and Development Services, dated May 9, 2019, re: **Application to Amend the Official Plan, Zoning By-Law and Draft Plan of Subdivision – Partacc Gate Kennedy Developments Inc. – Glen Schnarr & Associates Inc. – 17 Eddystone Drive – Southwest Corner of Kennedy Road and Mayfield Road – Ward 2** (File C01E17.029)

- Delegation from David Laing, Brampton resident
- Correspondence from:
 - Dave Kapil, Brampton resident, dated June 3, 2019
 - Oliver and Dorrett Meikle, Brampton residents, dated June 1, 2019
 - Jocelyn Malcolm-Manbodh, Brampton resident, dated June 1, 2019

Re: 7.1. - Report from M. Gervais, Policy Planner, Planning and Development Services, dated May 9, 2019, re: **City Initiated Official Plan Amendment and Zoning By-law Amendment – Marysfield Neighbourhood Character Review Study – Ward 10** (File OPR TGED)

- 5.2-2 – Delegation from Neil Davis, Davis Webb LLP

Re: 13.1 - Correspondence from the Honourable Steve Clark, Minister of Municipal Affairs and Housing, dated May 16, 2019, re: **A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019.**

- 13.2 – Correspondence from Christopher Tanzola, Overland LLP, dated May 27, 2019

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Additional Business and Changes related to the Published Agenda
(no vote was required):

Re: 4.1. - Report from C. LaRota, Policy Planner, Planning and Development Services, dated May 4, 2019, re: **Secondary Plan Review – City Initiated Draft Official Plan Amendments to the Newly Implemented “Snelgrove-Heart Lake Secondary Plan Area 1”, “Springdale Secondary Plan Area 2”, “Bramalea Secondary Plan Area 3”, “Highway 410 and Steeles Secondary Plan Area 5”, and “Brampton Flowertown Secondary Plan Area 6” – Wards 1, 2, 3, 7 and 9**

- Replacement Appendix B – Springdale Secondary Plan
 - **Note:** the replacement Appendix B was uploaded to the online agenda on May 27, 2019

Re: 4.3. – Report from N. Chadda, Development Planner, Planning and Development Services, dated May 9, 2019, re: **Application for a Proposed Draft Plan of Subdivision – Tanyaville Phase 2 Lands Inc. – KLM Planning Partners Inc. – Southwest Corner of Valleyway Drive and Brentwick Drive – Ward 5** (File C04W09.008)

- Amended pages 4.3-2 and 4.3-9
 - **Note:** the amended pages were uploaded to the online agenda on May 30, 2019

Re: 7.2. - Report from D. Watchorn, Assistant Development Planner, Planning and Development Services, dated May 3, 2019, re: **City-initiated Zoning By-law Amendment to Permit Temporary Parking of Seasonal Recreational Equipment** (File CI17.002)

- Memo from Krista Walkey, Manager, Planning and Development Services, dated May 29, 2019, re: Correction to Recommendation #3 to read “That the amendments to the Zoning By-law, attached as appendix 8 to this report be adopted.”
 - **Note:** the corrected recommendation was uploaded to the online agenda on May 29, 2019.

Note: Later in the meeting, on a two-thirds majority vote to reopen the question, the Approval of the Agenda was reopened and the following delegations were added re. Item 7.1. - Report from M. Gervais, Policy Planner, Planning and Development Services, dated May 9, 2019, re: **City Initiated Official Plan Amendment**

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**and Zoning By-law Amendment – Marysfield Neighbourhood
Character Review Study – Ward 10 (File OPR TGED):**

- Vinod Mahesan, Brampton resident
- Marcello Stellato, Brampton resident
- Maria Stellato, Brampton resident

2. Declarations of Interest under the Municipal Conflict of Interest Act – nil

3. 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.

(7.3, 8.1, 13.1)
(Item 7.5 was removed from Consent)

4. Statutory Public Meeting Reports

4.1. City-Initiated Official Plan Amendments to the Newly Adopted Secondary Plan Areas 1, 2, 3, 5 and 6

- PDC076-2019
1. That the report from C. LaRota, Policy Planner, Planning and Development Services Department, dated May 4, 2019, to the Planning and Development Services Committee Meeting of June 3, 2019, re: **Secondary Plan Review – City-Initiated Draft Official Plan Amendments to the Newly Implemented “Snelgrove-Heart Lake Secondary Plan Area 1”, “Springdale Secondary Plan Area 2”, “Bramalea Secondary Plan Area 3”, “Highway 410 and Steeles Secondary Plan Area 5”, and “Brampton Flowertown Secondary Plan Area 6” – Wards 1, 2, 3, 7 and 9** be received; and
 2. That Planning and Development Services Department staff be directed to report back to Planning & Development Services Committee with the results of the Public Meeting and a staff recommendation.
 3. That the delegation from Sylvia Roberts, Brampton resident, to the Planning and Development Committee Meeting of June 3, 2019, re: **Secondary Plan Review – City-Initiated Draft Official Plan Amendments to the Newly Implemented “Snelgrove-Heart Lake Secondary Plan Area 1”,**

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“Springdale Secondary Plan Area 2”, “Bramalea Secondary Plan Area 3”, “Highway 410 and Steeles Secondary Plan Area 5”, and “Brampton Flowertown Secondary Plan Area 6” – Wards 1, 2, 3, 7 and 9 be received

Carried

- 4.2. Report from N. Grady, Development Planner, Planning and Development Services, dated May 9, 2019, re: Application to Amend the Official Plan, Zoning By-Law and Draft Plan of Subdivision - Partacc Gate Kennedy Developments Inc.- Glen Schnarr & Associates Inc. - 17 Eddystone Drive - South-west Corner of Kennedy Road and Mayfield Road - Ward 2 (File C01E17.029)

- PDC077-2019
1. That the report from N. Grady, Development Planner, Planning and Development Services, dated May 9, 2019, to the Planning and Development Committee Meeting of June 3, 2019, re: **Draft Plan of Subdivision and Application to Amend the Official Plan and the Zoning By-law – Partacc Gate Kennedy Developments Inc. – Glen Schnarr & Associates Inc. – Ward 2** (File C01E17.029), be received; and,
 2. That Planning and Development Services 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 applications and a comprehensive evaluation of the proposal.
 3. That the following delegations to the Planning and Development Committee Meeting of June 3, 2019, re: **Draft Plan of Subdivision and Application to Amend the Official Plan and the Zoning By-law – Partacc Gate Kennedy Developments Inc. – Glen Schnarr & Associates Inc. – Ward 2** (File C01E17.029) be received:
 1. David Laing, Brampton resident
 2. Azeez Bacchus, Brampton resident
 3. Raj Ghuman, Brampton resident
 4. Balvinder Singh, Brampton resident
 5. Tiere Sharma, Brampton resident
 6. William Gardner, Brampton resident
 7. Nancy Chow, Brampton resident
 8. Lawrence Goldberg, Brampton resident
 9. Angela Greco, Brampton resident
 10. Herb Goettmann, Brampton resident
 11. Robert Cailte, Brampton resident
 12. Dan Kraszewski, Brampton resident

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13. Kerry Persad, Brampton resident
14. Peter Stewart, Brampton resident

4. That the following correspondence to the Planning and Development Committee Meeting of June 3, 2019, re: **Draft Plan of Subdivision and Application to Amend the Official Plan and the Zoning By-law – Partacc Gate Kennedy Developments Inc. – Glen Schnarr & Associates Inc. – Ward 2** (File C01E17.029) be received:
 1. Dave Kapil, Brampton resident, dated June 3, 2019
 2. Oliver and Dorrett Meikle, Brampton residents, dated June 1, 2019
 3. Jocelyn Malcolm-Manbodh, Brampton resident, dated June 1, 2019
 4. Petition of objection, submitted by Tiere Sharma, Brampton resident, containing approximately 42 signatures

Carried

- 4.3. Report from N. Chadda, Development Planner, Planning and Development Services, dated May 9, 2019, re: **Application for a Proposed Draft Plan of Subdivision – Tanyaville Phase 2 Lands Inc. – KLM Planning Partners Inc. – Southwest corner of Valleyway Drive and Brentwick Drive – Ward 5** (File C04W09.008)

- PDC078-2019
1. That the report from N. Chadda, Development Planner, Planning and Development Services, dated May 9, 2019, to the Planning and Development Committee Meeting of June 3, 2019, re: **Application for a Proposed Draft Plan of Subdivision – Tanyaville Phase 2 Lands Inc. – KLM Planning Partners Inc. – Southwest Corner of Valleyway Drive and Brentwick Drive – Ward 5** (File C04W09.008), be received; and,
 2. That Planning and Development Services staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and staff recommendation, subsequent to the completion of the circulation of the application and comprehensive evaluation of the proposal.
 3. That the following delegations to the Planning and Development Committee Meeting of June 3, 2019, re: **Application for a Proposed Draft Plan of Subdivision – Tanyaville Phase 2 Lands Inc. – KLM Planning Partners**

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Inc. – Southwest Corner of Valleyway Drive and Brentwick Drive – Ward 5 (File C04W09.008) be received:

1. Jasmik Saini, Brampton resident
2. Rupinder Gill, Brampton resident
3. Anshir Pahuja, Brampton resident
4. Sreeraj Kokkiligadda, Brampton resident
5. Victor Mendes, Brampton resident
6. Rushil Das, Brampton resident
7. Neil Davis, Davis Webb LLP

4. That the petition of objection, containing approximately 17 signatures, submitted by Anshir Pahuja, to the Planning and Development Committee Meeting of June 3, 2019, re: **Application for a Proposed Draft Plan of Subdivision – Tanyaville Phase 2 Lands Inc. – KLM Planning Partners Inc. – Southwest Corner of Valleyway Drive and Brentwick Drive – Ward 5** (File C04W09.008) be received.

Carried

- 4.4. Report from H. Katyal, Development Planner, Planning and Development Services, dated May 9, 2019, re: **Application to Amend the Zoning By-law – Kapur, Prabhat – G-Force Urban Planners and Consultants – 28 Steven Court – East of Conestoga Drive, South of Sandalwood Parkway – Ward 2** (File C01E14.028)

- PDC079-2019
1. That the report from H. Katyal, Development Planner, Planning and Development Services, dated May 9, 2019, to the Planning and Development Committee Meeting of June 3, 2019, re: **Application to Amend the Zoning By-law – Kapur, Prabhat – G-Force Urban Planners and Consultants – 28 Steven Court – East of Conestoga Drive, South of Sandalwood Parkway – Ward 2** (File C01E14.028), be received; and
 2. That Planning and Development Services 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

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5. Delegations

- 5.1. Delegation by Peter Howarth, CARP and Myrna Adams, Brampton Senior Council, re: **Brampton Age- Friendly Strategy and Action Plan**

Dealt with under Approval of Agenda – Recommendation PDC075-2019

- 5.2. Delegation by Dan O'Reilly, Brampton resident, re: **City Initiated Official Plan Amendment and Zoning By-law Amendment – Marysfield Neighbourhood Character Review Study – Ward 10** (File OPR TGED)

Dan O'Reilly, Brampton resident,

Neil Davis

Vinod Mahesan,

Marcello Stellato,

Maria Stellato,

PDC080-2019 That the following delegations to the Planning and Development Committee Meeting of June 3, 2019, re: **City Initiated Official Plan Amendment and Zoning By-Law Amendment – Marysfield Neighbourhood Character Review Study – Ward 10** (File OPR TGED) be received:

1. Dan O'Reilly, Brampton resident
2. Neil Davis, Davis Webb LLP
3. Vinod Mahesan, Brampton resident
4. Marcello Stellato, Brampton resident
5. Maria Stellato, Brampton resident

Carried

Item 7.1 was brought forward at this time.

Discussion included the potential need for Closed Session discussions on this matter, and the following motion was considered for this purpose.

PDC081-2019 That Planning and Development Committee proceed into Closed Session to receive advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

Carried

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Note: In Open Session, the Chair reported on the status of matters considered in Closed Session, indicating that direction was given to staff in Closed Session with respect to this matter.

PDC082-2019 That the report from M. Gervais, Policy Planner, Planning and Development Services, dated May 9, 2019, to the Planning and Development Services Committee Meeting of June 3, 2019, re: **City Initiated Official Plan Amendment and Zoning By-Law Amendment – Marysfield Neighbourhood Character Review Study – Ward 10** (File OPR TGED) be **referred** to staff to report back at an appropriate time.

Carried

6. Staff Presentations

7. Planning

7.1. Report from M. Gervais, Policy Planner, Planning and Development Services, dated May 9, 2019, re: City Initiated Official Plan Amendment and Zoning By-Law Amendment - Marysfield Neighbourhood Character Review Study - Ward 10 (File OPR TGED)

Dealt with under Item 5.2 – Recommendation PDC082-2019

7.2. Report from D. Watchorn, Assistant Development Planner, Planning and Development Services, dated May 3, 2019, re: **City-initiated Zoning By-law Amendment to Permit Temporary Parking of Seasonal Recreational Equipment** (File CI17.002)

Dealt with under Approval of the Agenda – Recommendation PDC075-2019

* 7.3. Report from C. LaRota, Policy Planner, Planning and Development Services, dated April 29, 2019, re: Site-Specific City-Initiated Official Plan Amendment to the Highway 410 and Steeles Secondary Plan Area 5 - Wards 3 and 7

PDC083-2019 1. That the report from C. LaRota, Policy Planner, Planning and Development Services, dated April 29, 2019 to the Planning and Development Committee Meeting of June 3, 2019, re: **Site-Specific City-Initiated Official Plan Amendment to the Highway**

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**410 and Steeles Secondary Plan Area 5 – Wards 3
and 7, be received;**

2. That the proposed City-initiated Official Plan Amendment for the Highway 410 and Steeles Secondary Plan Area 5, be approved on the basis that it represents good planning, it is consistent with the Provincial Policy Statement, conforms to the 2017 Growth Plan, the Region of Peel Official Plan and the Brampton Official Plan for the reasons set out in the Report, and;
3. That a by-law be passed to adopt the Official Plan Amendment attached to the report as Appendix C.

Carried

- * 7.4. Report from S. Swinfield, Development Planner, Planning and Development Services, dated May 3, 2019, re: **Procedure for Applications Proposing Amendments to Newly Adopted Official Plans, Secondary Plans, and Zoning By-laws**

- PDC084-2019
1. That the report from S. Swinfield, Development Planner, Planning and Development Services, dated May 3, 2019, to the Planning and Development Committee Meeting of June 3, 2019, re: **Procedure for Applications Proposing Amendments to Newly Adopted Official Plans, Secondary Plans, and Zoning By-laws** be received; and,
 2. That staff be directed to implement the procedure for processing requests for exemption to the prohibition on amending newly adopted Official Plans, Secondary Plans and Zoning By-laws described in the report.

Carried

- 7.5. Report from D. VanderBerg, Central Area Planner, dated May 9, 2019, re: **City-Initiated Zoning By-law Amendment to Extend the Downtown Parking Exemption – Wards 1 and 3 (File P03 PA)**

- PDC085-2019
1. That the report from D. VanderBerg, Central Area Planner, Planning and Development Services, dated May 9, 2019, to the Planning and Development Committee Meeting of June 3, 2019 re: **City-Initiated Zoning By-law Amendment to**

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Extend the Downtown Parking Exemption – Wards 1 and 3 (File P03 PA), be received;

2. That City-initiated Amendment to the Zoning By-law, Wards 1 and 3, File: P03 PA, 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 for the reasons set out in the Planning Recommendation Report, dated May 9, 2019; and
3. That the amendment to the Zoning By-law, attached as Appendix 1 to the report, to extend the downtown parking exemption for a period of five years be adopted.
4. That staff report back within the coming year on the comprehensive Zoning By-law update.

Carried

- 7.6. Report from D. Balasal, Policy Planner, Planning and Development Services, dated April 30, 2019, re: **City of Brampton Age-Friendly Strategy and Action Plan** (File J.BD AFBS)

Dealt with under Approval of the Agenda – Recommendation PDC075-2019

8. Minutes

8.1. Minutes – Age-Friendly Advisory Committee – April 30, 2019

- PDC086-2019 That the **Minutes – Age-Friendly Advisory Committee – April 30, 2019** to the Planning and Development Committee Meeting of June 3, 2019, Recommendations AFC-2019 to AFC-2019, be approved as printed and circulated.

Carried

The recommendations were approved as follows:

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9. Other/New Business

9.1.

PDC087-2019 That a Planning Advisory Committee be struck and staff report back in September on the rules under the Planning Act that apply and the options and implications for the City with regard to forming such a committee.

Carried

9.2.

PDC088-2019 Whereas, the City of Brampton is required to provide the public with Notice of a Complete Application and a Notice of a Public Meeting with new applications for Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision applications; and,

Whereas, the City of Brampton also requires that applicants of the aforementioned development applications provide on-site signage to advise the public of the development proposals; and,

Whereas, the City of Brampton requires that warning clauses, as approved by City staff, are included in purchase and sale agreements associated with plans of subdivision and Homebuyers Information Maps, to inform purchasers of important information associated with the development proposal; and,

Whereas, the City of Brampton has heard concerns from purchasers of residential units with respect to “substantial” amounts of time that has passed between when residential units are sold (draft approval stage), and when final approval (plan registration stage) or residential unit construction is completed;

Therefore, be it recommended that staff be directed to review best practices relating to the protection of prospective purchasers in association with the timing of final approval and construction of new residential units, through the use of warnings on signage and display maps, or through clauses in development agreements, and that the best practices be implemented to the satisfaction of the Commissioner of Planning and Development Services.

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10. Referred Matters

11. Deferred Matters

12. Notice of Motion

13. Correspondence

13.1. Correspondence from

PDC089-2019 That the correspondence from the Honourable Steve Clark, Minister of Municipal Affairs and Housing, dated May 16, 2019, to the Planning and Development Committee Meeting of June 3, 2019, re: **A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019** be received.

Carried

13.2. Correspondence from

PDC090-2019 That the correspondence from Christopher Tanzola, Overland LLP, dated May 27, 2019, to the Planning and Development Committee Meeting of June 3, 2019, re: **A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019** be received.

Carried

14. Councillor Question Period

15. Public Question Period

16. Closed Session

17. Adjournment

PDC091-2019 That the Planning and Development Committee do now adjourn to meet again on Monday, June 17, 2019, at 7:00 p.m.

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Carried

Regional Councillor M. Medeiros (Chair)

Monday, June 17, 2019

Members Present: 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 J. Bowman – Wards 3 and 4
City Councillor C. Williams – Wards 7 and 8
City Councillor H. Singh – Wards 9 and 10

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

Staff Present:

Planning and Development Services:

R. Forward, Commissioner
R. Conard, Director of Building and Chief Building Official
A. Parsons, Director, Development Services
B. Bjerke, Director, Policy Planning
E. Corazzola, Manager, Zoning and Sign By-law Services
B. Steiger, Manager, Development Services
Y. Yeung, Manager, Urban Design
M. Palermo, Policy Planner
D. VanderBerg, Central Area Planner
S. Dykstra, Development Planner

Corporate Services:

J. Zingaro, Deputy City Solicitor
J. Avbar, Manager, Enforcement and Property Standards

City Clerk's Office:

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

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The meeting was called to order at 7:02 p.m., lost quorum at 7:50 p.m., regained quorum at 7:51 p.m., and adjourned at 9:39 p.m.

1. Approval of Agenda

The following motion was considered:

PDC092-2019 That the Agenda for the Planning and Development Committee Meeting of June 17, 2019, be approved as amended as follows:

To add:

- 9.1. Discussion at the request of Regional Councillor Fortini, re: **Driveway Widenings**
- 9.2. Discussion at the request of Regional Councillor Fortini, re: **5 Hazelglen Road and 2760 Northpark Drive**
- 9.3. Discussion at the request of City Councillor Bowman, re: **Wall Mural at 20 Biscayne Crescent – Playdium Orion Gate**

Carried

The following was received by the City Clerk's Office after the agenda was printed and related to a published item on the Agenda (Committee approval was not required for addition of these items in accordance with Procedure By-law 160-2004, as amended):

Re: Item 4.3. – Report from D. VanderBerg, Central Area Planner, Planning and Development Services, dated May 24, 2019, re: **Application to Amend the Zoning By-law - To Permit a High-density, Mixed-use Development – 253 Queen Street East – Ward 3** (File C02E05.036)

- Delegation from Sylvia Roberts, Brampton resident

Re: Item 7.4. – Report from M. Palermo, Policy Planner, Planning and Development Services, dated May 2, 2019, re: **City of Brampton Initiated Student Housing Policy Review and Upcoming Rental Protection Policy Review** (File JBA SHOU)

- Delegation from Sylvia Roberts, Brampton resident

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Additional Business and Changes related to the Published Agenda (*no vote was required*):

Re: Item 4.1 – Report from Y. Mantsvetov, Policy Planner, Planning and Development Services, dated May 24, 2019, re: **City-Initiated Draft Official Plan Amendment – Measuring the Sustainability of New Development**

- If requested, the staff presenter will be Michael Hoy, Supervisor of Environmental Planning, Public Works and Engineering

The following supplementary information was provided at the meeting:

- Item 8.1. – Minutes – Brampton Heritage Board – May 28, 2019

Note: later in the meeting on a two-thirds majority vote, Approval of the Agenda was reopened and Richard Wright, Brampton resident, was added as a delegation regarding Item 11.1 - Report from D. Watchorn, Assistant Development Planner, Planning and Development Services, dated May 3, 2019, re: **City-initiated Zoning By-law Amendment to Permit Temporary Parking of Seasonal Recreational Equipment** (File C117.002)

2. Declarations of Interest under the Municipal Conflict of Interest Act – nil

3. 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.

(7.1, 7.2)

(7.3 was removed from consent)

(8.1 was added to consent)

4. Statutory Public Meeting Reports

4.1. Report from Y. Mantsvetov, Policy Planner, Planning and Development Services, dated May 24, 2019, re: City-Initiated Draft Official Plan Amendment – Measuring the Sustainability of New Development

No members of the public requested a presentation on this item.

The following motion was considered:

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- PDC093-2019
1. That the report from Y. Mantsvetov, Policy Planner, Planning and Development Services, dated May 24, 2019, to the Planning and Development Committee meeting of June 17, 2019, re: **City-Initiated Draft Official Plan Amendment – Measuring the Sustainability of New Development** be received; and
 2. That Planning and Development Services Department staff be directed to report back to Planning and Development Committee with the results of the Public Meeting and a staff recommendation.

Carried

- 4.2. Report from S. Dykstra, Development Planner, Planning and Development Services, dated May 24, 2019, re: **Application to Amend the Zoning By-law – Caplink Limited – Weston Consulting Group Incorporated – 45 West Drive – North of Orenda Road, between West Drive and Dixie Road – Ward 3** (File C03E03.001)

Members of the public requested a presentation on this item.

Stephen Dykstra, Development Planner, Planning and Development Services, presented the technical aspects and next steps of the planning process.

AJ Taylor, Weston Consulting, noted the current zoning designations of the subject lands.

Following the presentations, no members of the public addressed committee with respect to this item.

The following motion was considered:

- PDC094-2019
1. That the report from S. Dykstra, Development Planner, Planning and Development Services, dated May 3, 2019 to the Planning and Development Services Committee Meeting of June 17, 2019, re: **Application to Amend the Zoning By-law – Caplink Limited – Weston Consulting Group Incorporated – 45 West Drive – North of Orenda Road, between West Drive and Dixie Road – Ward 3** (File C03E03.001) be received; and,
 2. That Planning and Development Services 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

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circulation of the application and a comprehensive evaluation of the proposal.

Carried

- 4.3. Report from D. VanderBerg, Central Area Planner, Planning and Development Services, dated May 24, 2019, re: **Application to Amend the Zoning By-law – to permit a high-density, mixed-use development – 253 Queen Street East – Ward 3** (File C02E05.036)

Members of the public requested a presentation on this item.

David VanderBerg, Central Area Planner, Planning and Development Services, presented the technical aspects and next steps of the planning process.

Julie Pierdon, Weston Consulting, presented a summary of the proposal including urban design details.

Following the presentations, members of the public addressed Committee as follows:

Sylvia Roberts, Brampton resident, expressed her thoughts and opinions with respect to the location and architectural details of the application.

In response to questions from Committee, staff indicated that all identified issues will be addressed in the upcoming recommendation report.

The following motion was considered:

- PDC095-2019
1. That the report from D. VanderBerg, Central Area Planner, Planning and Development Services dated May 24, 2019, to the Planning and Development Committee Meeting of June 17, 2019, re: **Application to Amend the Zoning By-law – to permit a high-density, mixed-use development – 253 Queen Street East – Ward 3** (File C02E05.036), be received; and
 2. That Planning and Development Services 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.
 3. That the delegation from Sylvia Roberts, Brampton resident, to the Planning and Development Committee Meeting of June 17, 2019, re: **Application to Amend the Zoning By-**

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law – to permit a high-density, mixed-use development – 253 Queen Street East – Ward 3 (File C02E05.036), be received.

Carried

- 4.4. Report from S. Swinfield, Development Planner, Planning and Development Services, dated May 24, 2019, re: **Application to Amend the Official Plan and Zoning By-Law – To permit motor vehicle sales, leasing, and rental establishment, accessory motor vehicle repair, body shop, outside storage, and drive-through facilities – 1968610 Ontario Limited and 1968611 Ontario Limited – Davis Webb LLP Lawyers – 0 Inspire Boulevard – East of Dixie Road, North of Inspire Boulevard – Ward 9** (File C03E17.005) (RM 51/2019)

No members of the public requested a presentation on this item.

The following motion was considered:

- PDC096-2019
1. That the report from S. Swinfield, Development Planner, Planning and Development Services, dated May 24, 2019 to the Planning and Development Committee Meeting of June 17, 2019, re: **Application to Amend the Official Plan and Zoning By-Law – 1968610 Ontario Limited and 1968611 Ontario Limited – Davis Webb LLP Lawyers – 0 Inspire Boulevard – East of Dixie Road, North of Inspire Boulevard – Ward 9 (File C03E17.005) (RM 51/2019)** be received; and,
 2. That Planning and Development Services 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

5. Delegations

- 5.1. Delegation from Sylvia Roberts, Brampton resident, re: Report from M. Palermo, Policy Planner, Planning and Development Services, dated May 2, 2019, re: **City of Brampton Initiated Student Housing Policy Review and Upcoming Rental Protection Policy Review** (File JBA SHOU)

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Sylvia Roberts, Brampton resident, provided her thoughts and concerns with respect to this matter.

The following motion was considered:

PDC097-2019 That the delegation from Sylvia Roberts, Brampton resident, to the Planning and Development Committee Meeting of June 17, 2019, re: Report from M. Palermo, Policy Planner, Planning and Development Services, dated May 2, 2019, re: **City of Brampton Initiated Student Housing Policy Review and Upcoming Rental Protection Policy Review** (File JBA SHOU) be received.

Carried

Item 7.4 was brought forward at this time.

Committee consideration of the matter included a suggestion to refer the report back to staff for further review and a report back that includes consideration of the impact of “Airbnb” short-term rentals and the formation of a steering committee to work with educational institutions, developers and other interested parties to address affordable housing and student housing needs.

The following motion was considered:

PDC098-2019 That report from M. Palermo, Policy Planner, Planning and Development Services, dated May 2, 2019, re: **City of Brampton Initiated Student Housing Policy Review and Upcoming Rental Protection Policy Review** (File JBA SHOU) be **referred** back to staff for further review and report back to Committee, including consideration of the impact of “Airbnb” short-term rentals and for forming a steering committee(s) to work with educational institutions, developers and other interested parties to address affordable housing and student housing needs.

Carried

6. Staff Presentations – nil

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7. Planning

- * 7.1. Report from Y. Mantsvetov, Policy Planner, Planning and Development Services, dated May 24, 2019, re: **City Response to Regional Official Plan Amendment relating to Shale Policies – Heritage Heights – Ward 6**

- PDC099-2019
1. That the report from Y. Mantsvetov, Policy Planner, Planning & Development Services, dated May 24, 2019, to the Planning and Development Services Committee Meeting of June 17, 2019, re: **City Response to Regional Official Plan Amendment relating to Shale Policies – Heritage Heights – Ward 6**, be received; and
 2. That Planning and Development Services Committee endorse the proposed formal City comments in response to the Regional Official Plan Amendment.

Carried

- * 7.2. Report from K. Freeman, Development Planner, Planning and Development Services, dated May 24, 2019, re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision – Cal-Queen West Developments Inc. – KLM Planning Partners Inc. – 1324, 1328 and 1342 Queen Street West – East of Creditview Road, on the north side of Queen Street West – Ward 5** (File C03W06.007)

- PDC100-2019
1. That the report from Kevin Freeman, Development Planner, Planning and Development Services Division, dated May 24, 2019 to the Planning and Development Committee Meeting of June 17, 2019 re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision – Cal-Queen West Developments Inc. – KLM Planning Partners Inc. – 1324, 1328 and 1342 Queen Street West – East of Creditview Road, on the north side of Queen Street West – Ward 5** (File C03W06.007), be received;
 2. That the applications to Amend the Zoning By-law and Proposed Draft Plan of Subdivision submitted by KLM Planning Partners Inc. on behalf of Cal-Queen West Developments Inc., Ward: 5, Files: C03W06.007 & 21T-15002B, 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 for the reasons set out in the Planning Recommendation Report dated May 24, 2019;

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3. That the amendments to the Zoning By-law, attached as Appendix 13 to the report be adopted; and,
4. That Council authorize the Mayor and Clerk to sign the subdivision agreement.

Carried

- 7.3. Report from R. Nykyforchyn, Development Planner, Planning and Development Services, dated May 24, 2019, re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision – 2604666 Ontario Inc. (Great Gulf Homes) – East side of Heritage Road, midway between Embleton Road and Lionhead Golf Club Road – Ward 6** (File C05W05.010)

In response to a question from Committee, staff noted that information with respect to the hydrology of the property will be provided at the next Council meeting.

The following motion was considered:

- PDC101-2019
1. That the report from R. Nykyforchyn, Development Planner, Planning and Development Services, dated May 24, 2019 to the Planning and Development Committee Meeting of June 17, 2019, re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision – 2604666 Ontario Inc. (Great Gulf Homes) – East side of Heritage Road, midway between Embleton Road and Lionhead Golf Club Road – Ward 6** (File C05W05.010) be received;
 2. That Zoning By-law amendment and Draft Plan of Subdivision applications, submitted by 2604666 ONTARIO INC. (GREAT GULF HOMES), Ward: 6, Files: C05W05.010 and 21T-18004B, 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’s Official Plan and the City’s Official Plan for the reasons set out in the Planning Recommendation Report, dated May 24, 2019;
 3. That the amendment to the Zoning By-law, generally in accordance with the document attached as Appendix 12 to the report, be enacted; and,
 4. That Council authorize the Mayor and Clerk to sign the subdivision agreement.

Carried

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- 7.4. Report from M. Palermo, Policy Planner, Planning and Development Services, dated May 2, 2019, re: **City of Brampton Initiated Student Housing Policy Review and Upcoming Rental Protection Policy Review** (File JBA SHOU)

Dealt with under Item 5.1 – Recommendation PDC098-2019

- 7.5. Report from E. Corazzola, Manager, Zoning and Sign By-law Services, dated May 16, 2019, Re: **Second Unit Registration By-law - Update and Proposed Amendments – City Wide**

Committee discussion took place with respect to multi-language education and communication efforts, exploring alternate plumbing inspection methods, revising parking provisions along transit corridors, and electrical safety inspection requirements.

The following motion was considered:

- PDC102-2019
1. That the report from E. Corazzola, Manager, Zoning and Sign By-law Services, Building Division, dated May 16, 2019, to the Planning and Development Meeting of June 17, 2019, re: **Second Unit Registration By-law – Update and Proposed Amendments – City Wide** be received; and
 2. That staff be directed to prepare an amendment to the Second Unit Registration By-law generally in accordance with the draft by-law attached as Appendix 2 to the Report and including:
 - A reduced registration fee to reflect administrative process improvements;
 - A single, standardized fee for all second unit registration applications irrespective of whether the property is owner occupied or for investment purposes only;
 - Alternative means for verification of Electrical Safety Code compliance;
 - Housekeeping amendments to recognize updates to the registration process and inclusion of enhanced requirements and facilitate effective enforcement;

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3. That staff be directed to modify the registration process to eliminate the requirement for property owners to provide documented proof of homeowners insurance for a two-unit dwelling prior to final registration.
4. That related communications be provided in multiple languages; and
5. That staff be requested to explore alternate technologies to be used in the inspection of plumbing systems, and report back thereon.

Carried

8. Minutes

*** 8.1. Minutes – Brampton Heritage Board – May 28, 2019**

PDC103-2019 That the **Minutes – Brampton Heritage Board – May 28, 2019** to the Planning and Development Committee Meeting of June 17, 2019, Recommendations HB027-2019 to HB034-2019, be approved as printed and circulated.

Carried

The recommendations were approved as follows:

- HB027-2019 That the agenda for the Brampton Heritage Board Meeting of May 28, 2019 be approved as published and circulated.
- HB028-2019 That the **Minutes of the Heritage Resources Sub-Committee Meeting of May 9, 2019**, to the Brampton Heritage Board Meeting of May 28, 2019, be received.
- HB029-2019 1. That the report from Pascal Doucet, Heritage Planner, Planning and Development Services, dated May 22, 2019, to the Brampton Heritage Board Meeting of May 28, 2019, re: **Heritage Permit Application – Alterations to a Designated Heritage Property – Notice of Intention to demolish a metal shed and Authority to Enter into a Heritage Easement Agreement – 6461 Mayfield Road (Thompson Farmhouse) – Ward 10** (File HE.x), be received;

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2. That the Heritage Permit Application for the alterations of the Thompson Farmhouse and Application to demolish the existing metal shed on the heritage property at 6461 Mayfield Road be approved in accordance with sections 33 and 34 of the *Ontario Heritage Act* (the “Act”), to permit a new commercial development that includes the construction of new commercial buildings with a parking area and the conservation of the Thompson Farmhouse within the lands known municipally in 2019 as 6461 Mayfield Road, with such alterations in accordance with the plans, drawings Conservation Plan and Heritage Building Protection Plan dated July 18, 2018 and revised May 21, 2019, prepared by AREA Architects Rash Eckler Associates Ltd. and on file with the Policy Planning Division of the Planning and Development Services Department and the Notice of Intention to Demolish the metal shed dated May 21, 2019, signed by David Eckler from AREA Architects Ltd. and on file with the Policy Planning Division of the Planning and Development Services Department, all subject to the following additional conditions:
 - a. That prior to the adoption of the related site specific Zoning By-law Amendment giving rise to the proposed alterations and construction of a new commercial development for the property at 6461 Mayfield Road, the owner shall:
 - i. Enter into a Heritage Easement Agreement with the City for the property at 6461 Mayfield Road in accordance with the plans, drawings Conservation Plan and Heritage Building Protection Plan dated July 18, 2018 and revised May 21, 2019, prepared by AREA Architects Rash Eckler Associates Ltd. and on file with the Policy Planning Division of the Planning and Development Services Department.
 - b. That prior to final Site Plan Approval for the proposed commercial development for the property at 6461 Mayfield Road, the owner shall:
 - i. Provide final site plan drawings including drawings related to the approved Conservation Plan and Heritage Building Protection Plan referenced herein in Recommendation 2;

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- ii. Provide a detailed Interpretation and Commemoration Plan for the subject property, to the satisfaction of the Director of Policy Planning; and
 - iii. Provide a detailed Landscape Plan for the subject property, to the satisfaction of the Director of Policy Planning.
- c. 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 property at 6461 Mayfield Road, including a heritage permit or a building permit, the owner shall:
- i. Provide full building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan and Heritage Building Protection Plan referenced herein in Recommendation 2;
 - ii. Provide a Letter of Credit, including a 30% contingency, in a form and amount and from a bank satisfactory to the Director of Policy Planning; and
 - iii. Provide full documentation of the existing heritage property at 6461 Mayfield Road, including two (2) printed sets of archival 8" x 10" colour photographs with borders in a glossy or semi-glossy finish and one (1) digital set on a CD in tiff format and 600 dpi resolution keyed to a location map, elevations and measured drawings, and copies of all existing interior floor plans, to the satisfaction of the Director of Policy Planning.
- d. That prior to the release of the Letter of Credit required in Recommendation 2.c.ii., the owner shall:
- i. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required conservation work, protection work, interpretation work, commemoration work and

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landscaping work have been completed in accordance with the approved Conservation Plan and Heritage Building Protection Plan referenced herein in Recommendation 2, the required Interpretation and Commemoration Plan referenced herein in recommendation 2.b.ii. and the Landscape Plan referenced herein in Recommendation 2.b.iii; and

- ii. Provide full documentation of the existing heritage property at 6461 Mayfield Road, including two (2) printed sets of archival 8" x 10" colour photographs with borders in a glossy or semi-glossy finish and one (1) digital set on a CD in tiff format and 600 dpi resolution keyed to a location map, elevations and measured drawings, and copies of all existing interior floor plans, showing completion of the conservation work, protection work, interpretation work, commemoration work and landscaping work to the satisfaction of the Director of Policy Planning.

3. That a heritage easement agreement for the property at 6461 Mayfield Road be endorsed; and
4. That the Commissioner of Planning and Development Services be authorized to sign a heritage easement agreement for the property at 6461 Mayfield Road with content satisfactory to the Director of Policy Planning in a form approved by the City Solicitor.

HB030-2019

1. That the Brampton Heritage Board accepts Community Services staff's proposal for the demolition of the Heritage Theatre Block; and
2. That it is the position of the Board to discontinue its attempt to designate the property; and,
3. That the report from Peter Dymond and Paul Willoughby, Co-Chairs, to the Brampton Heritage Board Meeting of May 28, 2019, re: **Heritage Report: Reasons for Heritage Designation – 82-86 Main Street North – Heritage Theatre – Ward 1**, be received.

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- HB031-2019 Whereas Victoria Park Arena is a significant historical asset to the Brampton community, being the first arena of its kind in the Township of Chinguacousy and to Bramalea;
- Therefore Be It Resolved that, should Victoria Park Arena be demolished, staff be requested to make every effort to incorporate those important heritage elements in the design of the new building as a means of commemorating the original Arena, with emphasis on the built form, and that staff work with the Heritage Planners and the Brampton Heritage Board toward this purpose.
- HB032-2019 That the verbal update from Cassandra Jasinski, Heritage Planner, Planning and Development Services, to the Brampton Heritage Board Meeting of May 28, 2019, re: **11651 Bramalea Road – Archdekin-Giffen Farmhouse – Ward 9**, be received.
- HB033-2019 That the update from Erin Smith, Assistant Heritage Planner, Planning and Development Services, to the Brampton Heritage Board Meeting of May 28, 2019, re: **Peel Manor Basement Site Visit – 525 Main Street North – Ward 5**, be received.
- HB034-2019 That the Brampton Heritage Board do now adjourn to meet again on Tuesday, June 18, 2019 at 7:00 p.m. or at the call of the Chair.

9. Other/New Business

- 9.1. Discussion at the request of Regional Councillor Fortini, re: **Driveway Widening**s
- Committee discussion took place with respect to details of the driveway permit process and the driveway permit by-law.
- Staff noted that Committee’s concerns will be addressed through the comprehensive review of the City’s Zoning By-law.
- 9.2. Discussion at the request of Regional Councillor Fortini, re: **5 Hazelglen Road and 2760 Northpark Drive**
- Regional Councillor Fortini withdrew this item from the agenda.
- 9.3. Discussion at the request of City Councillor Bowman, re: **Wall Mural at 20 Biscayne Crescent – Playdium Orion Gate**

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Committee noted that the previously approved wall mural for Playdium Orion Gate located at 20 Biscayne Crescent has changed, and the revised mural is before committee for approval. Staff provided visuals of the approved mural and the proposed revision.

Committee consideration of the matter included the appropriateness of the proposed revision and details of the City's Sign By-law.

A motion was introduced with the operative clause as follows:

"Therefore be it resolved that approval be granted for murals for the property at 20 Biscayne Crescent –Playdium Orion Gate, based on an alternate mural design on the east elevation, wrapping around the corner of the building to continue onto a portion of the north elevation, generally described as urban art including the phrase "live wild" prominently displayed in oversized lettering."

The following motion was considered:

PDC104-2019 **Whereas** on April 24, 2019 by Resolution C121-2019 (adopting Recommendation PDC048-2019), Council approved various murals for the property at 20 Biscayne Crescent –Playdium Orion Gate – Ward 3; and

Whereas Council approved a mural on the east elevation displaying an image of a tiger including the phrase "live wild" in lettering having a maximum height in compliance with the Sign By-law 399-2002, as shown on in Schedule 7 of the Report from R. Campbell, Supervisor Zoning and Sign By-law Services, Building Division, dated March 11, 2019, re: Site Specific Amendment to the Sign By-law 399-2002, as amended – 20 Biscayne Crescent – Playdium – Ward 3 – File 26S1, and provided that the mural images shall not be altered without further Council approval; and

Whereas it is desirable for an alternate mural design to be approved to replace the mural on the east elevation and to allow the mural to wrap around the corner of the building to continue onto the north facing elevation, including lettering that exceeds the maximum height of 1.8 metres permitted by the Sign By-law;

Therefore be it resolved that approval be granted for murals for the property at 20 Biscayne Crescent –Playdium Orion Gate, based on an alternate mural design on the east elevation, wrapping around the corner of the building to continue onto a portion of the north elevation, generally described as urban art including the phrase "live wild" prominently displayed in oversized lettering.

Carried

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10. **Referred Matters** – nil

11. **Deferred Matters**

11.1. Report from D. Watchorn, Assistant Development Planner, Planning and Development Services, dated May 3, 2019, re: **City-initiated Zoning By-law Amendment to Permit Temporary Parking of Seasonal Recreational Equipment** (File C117.002)

On a two-thirds majority vote, Approval of Agenda re-opened and Richard Wright added as delegation.

Richard Wright, Brampton resident, expressed his thoughts and concerns with respect to this matter.

The following motion was considered:

PDC105-2019 That the delegation from Richard Wright, Brampton resident, to the Planning and Development Committee Meeting of June 17, 2019, re: **City-initiated Zoning By-law Amendment to Permit Temporary Parking of Seasonal Recreational Equipment** (File C117.002) be received.

Carried

Committee consideration included consensus to refer the matter back to staff for further consideration with regard to the storage of recreational vehicles.

The following motion was considered:

PDC106-2019 That the report from D. Watchorn, Assistant Development Planner, Planning and Development Services, dated May 3, 2019, re: **City-initiated Zoning By-law Amendment to Permit Temporary Parking of Seasonal Recreational Equipment** (File C117.002) be **referred** back to staff for further consideration with regard specifically to the storage of recreational vehicles

Carried

12. **Notice of Motion** – nil

13. **Correspondence** – nil

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14. Councillor Question Period

1. City Councillor Bowman inquired if there is an aspect of the development application process that requires installation of electrical vehicle charging stations.
2. Regional Councillor Santos inquired about the sustainability measurement scoring on development applications.

Staff noted that potential developers are encouraged to include sustainable aspects in their proposals and there are various ways for developers to achieve a high sustainability score through the LEED building certification program.

15. Public Question Period

Sylvia Roberts, Brampton resident, referenced Item 7.4 and inquired about including students commuting to educational institutions outside of the city in future reports on the subject matter.

16. Closed Session – nil

17. Adjournment

The following motion was considered:

PDC107-2019 That the Planning and Development Committee do now adjourn to meet again on Wednesday, July 10, 2019, at 7:00 p.m.

Carried

Regional Councillor M. Medeiros (Chair)

Wednesday, July 10, 2019
Special Meeting

Members Present: 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
Regional Councillor G. Dhillon – Wards 9 and 10
City Councillor D. Whillans – Wards 2 and 6
City Councillor J. Bowman – Wards 3 and 4
City Councillor C. Williams – Wards 7 and 8
City Councillor H. Singh – Wards 9 and 10

Members Absent: nil

Staff Present:

Planning and Development Services:
R. Forward, Commissioner
A. Parsons, Director, Development Services
B. Bjerke, Director, Policy Planning
B. Steiger, Manager, Development Services
B. Al-Hussaini, Policy Planner

Corporate Services:
J. Zingaro, Deputy City Solicitor
A. D’Andrea, Legal Counsel

City Clerk’s Office:
P. Fay, City Clerk
C. Gravlev, Deputy City Clerk
S. Danton, Legislative Coordinator

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The meeting was called to order at 7:20 p.m., recessed at 7:22 p.m., reconvened at 7:51 p.m., and adjourned at 9:25 p.m.

1. Approval of Agenda

The following motion was considered:

PDC108-2019 That the Agenda for the Planning and Development Committee Meeting of July 10, 2019, be approved as published and circulated.

Carried

Note: later in the meeting on a two-thirds majority vote to reopen the question, the Approval of Agenda was reopened and an additional delegation was added regarding item 7.2 - **Application to Amend the Official Plan and Zoning By-Law – Glenn Schnarr & Associates Inc. – Bindu & Sherry Gupta – 9874 The Gore Road – Northwest corner of The Gore Road and Fitzpatrick Drive – Ward 10** (File C09E10.006). During consideration of this item, it was noted that the additional delegation was not present.

The following was received by the City Clerk's Office after the agenda was published and related to an item on the Agenda (Committee approval was not required for addition of these items in accordance with Procedure By-law 160-2004, as amended):

Re: 7.1. – Report from M. Gervais, Policy Planner, Planning and Development Services, dated June 14, 2019, re: **City Initiated Amendments to the Official Plan and Zoning By-law – Queen Street Corridor Land Use Study – Wards 1 and 3**

- 5.1. – Delegation from Chris Drew, interested party

Re: 7.2. – Report from H. Katyal, Development Planner, Planning and Development Services, dated May 15, 2019, re: **Application to Amend the Official Plan and Zoning By-Law – Glenn Schnarr & Associates Inc. – Bindu & Sherry Gupta – 9874 The Gore Road – Northwest corner of The Gore Road and Fitzpatrick Drive – Ward 10** (File C09E10.006)

Delegations from:

- 5.2-1 – Michael Gagnon and Marc De Nardis, Gagnon Walker Domes Ltd.
- 5.2-2 – Dr. Suneet Singh Tuli, Brampton resident
- 5.2-3 – Colin Chung, Glen Schnarr and Associates Inc.

Re: 7.3. – Report from K. Freeman, Development Planner, Planning and Development Services, dated June 14, 2019, re: **Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision –**

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Coppertrail Estates Inc. – KLM Planning Partners Inc. – 1403 Queen Street West – East of Creditview Road, on the south side of Queen Street West – Ward 4 (File C03W05.021)

- Correspondence from Richard Domes, Gagnon Walker Domes Ltd., dated July 10, 2019

The following item (listed on the agenda for distribution prior to the meeting) was published on the City's website on July 5, 2019:

10.1. – Report from D. Watchorn, Assistant Development Planner, Planning and Development Services, dated June 26, 2019, re: **City-initiated Zoning By-law Amendment to Expand Boat and Trailer Parking Permissions in Residential Driveways** (File C117.002) (RM 87/2019)

Additional Information related to items on the published agenda (no vote was required):

Re: 4.1. – Report from B. Al-Hussaini, Policy Planner, Planning and Development Services, dated May 14, 2019, re: **City Initiated Amendments to the Zoning By-law – Proposal to Amend the Zoning Permissions within Special Policy Area 16 (Bram East secondary Plan 41) – Ward 10** (File C112.020)

- Replacement Page 4.1-1 (correction of Ward 10 to Ward 8)

Note: the replacement page was published on the City's website on July 9, 2019

2. Declarations of Interest under the Municipal Conflict of Interest Act - nil

3. 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.

(7.4, 8.1)

(Item 7.3 was removed from consent)

4. Statutory Public Meeting Reports

- 4.1. Report from B. Al-Hussaini, Policy Planner, Planning and Development Services, dated May 14, 2019, re: **City Initiated Amendments to the Zoning By-law – Proposal to Amend the Zoning Permissions within Special Policy Area 16 (Bram East secondary Plan 41) – Ward 10** (File C112.020)

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Bashar Al-Hussaini, Policy Planner, Planning and Development Services, presented the technical aspects and next steps of the planning process.

Sylvia Roberts, Brampton resident, expressed thoughts and opinions with respect to the proposed amendments.

The following motion was considered:

- PDC109-2019
1. That the report from B. Al-Hussaini, Policy Planner, Planning and Development Services, dated May 14, 2019, to the Planning and Development Committee Meeting of July 10, 2019, re: **City Initiated Amendments to the Zoning By-law – Proposal to Amend the Zoning Permissions within Special Policy Area 16, Bram East Secondary Plan (Area 41) – Ward 10** (File CI12.020) be received;
 2. That staff report back to Planning and Development Committee with a final recommendation that includes the results of the statutory public meeting and agency review; and,
 3. That the delegation from Sylvia Roberts, Brampton resident, to the Planning and Development Committee Meeting of July 10, 2019, re: **City Initiated Amendments to the Zoning By-law – Proposal to Amend the Zoning Permissions within Special Policy Area 16, Bram East Secondary Plan (Area 41) – Ward 10** (File CI12.020) be received.

Carried

- 4.2. Report from D. VanderBerg, Central Area Planner, dated June 14, 2019, re: **City-initiated Amendment to the Central Area Community Improvement Plan – Wards 1,3, and 7** (File CI19.001)

No members of the public were present for this item and a presentation was not requested.

The following motion was considered:

- PDC110-2019
1. That the report from David VanderBerg, Central Area Planner, Planning and Development Services, dated June 14, 2019, to the Planning and Development Committee Meeting of July 10, 2019, re: **Information Report: City-Initiated Amendment to the Central Area Community Improvement Plan, Wards: 1, 3, and 7** (File CI19.001) be received; and

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2. That Planning and Development Services staff be directed to report back to the Planning and Development Committee with the results of the Statutory Public Meeting and a staff recommendation.

Carried

- 4.3. Report from N. Grady, Development Planner, Planning and Development Services, dated June 14, 2019, re: **Application to Amend the Zoning By-law (a Temporary Use By-law) – Adesa Canada – Glen Schnarr & Associates Inc. – T permit the existing outdoor storage of motor vehicles for a temporary period of three years – North side of Queen Street East, West of Sun Pac Boulevard – Ward 8** (File C07E06.038)

No members of the public were present for this item and a presentation was not requested.

The following motion was considered:

- PDC111-2019
1. That the report from N. Grady, Development Planner, Planning and Development Services, dated June 14, 2019, to the Planning and Development Committee Meeting of July 10, 2019, re: **Application to Amend the Zoning By-law (a Temporary Use By-law) – Adesa Canada – Glen Schnarr & Associates Inc. – To permit the existing outdoor storage of motor vehicles for a temporary period of three years – North side of Queen Street East, west of Sun Pac Boulevard – Ward 8** (File C07E06.038) be received; and,
 2. That Planning and Development Services 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

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5. Delegations

5.1. Delegation from Chris Drew, interested party, re: **City Initiated Amendments to the Official Plan and Zoning By-law – Queen Street Corridor Land Use Study – Wards 1 and 3**

Chris Drew, interested party, expressed support for the development and improvement of the Queen Street Corridor.

Item 6.1 was brought forward at this time.

Bobby Gauthier, WSP, presented an overview of the Queen Street Corridor Land Use Study that included the following:

- Context and study purpose
- Study area and background
- Process and deliverables
- Existing policy context, existing zoning
- Recent and ongoing studies
- Key considerations
- Proposed Zoning By-law amendment
- Proposed Secondary Plan amendment and updates to interim design guidelines
- Conclusions and directions
- Next steps

In response to a question from Committee, Mr. Gauthier noted that there are no suggested changes to the parking requirements.

The following motion was considered:

- PDC112-2019
1. That the delegation from Chris Drew, interested party, to the Planning and Development Committee Meeting of July 10, 2019, re: **City Initiated Amendments to the Official Plan and Zoning By-law – Queen Street Corridor Land Use Study – Wards 1 and 3** be received.
 2. That the presentation by Bobby Gauthier, WSP, to the Planning and Development Committee Meeting of July 10, 2019, re: **Queen Street Corridor Land Use Study** be received.

Carried

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5.2. Delegations re: **Application to Amend the Official Plan and Zoning By-Law - Glenn Schnarr & Associates Inc. – Bindu & Sherry Gupta – 9874 The Gore Road – Northwest corner of The Gore Road and Fitzpatrick Drive – Ward 10** (File C09E10.006):

1. Michael Gagnon and Marc De Nardis, Gagnon Walker Domes Ltd.
2. Dr. Suneet Singh Tuli, Brampton resident
3. Colin Chung, Glen Schnarr & Associates Inc.

Michael Gagnon, Gagnon Walker Domes Ltd., stated that he represented area residents who are in opposition to the application and noted their concerns.

Dr. Suneet Singh Tuli, Brampton resident, expressed his opposition to the proposal.

Colin Chung, Glen Schnarr & Associates Inc., planning consultant for the owner of the subject lands, noted that the proposal is compatible with the existing area and represented good planning.

The following motion was considered:

PDC113-2019 That the following delegations re. **Application to Amend the Official Plan and Zoning By-Law - Glenn Schnarr & Associates Inc. – Bindu & Sherry Gupta – 9874 The Gore Road – Northwest corner of The Gore Road and Fitzpatrick Drive – Ward 10** (File C09E10.006) to the Planning and Development Committee Meeting of July 10, 2019, be received:

1. Michael Gagnon, Gagnon Walker Domes Ltd.
2. Dr. Suneet Singh Tuli, Brampton resident
3. Colin Chung, Glen Schnarr & Associates Inc.

Carried

Item 7.2 was brought forward at this time.

Committee consideration of the matter included discussions regarding technical aspects of the development and site plan approval process, and impacts to the surrounding community.

Committee consideration of the matter included the following:

- Safety concerns including increased traffic and pedestrian safety
- Compatibility with the surrounding community and adjacent properties
- Proposed site access
- Site plan approval process; proposed masonry wall and border-tree protection
- Accommodation of Canada Post community mailbox
- History of the subject application
- Appeal process and next steps

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The following motion was considered:

- PDC114-2019
1. That the report from H. Katyal, Development Planner, Planning and Development Services, dated May 15, 2019, to the Planning and Development Committee Meeting of July 10, 2019, re: **Application to Amend the Official Plan and Zoning By-Law - Glenn Schnarr & Associates Inc. – Bindu & Sherry Gupta – 9874 The Gore Road – Northwest corner of The Gore Road and Fitzpatrick Drive – Ward 10** (File C09E10.006) be received; and,
 2. That the application to amend the Official Plan and Zoning By-Law – Glenn Schnarr & Associates Inc. – Bindu & Sherry Gupta – 9874 The Gore Road – Northwest corner of The Gore Road and Fitzpatrick Drive – Ward 10 (File C09E10.006) be **refused**.

A recorded vote was requested and the motion carried unanimously, as follows:

<u>Yea</u>	<u>Nay</u>	<u>Absent</u>
Santos		nil
Vicente		
Palleschi		
Whillans		
Bowman		
Medeiros		
Williams		
Fortini		
Singh		
Dhillon		
		Carried
		10 Yeas
		0 Nays
		0 Absent

6. Staff Presentations

- 6.1. Presentation by Bobby Gauthier, WSP, re: **Queen Street Corridor Land Use Study**
Dealt with under Item 5.1 – Recommendation PDC112-2019

7. Planning

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- 7.1. Report from M. Gervais, Policy Planner, Planning and Development Services, dated June 14, 2019, re: **City Initiated Amendments to the Official Plan and Zoning By-law – Queen Street Corridor Land Use Study – Wards 1 and 3**

See Item 5.1

The following motion was considered:

- PDC115-2019
1. That the report from M. Gervais, Policy Planner, Planning and Development Services, dated June 14, 2019, to the Planning and Development Committee Meeting of July 10, 2019, re: **City Initiated Amendments to the Official Plan and Zoning By-law – Queen Street Corridor Land Use Study – Wards 1 and 3** be received;
 2. That staff be directed to hold a statutory public meeting to present the draft Official Plan and Zoning By-law Amendment that implements the preliminary findings and recommendations of the Queen Street Corridor Land Use Study (Zoning Conformity Analysis) prepared by WSP; and,
 3. That the City Clerk be directed to forward a copy of the staff report and Council resolution to the Region of Peel for information.

Carried

- 7.2. Report from H. Katyal, Development Planner, Planning and Development Services, dated May 15, 2019, re: **Application to Amend the Official Plan and Zoning By-Law - Glenn Schnarr & Associates Inc. – Bindu & Sherry Gupta – 9874 The Gore Road – Northwest corner of The Gore Road and Fitzpatrick Drive – Ward 10** (File C09E10.006)

Dealt with under Item 5.2 – Recommendation PDC114-2019

- 7.3. Report from K. Freeman, Development Planner, Planning and Development Services Department, dated June 14, 2019, re: **Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision – Coppertrail Estates Inc. – KLM Planning Partners Inc. – 1403 Queen Street West – East of Creditview Road, on the south side of Queen Street West – Ward 4** (File C03W05.021)

Committee acknowledged the concerns and comments outlined in correspondence from Gagnon Walker Domes Ltd., on behalf of an adjacent property owner. A motion was introduced, to be voted on separately, that

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addressed the concerns of the adjacent landowner, while allowing the application to proceed without hindrance. (see Recommendation PDC117-2019 below)

The following motion was considered:

- PDC116-2019
1. That the report from report from K. Freeman, Development Planner, Planning and Development Services, dated June 14, 2019, to the Planning and Development Committee Meeting of July 10, 2019, re: **Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision – Coppertrail Estates Inc. – KLM Planning Partners Inc. – 1403 Queen Street West – East of Creditview Road, on the south side of Queen Street West – Ward 4** (File C03W05.021) be received;
 2. That the applications to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision submitted by KLM Planning Partners Inc. on behalf of Coppertrail Estates Inc., Ward: 4, Files: C03W05.021 & 21T-17012B, 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 for the reasons set out in the Planning Recommendation Report dated July 10, 2019;
 3. That the amendments to the Official Plan, attached as Appendix 13 to the report be adopted;
 4. That the amendments to the Zoning By-law, attached as Appendix 14 to the report be adopted; and,
 5. That Council authorize the Mayor and Clerk to sign the subdivision agreement.

Carried

The following motion was considered:

- PDC117-2019
1. That the correspondence from Richard Domes, Gagnon Walker Domes Ltd., dated July 10, 2019, to the Planning and Development Committee Meeting of July 10, 2019, re: **Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision – Coppertrail Estates Inc. – KLM Planning Partners Inc. – 1403 Queen**

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Street West – East of Creditview Road, on the south side of Queen Street West – Ward 4 (File C03W05.021) be received;

2. That the development approvals for 1403 Queen Street West will include Draft Plan Conditions of Approval for Application 21T-17012B including a shared driveway easement in favour of 1453 Queen Street West in accordance with the City of Brampton Planning and Development Committee Recommendation Report dated June 14, 2019 and the Conditions of Draft Approval contained within Appendix 15 thereof; and,
3. That, notwithstanding the shared driveway easement in favour of 1453 Queen Street West as required as a Condition of Approval for 1403 Queen Street West and that Queen Street West is under the jurisdiction of the Region of Peel, the City of Brampton will support continued independent and direct driveway access to 1453 Queen Street West from the Queen Street West right-of-way on both an interim commercial use and long term redevelopment basis for a mixed use commercial and residential development.

Carried

- * 7.4. Report from C. LaRota, Policy Planner, Planning and Development Services, dated June 4, 2019, re: **City Initiated Official Plan Amendments to the Newly Implemented Secondary Plan Areas 1, 2, 3, 5, and 6.**

- PDC118-2019
1. That the report from C. LaRota, Policy Planner, Planning and Development Services, dated June 4, 2019, to the Planning and Development Services Committee Meeting of July 10, 2019, re: **City-Initiated Official Plan Amendments to the Newly Implemented Secondary Plan Areas 1, 2, 3, 5 and 6**, be received;
 2. That the proposed City-initiated Official Plan Amendments to the Snelgrove-Heart Lake Secondary Plan Area 1, Springdale Secondary Plan Area 2, Bramalea Secondary Plan Area 3, Highway 410 and Steeles Secondary Plan Area 5, and Brampton Flowertown Secondary Plan Area 6 be approved on the basis that they represent good planning, including that they are consistent with the Provincial Policy

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Statement, conform to the 2017 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 this Report;

3. That a by-law be passed to adopt the Official Plan Amendments attached to the report as Appendices C, D, E, F, and G, and;
4. That it is hereby determined that in adopting the attached Official Plan Amendments, Council has had regard for all matters of Provincial Interest and the Provincial Policy Statements as set out in Section 2 and 3(5) respectively of the *Planning Act*, R.S.O. 1990, c.P.13, as amended.

Carried

8. Minutes

*** 8.1. Minutes – Age-Friendly Brampton Advisory Minutes – June 18, 2019**

PDC119-2019 That the **Minutes – Age-Friendly Brampton Advisory Minutes – June 18, 2019** to the Planning and Development Committee Meeting of July 10, 2019, Recommendations AFC017-2019 to AFC022-2019, be approved as published and circulated.

Carried

The recommendations were approved as follows:

AFC017-2019 That the agenda for the Age-Friendly Brampton Advisory Committee meeting of June 18, 2019, be approved, as amended, to add the following items:

- 6.2. Discussion, re: **Age-Friendly Brampton Advisory Committee Involvement in the Establishment of a Proposed Youth Council**
- 6.3. Discussion, re: **Development of a Group Chat (WhatsApp) to discuss Committee Business**
- 6.4. Discussion, re: **Impact of Bill 108 on the Implementation of the City's Age-Friendly Policies**

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- AFC018-2019 That the presentation by Charlotte Gravlev, Deputy City Clerk, City Clerk's Office, to the Age-Friendly Brampton Advisory Committee Meeting of June 18, 2019, re: **Committee Orientation** be received.
- AFC019-2019 That the presentation by Mirella Palermo, Policy Planner, to the Age-Friendly Advisory Committee meeting of June 18, 2019, re: **Overview of the City of Brampton's Age-Friendly Strategy and Action Plan** be received.
- AFC020-2019 That the following members be appointed as Co-Chairs of the Age-Friendly Brampton Advisory Committee for the term ending November 14, 2022, or until successors are named:
- **Saad Ali**
 - **Bob Pesant**
- AFC021-2019 That it is the position of the Age-Friendly Committee that staff be directed to work with the AFC to prepare a letter to the Premier of Ontario, the local MPs and MPPs, outlining the concerns regarding the impact of Bill 108 on the implementation of the City's Age-Friendly policies and practices in the City of Brampton.
- AFC22-2019 That the Age-Friendly Brampton Advisory Committee do now adjourn to meet again on September 17, 2019.

9. Other/New Business – nil

10. Referred Matters

- 10.1. Report from D. Watchorn, Assistant Development Planner, Planning and Development Services, dated June 26, 2019, re: **City-initiated Zoning By-law Amendment to Expand Boat and Trailer Parking Permissions in Residential Driveways** (File C117.002) (RM 87/2019)

The following motion was considered:

- PDC120-2019 1. That the report from D. Watchorn, Assistant Development Planner, Planning and Development Services, dated June 26, 2019, to the Planning and Development Committee Meeting of July 10, 2019, re: **City initiated Zoning By-law Amendment to Permit Temporary Parking of Seasonal Recreational Equipment** (File C117.002) (RM 87/2019) be received;

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2. That City Initiated Zoning By-law Amendment, file C117.002, 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 for the reasons set out in the Planning Recommendation Report, dated June 26, 2019; and,
3. That the amendments to the Zoning By-law, attached as Appendix 9 to the report, be adopted.

Carried

11. **Deferred Matters** – nil

12. **Notice of Motion** – nil

13. **Correspondence** – nil

14. **Councillor Question Period** – nil

15. **Public Question Period** – nil

16. **Closed Session** – nil

17. **Adjournment**

The following motion was considered:

PDC121-2019 That the Planning and Development Committee do now adjourn to meet again on Monday, September 9, 2019, at 7:00 p.m.

Carried

Regional Councillor M. Medeiros (Chair)

Monday, September 9, 2019

Members Present: 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
Regional Councillor G. Dhillon – Wards 9 and 10
City Councillor D. Whillans – Wards 2 and 6
City Councillor J. Bowman – Wards 3 and 4
City Councillor C. Williams – Wards 7 and 8
City Councillor H. Singh – Wards 9 and 10

Members Absent: nil

Staff Present:

Planning and Development Services:
R. Forward, Commissioner
R. Conard, Director of Building and Chief Building Official
A. Parsons, Director, Development Services
B. Bjerke, Director, Policy Planning
D. VanderBerg, Central Area Planner
S. Eshesh, Assistant Policy Planner

Corporate Services:
J. Zingaro, Deputy City Solicitor
A. D'Andrea, Legal Counsel

City Clerk's Office:
P. Fay, City Clerk
C. Gravlev, Deputy City Clerk
S. Danton, Legislative Coordinator

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The meeting was called to order at 7:04 p.m., recessed at 9:10 p.m., reconvened at 9:25 p.m., moved into Closed Session at 9:36 p.m. and recessed from Closed Session at 9:55 p.m., Committee reconvened in Open Session at 9:58 p.m., and adjourned at 10:25 p.m.

1. Approval of Agenda

The following motion was considered:

PDC122-2019 That the Agenda for the Planning and Development Committee Meeting of September 9, 2019, be approved as amended, as follows:

To add:

5.6. Delegations re: **Group Home Application – 23 Hillside Drive:**

1. Mohammed Ali, Brampton resident
2. Al Nonis, Brampton resident
3. Warren Parkes, Brampton resident
4. Rebecca Altamira, Brampton resident

9.1. Discussion at the request of Regional Councillor Fortini, re: **Group Home Application – 23 Hillside Drive**

To defer to the October 7, 2019, Planning and Development Committee Meeting:

- 7.10. Report from N. Chadda, Development Planner, Planning and Development Services, dated August 8, 2019, re: **Application for Draft Plan of Subdivision (to develop 50 single detached lots and a local public road with a Right-of-Way of 17 metres) – Tanyaville Phase 3 Lands Inc. – KLM Planning Partners Inc. – Southwest corner of Valleyway Dr. and Brentwick Dr. – Ward 5 (File C04W09.008)**

Carried

Note: Committee agreed to vary the order of agenda items and deal with Item 5.6 prior to Item 5.1

2. Declarations of Interest under the Municipal Conflict of Interest Act

Regional Councillor Santos declared verbally, and filed with the City Clerk, a Statement of Disclosure of Interest with respect to Item 7.1 – **Request for Exemption from Section 22(2.1.1) of the Planning Act to Facilitate Making**

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an Application to Amend Secondary Plan Area 6, Brampton Flowertown, and the Zoning By-law (to permit the development of a four-storey self-storage building in an existing District Retail plaza) – 7724934 Canada Inc. – 7724934 Canada Inc. – 370 Main St N. – Ward 1 (File PRE19.004) as she lives next to the subject site.

3. Consent

The following items listed with an asterisk (*) are considered to be routine and non-controversial by the committee and will be approved at one time. There will be no separate discussion of these items unless a committee member requests it, in which case the item will not be consented to and will be considered in the normal sequence of the agenda.

(7.2, 7.3, 7.4, 7.6, 7.7, 8.1, 8.2, 13.1)
(Item 7.5 was removed from consent)

4. Statutory Public Meeting Reports

- 4.1. Report from M. Gervais, Policy Planner, Planning and Development Services, dated August 16, 2019, re: **City Initiated Amendments to the Official Plan and Zoning By-law – Queen Street Corridor Land Use Study – Wards 1 and 3**

Bobby Gauthier, WSP, provided a presentation entitled: “Queen Street Corridor Land Use Study”.

Following the presentation, no members of the public addressed Committee.

Item 13.3 was brought forward at this time.

The following motion was considered:

- PDC123-2019
1. That the report from M. Gervais, Policy Planner, Planning and Development Services, dated August 16, 2019, to the Planning and Development Committee Meeting of September 9, 2019, re: **City Initiated Amendments to the Official Plan and Zoning By-law – Queen Street Corridor Land Use Study – Wards 1 and 3**, be received;
 2. That Planning and Development Services Department staff be directed to report back to Planning and Development Committee with the results of the Public Meeting and final recommendations; and,

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3. That a copy of the report and Council resolution be forwarded to the Region of Peel for information.
4. That the correspondence from Tara Piurko, Miller Thomson LLP, dated September 9, 2019, to the Planning and Development Committee Meeting of September 9, 2019, re: **Queen Street Corridor Land Use Study** be received.

Carried

- 4.2. Report from S. Eshesh, Assistant Policy Planner, Planning and Development Services, dated August 16, 2019, re: **City-Initiated Zoning By-law Amendment – Pigeon Coop Setback Requirements – City Wide** (RM 29/2019)

Shahinaz Eshesh, Assistant Policy Planner, Planning and Development Services, provided a presentation entitled: “City Initiated Zoning By-law Amendment Involving Pigeon Coop Setback Requirements”.

Following the presentation, the following member of public addressed Committee:

Vneet Farwaha, Brampton resident, expressed thoughts and opinions with respect to the proposed amendments.

The following motion was considered:

- PDC124-2019
1. That the report from S. Eshesh, Assistant Policy Planner, Planning and Development Services, dated August 16, 2019, to the Planning and Development Committee Meeting of September 9, 2019, re: **City-Initiated Zoning By-law Amendment – Pigeon Coop Setback Requirements – City-Wide (RM 29/2019)**, be received; and
 2. That staff be directed to report back to Planning and Development Committee with the results of the Public Meeting and a staff recommendation.

Carried

- 4.3. Report from Y. Mantsvetov, Policy Planner, Planning and Development Services, dated August 7, 2019, re: **City-initiated Official Plan Amendment to Remove Shale Protection Policies from North-West Brampton – Heritage Heights – Ward 6**

Item 5.2 was brought forward at this time.

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Scott Snider, Turkstra Mazza, stated that he represented area land owners and expressed their thoughts and opinions with respect to the subject policy.

The following motion was considered:

- PDC125-2019
1. That the report from Y. Mantsvetov, Policy Planner, Planning and Development Services, dated August 7, 2019, to the Planning and Development Services Committee Meeting of September 9, 2019, re: **City-initiated Official Plan Amendment to Remove Shale Protection Policies from North-West Brampton – Heritage Heights – Ward 6**, be received;
 2. That the delegation from Scott Snider, Turkstra Mazza, to the Planning and Development Committee Meeting of September 9, 2019, re: **City-initiated Official Plan Amendment to Remove Shale Protection Policies from North-West Brampton – Heritage Heights – Ward 6**, be received.

Carried

The following motion was introduced with the operative clause as follows:

“Therefore be it resolved that staff be directed to report back on the OPA to the November Planning Committee so that we, the City of Brampton can protect our position and fate at the LPAT Hearing with the Region of Peel.”

The following motion was considered:

- PDC126-2019
- Whereas** the Region of Peel passed a Regional Official Plan Amendment which removes all the shale protection policies, excluding the portion outside of the Regional Urban Boundary and within the Provincial Greenbelt Plan Area while continuing to recognize existing shale extraction designations within North West Brampton;
- Whereas** the Region of Peel’s Official Plan Amendment was adopted on July 11th, 2019 and was appealed by the Minister of Municipal Affairs and Housing on August 1st, 2019;
- Whereas** the City-Initiated Official Plan Amendment to remove Shale Protection policies from North West Brampton recommendation report states we will not proceed until the appeal between the Province and Region is resolved;

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Therefore be it resolved that staff be directed to report back on the OPA to the November Planning Committee so that we, the City of Brampton can protect our position and fate at the LPAT Hearing with the Region of Peel.

Carried

- 4.4. Report from D. VanderBerg, Central Area Planner, Planning and Development Services, dated August 16, 2019, re: **Application to Amend the Zoning By-law (to permit a 402-unit residential development) – NYX Capital Corp. – 12 Henderson Avenue – Ward 3** (File C01W05.044)

A presentation was not requested for this item.

The following members of the public addressed Committee and expressed their views, suggestions, concerns, and questions with respect to appropriateness of the development, and impacts on density and traffic:

1. Imelda Petroff, Brampton resident
2. Carol Jarvie, Brampton resident
3. Duncan Gibson, Brampton resident

Committee consideration of the matter included questions of clarification with respect to proposed parking provisions, and circulation of public meeting notices.

The following motion was considered:

- PDC127-2019
1. That the report from D. VanderBerg, Central Area Planner, Planning and Development Services, dated August 16, 2019, to the Planning and Development Committee Meeting of September 9, 2019, re: **Application to Amend the Zoning By-law (to permit a 402-unit residential development) – NYX Capital Corp. – 12 Henderson Avenue – Ward 3** (File C01W05.044) be received;
 2. That Planning and Development Services 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; and,
 3. That the following delegations to the Planning and Development Committee Meeting of September 9, 2019, re: **Application to Amend the Zoning By-law (to permit a**

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402-unit residential development) – NYX Capital Corp. – 12 Henderson Avenue – Ward 3 (File C01W05.044) be received:

1. Imelda Petroff, Brampton resident
2. Carol Jarvie, Brampton resident
3. Duncan Gibson, Brampton resident.

Carried

- 4.5. Report from S. Dykstra, Development Planner, Planning and Development Services, dated August 16, 2019, re: **Application to Amend the Zoning By-law and Official Plan (to permit a retail plaza) – Gajjar Development Group Inc. – Glen Schnarr & Associates Inc. – 10709 Creditview Road – Southeast corner of Creditview Road and El Camino Way – Ward 6 (File C03W13.005)**

No members of the public were present for this item and a presentation was not requested.

The following motion was considered:

- PDC128-2019
1. That the report from S. Dykstra, Development Planner, Planning and Development Services, dated August 16, 2019, to the Planning and Development Committee Meeting of September 9, 2019, re: **Application to Amend the Zoning By-law and Official Plan (to permit a retail plaza) – Gajjar Development Group Inc. – Glen Schnarr & Associates Inc. – 10709 Creditview Road – Southeast corner of Creditview Road and El Camino Way – Ward 6 (File C03W13.005) be received;**
 2. That Planning and Development Services 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

5. Delegations

- 5.1. Delegation from Peter Smith, Bousfields Inc., re: **Request for Exemption from Section 22(2.1.1) of the *Planning Act* to Facilitate Making an Application to Amend Secondary Plan Area 6, Brampton Flowertown, and the Zoning By-**

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law. – 7724934 Canada Inc. – 7724934 Canada Inc. – 370 Main St N. – Ward 1
(File PRE19.004)

Peter Smith, Bousfields Inc., expressed his support for the subject application and staff recommendations.

Item 7.1 was brought forward at this time.

The following motion was considered:

- PDC129-2019
1. That the report from D. Watchorn, Development Planner, Planning and Development Services, dated August 16, 2019, to the Planning and Development Committee Meeting of September 9, 2019 re: **Request for Exemption from Section 22(2.1.1) of the Planning Act to Facilitate Making an Application to Amend Secondary Plan Area 6, Brampton Flowertown, and the Zoning By-law (to permit the development of a four-storey self-storage building in an existing District Retail plaza) – 7724934 Canada Inc. – 7724934 Canada Inc. – 370 Main St N. – Ward 1**, be received;
 2. That Council exempt application 7724934 Canada Inc. - 7724934 Canada Inc., File PRE19.004, from Section 22(2.1.1) of the Planning Act, as it does not undermine or frustrate the intent of the recently approved Brampton Flowertown Secondary Plan (SPA6).
 3. That the delegation from Peter Smith, Bousfields Inc., to the Planning and Development Committee Meeting of September 9, 2019, re: **Request for Exemption from Section 22(2.1.1) of the Planning Act to Facilitate Making an Application to Amend Secondary Plan Area 6, Brampton Flowertown, and the Zoning By-law. – 7724934 Canada Inc. – 7724934 Canada Inc. – 370 Main St N. – Ward 1** (File PRE19.004) be received.

Carried

- 5.2. Delegation from Scott Snider, Turkstra Mazza, re: **City-initiated Official Plan Amendment to Remove Shale Protection Policies from North-West Brampton – Heritage Heights – Ward 6**

Dealt with under Item 4.3 – Recommendation PDC125-2019

See also Recommendation PDC126-2019

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- 5.3. Delegations re: **Queen Street West Tertiary Plan – Ward 4:**
1. Neil Davis, David Webb LLP
 2. Daniel Artenosi, Overland LLP
 3. Mary Flynn-Guglietti, Weston Consulting
 4. Ryan Guetter, Weston Consulting

At this time, the following motion was considered:

- PDC130-2019 That the Planning and Development Committee proceed into Closed Session to discuss matters pertaining to the following:
- 16.1 Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board.

Carried

Following Closed Session, the Chair reported out that Committee considered a matter in Closed Session and direction was provided to staff.

The following motion was introduced, with the operative clause as follows:

“Therefore Be It Resolved That the following be **deferred** to the September 23, 2019, Planning and Development Committee meeting, in order to provide more time for the various land owners to discuss and resolve outstanding issues before the Tertiary Plan is considered by Council:

- a. Item 7.8 – a staff report from K. Walkey, Manager, Planning and Development Services, re: **Queen Street West Tertiary Plan – Ward 4**; and,
- b. Item 5.3 – delegations from the following regarding the **Queen Street West Tertiary Plan**:
 1. Neil Davis, David Webb LLP
 2. Daniel Artenosi, Overland LLP
 3. Mary Flynn-Guglietti, Weston Consulting
 4. Ryan Guetter, Weston Consulting “

Item 7.8 was brought forward at this time.

The following motion was considered:

- PDC131-2019 Whereas in July 2016, the City received complete development applications for Official Plan and Zoning By-law amendments, and draft plan of subdivision approval, with respect to properties in the Queen Street West and Mississauga Road area for residential development, which were subsequently appealed as a result of the City’s non-decisions to the Ontario Municipal Board, now Local Planning Appeal Tribunal (LPAT); and

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Whereas in February 2018, the appellant land owners and another land owner in the Queen Street West and Mississauga Road area submitted a draft Queen Street West Tertiary Plan (the “Tertiary Plan”) to demonstrate how five (5) properties at the corner of Queen Street West and Mississauga Road can be developed in a coordinated manner; and

Whereas the proposed Tertiary Plan has been supported by technical studies, and subsequently revised through discussions between City Planning staff and the applicants, advancing to the point that staff are ready to recommend that Council support the Tertiary Plan; and

Whereas a Tertiary Plan is a non-statutory planning document required in specific areas identified by the City to show how multiple parcels can be developed in a holistic and co-ordinated manner, are illustrative, and are not binding on land owners and are often amended as formal development applications proceed; and

Whereas another land owner within the above-referenced Tertiary Plan area submitted another concept Tertiary Plan in July 2019, which is not supported by technical studies at this time; and

Whereas the scheduled LPAT hearing is to be held on January 13, 2020, therefore it is desirable for some form of agreement between the affected land owners and other interests to facilitate and possibly resolve the LPAT hearing matters and enable planned development to proceed in this area; and

Whereas it is in the best interest of all parties involved to discuss, negotiate and resolve their respective interests, including cost-sharing agreements, to ensure an orderly and planned development of the subject area at Queen Street West and Mississauga Road;

Therefore Be It Resolved That the following be **deferred** to the September 23, 2019 Planning and Development Committee meeting, in order to provide more time for the various land owners to discuss and resolve outstanding issues before the Tertiary Plan is considered by Council:

- a. Item 7.8 – a staff report from K. Walkey, Manager, Planning and Development Services, re: **Queen Street West Tertiary Plan – Ward 4**, and
- b. Item 5.3 – delegations from the following regarding the **Queen Street West Tertiary Plan**:
 1. Neil Davis, David Webb LLP

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2. Daniel Artenosi, Overland LLP
3. Mary Flynn-Guglietti, Weston Consulting
4. Ryan Guetter, Weston Consulting

A recorded vote was requested and the motion carried unanimously, as follows:

<u>Yea</u>	<u>Nay</u>	<u>Absent</u>
Santos		nil
Vicente		
Palleschi		
Whillans		
Bowman		
Medeiros		
Williams		
Fortini		
Singh		
Dhillon		
		Carried
		10 Yeas
		0 Nays
		0 Absent

- 5.4 Delegation from Neil Davis, Davis Webb LLP, re: **Application to Amend the Official Plan and Zoning By-Law (to permit a motor vehicle sales, leasing, and rental establishment, accessory motor vehicle repair, body shop, outside storage, and drive-through facilities) – 1968610 Ontario Ltd. & 1968611 Ontario Ltd. - Davis Webb LLP – 0 Inspire Boulevard – East of Dixie Road, North of Inspire Boulevard – Ward 9** (File C03E17.005)

Neil Davis, Davis Webb LLP, expressed his thoughts and opinions with respect to the staff recommendations regarding the subject application.

Item 7.9 was brought forward at this time.

Committee consideration of the matter included comments regarding the proposed design of the subject building and grounds.

The following motion was introduced with the operative clause as follows:

“BE IT RESOLVED that:

1. The delegation of Neil Davis be received;
2. Planning and Development Committee hereby recommends that Council adopt the Official Plan amendment and implementing Zoning By-law amendment attached hereto at its meeting of September 11, 2019.”

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The following motion was considered:

- PDC132-2019 WHEREAS Council passed a resolution dated April 8, 2019 that read as follows:
1. That the delegation from Neil Davis, Davis Webb LLP, to the Planning and Development Committee Meeting of April 8, 2019, re: Extension of Brampton Auto Mall be received;
 2. That, in principle, Committee express support for development of the subject lands as part of the surrounding auto mall;
 3. That the matter be referred to staff for consideration and a report thereon be brought forward to Planning and Development Committee by the end of July 2019; provided the require application(s) are submitted and deemed complete by Planning and Development Services by May 1, 2019.

AND WHEREAS the applicant submitted the required applications to amend the City of Brampton Official Plan and Zoning By-law together with all required studies and reports requested by City staff.

AND WHEREAS the application was deemed complete on July 8, 2019.

AND WHEREAS City staff provided a comfort letter dated July 10, 2019 which indicated that Council would be provided the opportunity to, if it so chooses, adopt an Official Plan amendment and implementing Zoning By-law amendment at the Council meeting of September 11, 2019, yet neither were attached to the Recommendation Report.

AND WHEREAS the Planning and Development Committee ("Committee") has had an opportunity to consider the staff recommendation report dated August 16, 2019, including the comments from Regional staff on behalf of the Region of Peel dated August 1, 2019.

AND WHEREAS Committee has had an opportunity to review the response from Gagnon Walker Domes (GWD) to the staff report and have listened to the submissions of Mr. Neil Davis to the Committee.

AND WHEREAS staff have raised concern in the recommendation report regarding the availability of industrial lands, however, the subject lands are not zoned to permit these types of uses.

AND WHEREAS there have been six (6) applications before the Committee of Adjustment supported by City of Brampton and Region of Peel staff to permit automotive uses that were zoned for industrial

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or employment uses.

AND WHEREAS in those six (6) applications which lands were designated and zoned to permit industrial or employment uses no issue or concern was raised by staff of either the City or the Region of conversion or failure to meet Provincial Policy, Region of Peel Official Plan Policy, or City of Brampton Official Plan Policy.

AND WHEREAS Committee respectfully disagrees with staff as to its concerns raised in its recommendation report and prefers the opinion of GWD regarding conformity to the Provincial Plans and Policies and the Regional Official Plan and specifically on their opinion on the issue of conversion.

AND WHEREAS the lands have remained vacant for the last eight (8) years since being designated and zoned without any of the permitted commercial uses having been taken up.

AND WHEREAS to add automotive uses as a specific permission to the already permitted commercial uses on subject lands by amendment to the City Official Plan and Zoning By-law will offer the potential to further expand the auto mall type uses to meet demand and is the logical extension of the automotive permissions granted with staff support in the area including the immediately adjacent lands to the north and west.

AND WHEREAS the applicant has also agreed to add retail space that up to now has not materialized.

AND WHEREAS the addition of automotive uses further offers the potential to create upwards of 50,000 million dollars of new construction with 300 new jobs, many of which are well-paid skilled jobs.

AND WHEREAS Committee has confidence that the automotive dealerships can be designed and built as an attractive gateway to the area, the expanded auto mall will provide appropriate interface with development including residential development east of Dixie Road.

AND WHEREAS the Committee is of the view that approval of the application represents good planning and conforms to Provincial Policy and Provincial interests and conforms to the Regional Official Plan and that the proposed amendments to the Brampton Official Plan and Zoning By-law represent appropriate adjustments to the policy framework as established in 2011 given approvals granted in proximity and adjoining for the same use and to provide the opportunity to meet the need for automotive uses on the subject lands.

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BE IT RESOLVED that:

1. The delegation of Neil Davis, Davis Webb LLP, to the Planning and Development Committee Meeting of September 9, 2019, re: **Application to Amend the Official Plan and Zoning By-Law (to permit a motor vehicle sales, leasing, and rental establishment, accessory motor vehicle repair, body shop, outside storage, and drive-through facilities) – 1968610 Ontario Ltd. & 1968611 Ontario Ltd. – Davis Webb LLP – 0 Inspire Boulevard – East of Dixie Road, North of Inspire Boulevard – Ward 9** (File C03E17.005) be received;
2. That the report from S. Swinfield, Development Planner, Planning and Development Services, dated August 16, 2019, to the Planning and Development Committee Meeting of September 9, 2019, re: **Application to Amend the Official Plan and Zoning By-Law (to permit a motor vehicle sales, leasing, and rental establishment, accessory motor vehicle repair, body shop, outside storage, and drive-through facilities) – 1968610 Ontario Ltd. & 1968611 Ontario Ltd. – Davis Webb LLP – 0 Inspire Boulevard – East of Dixie Road, North of Inspire Boulevard – Ward 9** (File C03E17.005) be received; and,
3. Planning and Development Committee hereby recommends that Council adopt the Official Plan amendment and implementing Zoning By-law amendment attached hereto at its meeting of September 11, 2019.

Carried

- 5.5. Delegation from Kurt Franklin, Vice President, Weston Consulting, re: **Request for Exemption from Section 22(2.1.1) of the *Planning Act* to Facilitate Making an Application to Amend the Snelgrove-Heart Lake Secondary Plan Area 1 – Hopewell Developments - Weston Consulting – 10534 Hurontario Street – Ward 2** (File PRE19.032)

Kurt Franklin, Vice President, Weston Consulting, expressed his support for the subject application and staff recommendations.

Item 7.5 was brought forward at this time.

The following motion was considered:

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- PDC133-2019
1. That the report from B. Shah, Development Planner, Planning and Development Services, dated August 16, 2019, to the Planning and Development Committee Meeting of September 9, 2019 re: **Request for Exemption from Section 22(2.1.1) of the *Planning Act* to Facilitate Making an Application to Amend the Snelgrove-Heartlake Secondary Plan Area 1 – Hopewell Developments – Weston Consulting – 10534 Hurontario Street – Ward 2** (File PRE19.032) be received; and
 2. That Council exempt application for Hopewell Developments - PRE19.032 from Section 22(2.1.1) of the *Planning Act*, as it does not undermine or frustrate the intent of the recently approved Snelgrove-Heartlake Secondary Plan (SPA1).
 3. That the delegation from Kurt Franklin, Vice President, Weston Consulting, to the Planning and Development Committee Meeting of September 9, 2019, re: **Request for Exemption from Section 22(2.1.1) of the *Planning Act* to Facilitate Making an Application to Amend the Snelgrove-Heart Lake Secondary Plan Area 1 – Hopewell Developments - Weston Consulting – 10534 Hurontario Street – Ward 2** (File PRE19.032) be received.

Carried

5.6 Delegations re: **Group Home Application – 23 Hillside Drive**

1. Mohammad Ali, Brampton resident
2. Al Nonis, Brampton resident
3. Warren Parkes, Brampton resident
4. Rebecca Altamira, Brampton resident

The following members of the public addressed Committee and expressed their views, suggestions, concerns, and questions with respect to appropriateness of the application, and impacts on safety and traffic:

1. Mohammad Ali, Brampton resident
2. Al Nonis, Brampton resident
3. Warren Parkes, Brampton resident
4. Rebecca Altamira, Brampton resident
5. Nyna Petrov, Brampton resident
6. Donna Anglin, Brampton resident

Item 9.1 was brought forward at this time.

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Committee consideration of the matter included questions of clarification with respect to group home zoning policies and the application process.

The following motion was considered:

- PDC134-2019
1. That the following delegations to the Planning and Development Committee Meeting of September 9, 2019, re: **Group Home Application – 23 Hillside Drive** be received:
 1. Mohammad Ali, Brampton resident
 2. Al Nonis, Brampton resident
 3. Warren Parkes, Brampton resident
 4. Rebecca Altamira, Brampton resident
 5. Nyna Petrov, Brampton resident
 6. Donna Anglin, Brampton resident;
 2. That Item 9.1 – Discussion at the Request of Regional Councillor Fortini, re: **Group Home Application – 23 Hillside Drive** be **deferred** to the October 7, 2019 meeting of the Planning and Development Committee meeting, and that staff be requested to report thereon with regard to steps of registration process, role of the City, and where the application currently sits within the process.

Carried

6. **Staff Presentations** – nil

7. **Planning**

- 7.1. Report from D. Watchorn, Development Planner, Planning and Development Services, dated August 16, 2019, re: **Request for Exemption from Section 22(2.1.1) of the Planning Act to Facilitate Making an Application to Amend Secondary Plan Area 6, Brampton Flowertown, and the Zoning By-law (to permit the development of a four-storey self-storage building in an existing District Retail plaza) – 7724934 Canada Inc. – 7724934 Canada Inc. – 370 Main St N. – Ward 1 (File PRE19.004)**

See Item 5.1 – Recommendation PDC129-2019

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- * 7.2. Report from S. Dykstra, Development Planner, Planning and Development Services, dated August 22, re: **Request for Exemption from Section 22 (2.1.1) of the *Planning Act* to Facilitate Making an Application to Amend the Brampton Flowertown Secondary Plan (proposed eight storey residential development with retail at grade and 131 residential and retail parking spaces) – Soneil Clarence Inc. – Glen Schnarr & Associates Inc. – 75 Clarence Street – Ward 3** (File PRE17.127)

- PDC135-2019
1. That the report from S. Dykstra, Development Planner, Planning and Development Services, dated August 22, 2019, to the Planning and Development Committee Meeting of September 9, 2019 re: **Request for Exemption from Section 22 (2.1.1) of the *Planning Act* to Facilitate Making an Application to Amend the Brampton Flowertown Secondary Plan (proposed eight storey residential development with retail at grade and 131 residential and retail parking spaces) – Soneil Clarence Inc. – Glen Schnarr & Associates Inc. – 75 Clarence Street – Ward 3** (File PRE17.127) be received;
 2. That the application from Soneil Clarence Inc, 75 Clarence Street, PRE17.12, be exempt from Section 22 (2.1.1) of the *Planning Act*, as it does not undermine or frustrate the intent of the recently approved Brampton Flowertown Secondary Plan.

Carried

- * 7.3. Report from N. Grady, Development Planner, Planning and Development Services, dated August 16, 2019, re: **Application to Amend the Zoning By-law (to permit a day care facility) – 756 Wanless Holdings Inc. – Glen Schnarr & Associates Inc. – 756 and 766 Wanless Drive – North of Wanless Drive, West of Queen Mary Drive – Ward 6** (File C02W16.004)

- PDC136-2019
1. That the report from N. Grady Development Planner, Planning and Development Services, dated August 16, 2019, to the Planning and Development Committee Meeting of September 9, 2019, re: **Application to Amend the Zoning By-law (to permit a day care facility) – 756 Wanless Holdings Inc. – Glen Schnarr & Associates Inc. – 756 and 766 Wanless Drive – North of Wanless Drive, West of Queen Mary Drive – Ward 6** (File C02W16.004) be received;

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2. That the Zoning By-law Amendment submitted by Glen Schnarr and Associates Inc. on behalf of 756 Wanless Holdings Inc., Ward: 6, File: C02W16.004, 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 for the reasons set out in the Planning Recommendation Report, dated August 16, 2019; and,
3. That a By-law be passed to amend By-law 270-2004, as amended, as contained in Appendix 12.

Carried

- * 7.4. Report from H. Katyal, Development Planner, Planning and Development Services, dated August 16, 2019, re: **Application to the amend the Zoning By-law (to facilitate the construction of one residential dwelling) – Kapur, Prabhat – G-Force Urban Planners and Consultants – 28 Steven Court – East of Conestoga Drive, South of Sandalwood Parkway – Ward 2** (File C01E14.028)

- PDC137-2019
1. That the report from H. Katyal, Development Planner, Planning and Development Services, dated August 16, 2019, to the Planning and Development Committee Meeting of September 9, 2019, re: **Application to the amend the Zoning By-law (to facilitate the construction of one residential dwelling) – Kapur, Prabhat – G-Force Urban Planners and Consultants – 28 Steven Court – East of Conestoga Drive, South of Sandalwood Parkway – Ward 2** (File C01E14.028) be received; and
 2. That the Application to amend the Zoning By-law, Ward 2, City File: C01E14.028, 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, dated August 16, 2019; and,
 3. That the amendments to the Zoning By-law, attached as Appendix 10 to the report be adopted.

Carried

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- 7.5. Report from B. Shah, Development Planner, Planning and Development Services, dated August 16, 2019, re: **Request for Exemption from Section 22(2.1.1) of the Planning Act to Facilitate Making an Application to Amend the Snelgrove-Heart Lake Secondary Plan Area 1 – Hopewell Developments – Weston Consulting – 10534 Hurontario Street – Ward 2** (File PRE19.032)

Dealt with under Item 5.5 – Recommendation PDC133-2019

- * 7.6. Report from K. Freeman, Development Planner, Planning and Development Services, dated August 16, 2019, re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision – Cal-Gore Developments Inc. – KLM Planning Partners Inc. (to permit 100 stacked condominium townhouse dwelling units) – 9159 Goreway Drive – North of Queen Street East on the east side of Goreway Drive – Ward 8** (File C08E06.005)

- PDC138-2019
1. That the report from K. Freeman, Development Planner, Planning and Development Services, dated August 16, 2019, to the Planning and Development Committee Meeting of September 9, 2019, re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision – Cal-Gore Developments Inc. – KLM Planning Partners Inc. (to permit 100 stacked condominium townhouse dwelling units) – 9159 Goreway Drive – North of Queen Street East on the East Side of Goreway Drive – Ward 8** (File C08E06.005), be received;
 2. That the applications to Amend the Zoning By-law and Proposed Draft Plan of Subdivision submitted by KLM Planning Partners Inc. on behalf of Cal-Gore Developments Inc., Ward: 8, Files: C08E06.005 & 21T-17015B, 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 for the reasons set out in the Planning Recommendation Report dated August 16, 2019;
 3. That the amendments to the Zoning By-law, attached as Appendix 12 to the report be adopted; and,
 4. That Council authorize the Mayor and Clerk to sign the subdivision agreement.

Carried

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* 7.7. Report from Y. Xiao, Development Planner, Planning and Development Services, dated August 20, 2019, re: **Application to Amend the Official Plan and Zoning By-law – Castlemore Plaza Inc. – Glen Schnarr & Associates Inc. (to permit the development of a commercial plaza) – Southwest Corner of Countryside Drive and Goreway Drive – 3425 Countryside Drive and 10990 Goreway Drive – Ward 10** (File C07E15.013)

- PDC139-2019
1. That the report from Y. Xiao, Development Planner, Planning and Development Services, dated August 20, 2019, re: **Application to Amend the Official Plan and Zoning By-law – Castlemore Plaza Inc. – Glen Schnarr & Associates Inc. (to permit the development of a commercial plaza) – Southwest Corner of Countryside Drive and Goreway Drive – 3425 Countryside Drive and 10990 Goreway Drive – Ward 10** (File C07E15.013) be received;
 2. That the Official Plan and Zoning By-law Amendment applications submitted by Glen Schnarr and Associates, Ward 10, File: C07E15.013 be approved on the basis that they represent good planning, including that they are consistent with the Provincial Policy Statement, and conform with the Growth Plan for the Greater Golden Horseshoe and the Region of Peel’s Official Plan;
 3. That a by-law be passed to adopt the Official Plan Amendment attached as Appendix 1 to the report; and,
 4. That a by-law be passed to amend Comprehensive Zoning By-law 270-2004 as amended, attached as Appendix 2 to the report.

Carried

7.8. Report from K. Walkey, Manager, Planning and Development Services, dated August 16, 2019, re: **Queen Street West Tertiary Plan – Ward 4**

Dealt with under Item 5.3 – Recommendation PDC 131-2019

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- 7.9. Report from S. Swinfield, Development Planner, Planning and Development Services, dated August 16, 2019, re: **Application to Amend the Official Plan and Zoning By-Law (to permit a motor vehicle sales, leasing, and rental establishment, accessory motor vehicle repair, body shop, outside storage, and drive-through facilities) – 1968610 Ontario Ltd. & 1968611 Ontario Ltd. – Davis Webb LLP – 0 Inspire Boulevard – East of Dixie Road, North of Inspire Boulevard – Ward 9** (File C03E17.005)

Dealt with under Item 5.4 – Recommendation PDC132-2019

- 7.10. Report from N. Chadda, Development Planner, Planning and Development Services, dated August 8, 2019, re: **Application for Draft Plan of Subdivision (to develop 50 single detached lots and a local public road with a Right-of-Way of 17 metres) – Tanyaville Phase 3 Lands Inc. – KLM Planning Partners Inc. – Southwest corner of Valleyway Dr. and Brentwick Dr. – Ward 5** (File C04W09.008)

Dealt with under Approval of Agenda – Recommendation PDC122-2019

8. Minutes

*** 8.1. Minutes – Cycling Advisory Committee – June 25, 2019**

The following motion was considered:

- PDC140-2019 That the **Minutes – Cycling Advisory Committee – June 25, 2019**, to the Planning and Development Committee Meeting of September 9, 2019, Recommendations CYC001-2019 to CYC007-2019, be approved as published and circulated.

Carried

The recommendations were approved as follows:

- CYC001-2019 That the Agenda for the Cycling Advisory Committee Meeting of June 25, 2019, be approved, as amended as follows:

To add:

- 7.3. Discussion at the request of Lisa Stokes, Member, re: **Community Ride Volunteers**
- 7.4. Discussion at the request of Regional Councillor Santos, re: **Health Care Advocacy Campaign**

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- CYC002-2019 That the presentation from Peter Fay, City Clerk, Office of the Chief Administrative Officer, to the Cycling Advisory Committee Meeting of June 25, 2019, re: **Committee Orientation** be received.
- CYC003-2019 That the presentation from Henrik Zbogar, Senior Manager, Active Transportation, Planning and Development Services, to the Cycling Advisory Committee Meeting of June 25, 2019, re: **Committee Background and Mandate** be received.
- CYC004-2019 That the verbal update from Tamara Kwast, Transportation Planner, Planning and Development Services, to the Cycling Advisory Committee Meeting of June 25, 2019, re: **Bicycle Valet Parking** be received.
- CYC005-2019 That Stephen Laidlaw and Kevin Montgomery be appointed Co-Chairs of the Cycling Advisory Committee for a period of one-year, ending May 2020.
- CYC006-2019
1. That it is the position of the Cycling Advisory Committee to meeting on a monthly basis, commencing July 18, 2019; and,
 2. That staff report back on the feasibility of alternating monthly meeting dates between Tuesday and Thursday evenings.
- CYC007-2019 That the Cycling Advisory Committee do now adjourn to meet again on Thursday, July 18, 2019, at 7:00 p.m.

* 8.2. **Minutes – Cycling Advisory Committee – August 20, 2019**

The following motion was considered:

- PDC141-2019 That the **Minutes – Cycling Advisory Committee – August 20, 2019**, to the Planning and Development Committee Meeting of September 9, 2019, Recommendations CYC008-2019 to CYC015-2019, be approved as published and circulated.

Carried

The recommendations were approved as follows:

- CYC008-2019 That the agenda for the Cycling Advisory Committee Meeting of Tuesday, August 20, 2019, be approved, as amended, to vary the order of business to deal with Items 4.1 and 7.1 under Item 6.2.
- CYC009-2019 That the presentation by Nelson Cadete, Project Manager, Active Transportation, Planning and Development Services, to the Cycling

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Advisory Committee Meeting of August 20, 2019, re: **Active Transportation Master Plan Update** be received.

CYC010-2019 That the presentation from Dayle Laing, Member, to the Cycling Advisory Committee Meeting of August 20, 2019, re: **Bike Valet Parking - Brampton Cycling Advisory Committee Policy** be received.

CYC0112019 That the presentation from Dayle Laing, Member, to the Cycling Advisory Committee Meeting of August 20, 2019, re: **Planned Bike Parking and Peel Region Cycle Tracks and Brampton 2040 Cycle Paths Along Queen Street** be received.

CYC012-2019

1. That the discussion requested by Nelson Cadete, Project Manager, Active Transportation, Planning and Development Services, to the Cycling Advisory Committee Meeting of August 20, 2019, re: **Vision Zero Education and Awareness Working Group – Terms of Reference** be received.
2. That the following Committee Members be selected to attend the Vision Zero Education and Awareness Working Group.
 1. Laura Bowman
 2. Barry Lavalley
 3. Stephen Laidlaw

CYC013-2019

1. That the delegation by Laura Bowman, Member, to the Cycling Advisory Committee Meeting of August 20, 2019, re: **Cycling Advisory Committee 2019-2020 Work Plan and Budget** be received; and,
2. That the verbal update from Laura Bowman, Member, to the Cycling Advisory Committee Meeting of August 20, 2019, re: **Minutes – Work Plan Sub-Committee** be received; and,
3. That the verbal update from Laura Bowman, Member, to the Cycling Advisory Committee Meeting of August 20, 2019, re: **Cycling Advisory Committee 2019-2020 Work Plan and Budget** be **deferred** to the October 15, 2019 meeting; and,
4. That the correspondence from Rani Gill, Member, dated July 3, 2019, to the Cycling Advisory Committee Meeting of August 20, 2019, re: **Review of Committee Mandate, Expectations and Events** be received

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- CYC014-2019 1. That the correspondence from Kathy Cecchetto, Member, dated July 30, 2019, to the Cycling Advisory Committee Meeting of August 20, 2019, re: **Resignation from the Cycling Advisory Committee** be received; and,
2. That Ms. Cecchetto's resignation be accepted with regret.

CYC015-2019 That the Cycling Advisory Committee do now adjourn to meet again on October 15, 2019, at 7:00 p.m.

9. Other/New Business

- 9.1. Discussion at the request of Regional Councillor Fortini, re: **Group Home Application – 23 Hillside Drive**

Dealt with under Item 5.6 – Recommendation PDC134-2019

10. Referred Matters – nil

11. Deferred Matters – nil

12. Notice of Motion – nil

13. Correspondence

- * 13.1. Correspondence from A. Farnsworth, Clerk and Manager, Policy, Toronto and Region Conservation Authority, dated August 1, 2019, re: **Regulation Mapping Update**

PDC142-2019 That the correspondence from A. Farnsworth, Clerk and Manager, Policy, Toronto and Region Conservation Authority, dated August 1, 2019, to the Planning and Development Committee Meeting of September 9, 2019, re: **Regulation Mapping Update** be received.

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- 13.2. Correspondence re: **Application to Amend the Zoning By-law and Official Plan (to permit a retail plaza) – Gajjar Development Group Inc. – Glen Schnarr & Associates Inc. – 10709 Creditview Road – Southeast corner of Creditview Road and El Camino Way – Ward 6** (File C03W13.005):
1. Jack Sekhon, Brampton resident, dated August 22, 2019
 2. Terri-lee Durdle, Brampton resident, dated August 26, 2019
 3. Mark Yarranton, KLM Planning Partners Inc., dated August 27, 2019

See Item 4.5

The following motion was considered:

- PDC143-2019 That the following correspondence to the Planning and Development Committee Meeting of September 9, 2019, re: **Application to Amend the Zoning By-law and Official Plan (to permit a retail plaza) – Gajjar Development Group Inc. – Glen Schnarr & Associates Inc. – 10709 Creditview Road – Southeast corner of Creditview Road and El Camino Way – Ward 6** (File C03W13.005), be received:
1. Jack Sekhon, Brampton resident, dated August 22, 2019
 2. Terri-lee Durdle, Brampton resident, dated August 26, 2019
 3. Mark Yarranton, KLM Planning Partners Inc., dated August 27, 2019

- 13.3. Correspondence from Tara Piurko, Miller Thomson LLP, dated September 9, 2019, re: **Queen Street Corridor Land Use Study**

Dealt with under Item 4.1 – Recommendation PDC123-2019

14. **Councillor Question Period** – nil

15. **Public Question Period** – nil

16. **Closed Session**

- 16.1. Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board.

See Recommendation PDC130-2019 above

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17. Adjournment

PDC144-2019 That the Planning and Development Committee do now adjourn to meet again on Monday, September 23, 2019, at 1:00 p.m.

Carried

Regional Councillor M. Medeiros (Chair)

Monday, September 23, 2019

Members Present: 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 G. Dhillon – Wards 9 and 10
City Councillor J. Bowman – Wards 3 and 4
City Councillor C. Williams – Wards 7 and 8
City Councillor H. Singh – Wards 9 and 10

Members Absent: Regional Councillor M. Palleschi – Wards 2 and 6 (other municipal business)
City Councillor D. Whillans (vacation)

Staff Present:

Planning and Development Services:

A. Parsons, Director, Development Services
B. Bjerke, Director, Policy Planning
N. Cadette, Project Manager, Active Transportation

Corporate Services:

J. Zingaro, Legal Counsel

City Clerk's Office:

P. Fay, City Clerk
C. Gravlev, Deputy City Clerk
C. Urquhart, Legislative Coordinator

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The meeting was called to order at 1:02 p.m., failed for quorum at 2:13 p.m., regained quorum at 2:14 p.m., and adjourned at 2:15 p.m.

Note: At 2:13 p.m., Committee failed for quorum, at which time the following members were recorded as being present:

- Regional Councillor Medeiros – Wards 3 and 4 (Chair)
- Regional Councillor Santos – Wards 1 and 5
- Regional Councillor Dhillon – Wards 9 and 10
- City Councillor Bowman – Wards 3 and 4
- City Councillor Williams – Wards 7 and 8

Committee regained quorum at 2:14 p.m. and the meeting resumed.

1. **Approval of Agenda**

The following motion was considered:

PDC145-2019 That the Agenda for the Planning and Development Committee Meeting of September 23, 2019, be approved as amended, as follows:

To defer to the October 7, 2019, Planning and Development Committee Meeting:

- 11.1 Delegations re: **Queen Street West Tertiary Plan – Ward 4**
 - 1. Neil Davis, Davis Webb LLP
 - 2. Daniel Artenosi, Overland LLP
 - 3. Mary Flynn-Guglietti, Weston Consulting
 - 4. Ryan Guetter, Weston Consulting
- 11.2. Report from K. Walkey, Manager, Planning and Development Services, dated August 16, 2019, re: **Queen Street West Tertiary Plan – Ward 4**

Carried

The following was received by the City Clerk's Office after the agenda was published and related to an item on the Agenda (Committee approval was not required for addition of these items in accordance with Procedure By-law 160-2004, as amended):

- 5.2. Delegations re: **Active Transportation Master Plan – All Wards:**
 - 1. Dr. Jessica Hopkins, Region of Peel Public Health
 - 2. Kevin Montgomery, Co-Chair, Cycling Advisory Committee
 - 3. David Laing, BikeBrampton

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Re. Items 6.1 and 7.1 – **Active Transportation Master Plan – All Wards**

- 13.1. Correspondence from Johanna Shapira, Wood Bull LLP, dated September 20, 2019

Additional Information below related to Item 7.3 was inadvertently omitted from the published agenda (no vote was required):

Appendix C – was published on the City’s website on September 16, 2019

Appendix E – Schedule 9 (c) was published on the City’s website on September 17, 2019

Re. Item 7.3 – **City-Initiated Official Plan and Zoning By-law Amendments to Implement the Recommendations of the Bramalea Mobility Hub Land Use Study – Ward 7**

- 13.2. Correspondence from Natalie Ast, Overland LLP, dated September 20, 2019; published in the City’s website on September 20, 2019

Re. Item 7.5 – **City Initiated Official Plan Amendment to Introduce New Tertiary Plan Policies – All Wards 7**

The following item (listed on the agenda for distribution prior to the meeting) was published on the City’s website on September 23, 2019:

8.1 – Minutes – Brampton Heritage Board – September 17, 2019

2. **Declarations of Interest under the Municipal Conflict of Interest Act** - nil

3. **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.

(7.4)

(Items 7.3 and 7.5 were removed from consent)

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4. **Statutory Public Meeting Reports** – nil

5. **Delegations**

- 5.1. Delegation from William Oughtred, Principal, W.E. Oughtred and Associates Inc., re: **Permission to Apply for an Amendment to the Brampton Flowertown Secondary Plan to Permit the Development of 55 Townhouse Units – 55, 59 and 61 Beech Street, and 136, 140 and 142 Church Street E – Ward 1**

Item 7.2 was brought forward and dealt with at this time.

William Oughtred, Principal, W.E. Oughtred and Associates Inc., provided information to support the request for an exemption from the provisions of the *Planning Act* to permit his clients to apply for an amendment to the Brampton Flowertown Secondary Plan to facilitate development at the subject site. Mr. Oughtred referenced the staff analysis of the proposal which indicated support for the proposed exemption.

The following motion was considered:

- PDC146-2019
1. That the report from Y. Xiao dated August 30, 2019, to the Planning and Development Committee Meeting of September 23, 2019, re: **Request for exemption from Section 22(2.1.1) of the *Planning Act* to facilitate making an application to amend Secondary Plan Area 6, Brampton Flowertown (to facilitate the development of 50 back-to-back townhouse units and 5 street townhouse units intended to have a condominium tenure) – N.E. Oughtred & Associates Inc. – 1596734 Ontario LTD – 55, 59, 61 Beech Street and 136, 140, 142 Church Street East – Ward 1** (File PRE19.021) be received; and
 2. That the request to permit an amendment to the Secondary Plan Area 6 Brampton Flowertown, in accordance with Section 22(2.2) of the *Planning Act*, by way of the Secondary Plan Amendment application at 55, 59, 61 Beech Street and 136, 140, 142 Church Street East, be approved, as it does not undermine or frustrate the intent of the recently approved Secondary Plan; and,
 3. That the delegation from William Oughtred, Principal, W.E. Oughtred and Associates Inc., to the Planning and Development Committee Meeting of September 23, 2019, re: **Permission to Apply for an Amendment to the**

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Brampton Flowertown Secondary Plan to Permit the Development of 55 Townhouse Units – 55, 59 and 61 Beech Street, and 136, 140 and 142 Church Street E – Ward 1 be received.

Carried

- 5.2. Delegations re. **Active Transportation Master Plan – All Wards**
1. Dr. Jessica Hopkins, Region of Peel Public Health
 2. Kevin Montgomery, Co-Chair, Cycling Advisory Committee
 3. David Laing, Bike Brampton

See Items 6.1 and 7.1

Jessica Hopkins, Medical Officer of Health, Region of Peel, Public Health, provided a presentation outlining the health benefits of active transportation. She noted that the ATMP should be regarded as an opportunity to promote the health of the community.

Kevin Montgomery, Co-Chair, Cycling Advisory Committee, acknowledged that the development of a City-wide active transportation network will be expensive, however given the benefits, he suggested the resources and funding requests as outlined in the staff report be approved.

David Laing, Bike Brampton, indicated his support of the ATMP and requested that the funding requests as outlined in the staff report be approved and that staff take the appropriate steps to begin implementation.

The following motion was considered:

- PDC147-2019 That the following delegations to the Planning and Development Committee Meeting of September 23, 2019, re: **Active Transportation Master Plan – All Wards** be received:
1. Dr. Jessica Hopkins, Region of Peel Public Health
 2. Kevin Montgomery, Co-Chair, Cycling Advisory Committee
 3. Dayle Laing, Bike Brampton

Carried

6. **Staff Presentations**

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- 6.1. Presentation by Nelson Cadete, Project Manager, Active Transportation, Planning and Development Services, and Zibby Petch, IBI Group, re: **City of Brampton Active Transportation Master Plan**

Item 7.1 was brought forward and dealt with at this time.

Nelson Cadete, Project Manager, Active Transportation, Planning and Development Services, and Zibby Petch, IBI Group, provided a presentation entitled 'Active Transportation Master Plan' (ATMP). The following was highlighted:

- Benefits of Active Transportation
- Public stakeholder consultation conducted
- Policy context
- Key themes include
 - designing for safety and comfort
 - connecting the networks
 - providing year round mobility
 - developing a walking and cycling culture
- Implementation strategy include
 - short and longer term projects identified
 - infrastructure costs

Committee consideration of the matter included discussion on the following:

- Proactive approach to education and outreach in the community, developers and transit mobility hubs
- Building more active transportation will encourage cycling and walking and reduce traffic congestion
- Enhancing pedestrian and cycling infrastructure on major arterial roads and industrial areas
- Need for more bicycle parking throughout the City
- Cleaning and maintenance of cycling trails in winter
- Collaboration with Peel Safe and Active Routes to School (PSARTS)
- Economic benefits of the ATMP
- Status of Provincial funding policies for the municipality on the proposed plan

Staff noted the comments provided by Committee and advised that the ATMP will be reviewed periodically and the implementation program will be reviewed annually. Staff will continue to consult and work with the Cycling Advisory Committee as implementation of the ATMP progresses and modifications may be made as required.

The following motion was considered:

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- PDC148-2019
1. That the presentation by Nelson Cadete, Project Manager, Active Transportation, Planning and Development Services, and Zibby Petch, IBI Group, to the Planning and Development Committee Meeting of September 23, 2019, re: **City of Brampton Active Transportation Master Plan** be received; and,
 2. That the report from N. Cadete, Project Manager, Active Transportation, Transportation Planning, Planning and Development Services, dated July 5, 2019, to the Planning and Development Services Committee Meeting of September 23, 2019, re: **Active Transportation Master Plan – All Wards** (HF.x) be received;
 3. That the vision, goals, and recommendations of the Brampton Active Transportation Master Plan (2019), attached as Appendix A to the report, be endorsed;
 4. That staff report back with a draft Active Transportation Charter, as proposed in the action items of the Brampton 2040 Vision; and,
 5. That the City Clerk forward a copy of the report to the Region of Peel, City of Mississauga, Town of Caledon, Region of Halton, Town of Halton Hills, York Region, City of Vaughan, Ministry of Transportation and Metrolinx for information.

Carried

7. **Planning**

- 7.1. Report from N. Cadete, Project Manager, Active Transportation, Transportation Planning, Planning and Development Services, dated July 5, 2019, re: **Active Transportation Master Plan – All Wards** (File HF.x)

Dealt with under Item 6.1 Recommendation PDC147-2019

- 7.2. Report from Y. Xiao, Development Planner, Planning and Development Services, dated August 30, 2019, Re: **Request for exemption from Section 22(2.1.1) of the Planning Act to facilitate making an application to amend Secondary Plan Area 6, Brampton Flowertown (to facilitate the development of 50 back-to-back townhouse units and 5 street townhouse units intended to have a**

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condominium tenure) – N.E. Oughtred & Associates Incorporated – 1596734 Ontario LTD - 55, 59, 61 Beech Street and 136, 140, 142 Church Street East – Ward 1 (File PRE19.021)

Dealt with under Item 5.1 – Recommendation PDC146-2019

- 7.3. Report from C. LaRota, Polyc Planner, Planning and Development Services, dated August 6, 2019, re: **City-Initiated Official Plan and Zoning By-law Amendments to Implement the Recommendations of the Bramalea Mobility Hub Land Use Study – Ward 7**

Committee acknowledged correspondence from Johanna Shapira, Wood Bull LLP, dated September 20, 2019 (See Item 13.1)

- PDC149-2019
1. That the report from C. LaRota, Policy Planner, Planning and Development Services, dated August 6, 2019, to the Planning and Development Services Committee Meeting of September 23, 2019, re: **City-Initiated Official Plan and Zoning By-law Amendments to Implement the Recommendations of the Bramalea Mobility Hub Land Use Study – Ward 7** be received; and
 2. That the proposed City-initiated Official Plan Amendment to implement the new “Bramalea Mobility Hub Secondary Plan Area 9” and proposed Zoning By-Laws be approved on the basis that they represent good planning, including that they are consistent with the Provincial Policy Statement, conform to the A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019), the Region of Peel Official Plan and the City’s Official Plan for the reasons set out in the report;
 3. That the amendment to the Official Plan, attached as Appendix E to the report, be adopted;
 4. That the amendments to the Zoning By-law, attached as Appendix F to the report, be adopted;
 5. That it is hereby determined that in adopting the Official Plan and Zoning By-law Amendments, Council has had regard for all matters of Provincial Interest and the Provincial Policy Statements as set out in Section 2 and 3(5) respectively of the *Planning Act*, R.S.O. 1990, c.P.13, as amended; and,

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6. That the correspondence from Johanna Shapira, Wood Bull LLP, dated September 20, 2019, to the Planning and Development Services Committee Meeting of September 23, 2019, re: **City-Initiated Official Plan and Zoning By-law Amendments to Implement the Recommendations of the Bramalea Mobility Hub Land Use Study – Ward 7** be received.

Carried

- *7.4. Report from D. VanderBerg, Central Area Planner, Planning and Development Services, dated August 30, 2019, re: **City-initiated Amendment to the Central Area Community Improvement Plan – Wards 1, 3 and 7** (File CI19.002)

- PDC150-2019
1. That the report from D. VanderBerg, Central Area Planner, Planning and Development Services, dated August 30, 2019, to the Planning and Development Committee Meeting of September 23, 2019, re: **City-Initiated Amendment to the Central Area Community Improvement Plan – Wards 1, 3, and 7** (File CI19.001) be received;
 2. That the amendment to the Central Area Community Improvement Plan, Wards 1, 3, and 7, File: CI19.002, 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 for the reasons set out in the subject report; and,
 3. That the amendment to the Central Area Community Improvement Plan, attached as Appendix 2 to the report, to provide greater flexibility in the types of potential incentives and to add affordable housing as an objective of the Plan be adopted and forwarded to the Ministry of Municipal Affairs and Housing for approval.

Carried

- 7.5. Report from Y. Mantsvetov, Policy Planner, Planning and Development Services, dated August 30, 2019, re: **City Initiated Official Plan Amendment to Introduce New Tertiary Plan Policies – All Wards**

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Committee acknowledged correspondence from Natalie Ast, Overland LLP, dated September 20, 2019 (See Item 13.2)

- PDC151-2019
1. That the report from Y. Mantsvetov, Policy Planner, Planning and Development Services, dated August 30, 2019, to the Planning and Development Committee Meeting of September 23, 2019, re: **City Initiated Official Plan Amendment to Introduce New Tertiary Plan Policies – All Wards**, be received; and,
 2. That the Official Plan be amended, as identified in Attachment 2 of the report, 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's Official Plan and the City's Official Plan for the reasons set out in the Planning Recommendation Report, dated July 16, 2019; and
 3. That the correspondence from Natalie Ast, Overland LLP, dated September 20, 2019, to the Planning and Development Committee Meeting of September 23, 2019, re: **City Initiated Official Plan Amendment to Introduce New Tertiary Plan Policies – All Wards** be received.

Carried

8. **Minutes**

8.1. **Minutes – Brampton Heritage Board - September 17, 2019**

- PDC152-2019
- That the **Minutes of the Brampton Heritage Board Meeting – September 17, 2019** to the Planning and Development Committee Meeting of September 23, 2019, Recommendations HB054-2019 to HB061-2019, be approved as published and circulated.

Carried

The recommendations were approved as follows:

- HB054-2019
- That the agenda for the Brampton Heritage Board Meeting of July 16, 2019 be approved as published and circulated.

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- HB055-2019 That the following property be added to the Board's Proposed Designations List, as it will be subject to designation:
- 15 Bramalea Road – Ward 7 (Old Simmons Factory Warehouse).
- HB056-2019 1. That the report from Cassandra Jasinski, Heritage Planner, Planning and Development Services, dated August 22, 2019, to the Brampton Heritage Board Meeting of September 17, 2019, re: **Heritage Permit Application and Heritage Incentive Grant Application – Repair of the Wood Frames Surrounding the Stained Glass Windows at St. Andrew's Presbyterian Church – 44 Church Street East – Ward 1** (File HE.x) be received; and,
2. That the Heritage Permit application for the repair of the exterior wood sills of the stained glass windows be approved; and,
3. That the associated Designated Heritage Property Incentive Grant application for 44 Church Street East for the repair of the exterior wood sills of the stained glass windows be approved to a maximum of \$5,000.
- HB057-2019 1. That the report from Cassandra Jasinski, Heritage Planner, Planning and Development Services, dated September 3, 2019, to the Brampton Heritage Board Meeting of September 17, 2019, re: **Heritage Permit Application – Installation of New Wood Windows on the Front (West) Façade – 280 Main Street North – Ward 1** (File HE.x) be received; and,
2. That the Heritage Permit application be approved, subject to the following terms and conditions:
- a. That the two first storey side units on the bay window and the four second storey windows be one-over-one wood sash windows to match the design of the original windows.
- HB058-2019 1. That the report from Pascal Doucet, Heritage Planner, Policy Planning, Planning & Development Services, dated September 9, 2019 to the Brampton Heritage Board Meeting of September 17, 2019, re: **Heritage Permit Application and Heritage Grant Application for Alterations to a Designated Heritage Property – 44 Main Street South (Boyle House) – Ward 1** (File HE.x) be received; and,

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2. That the Heritage Permit Application for the alterations to the designated heritage property at 44 Main Street South (Boyle House) for the restoration and repair of the five (5) upper floor wood dormer windows be approved subject to the following terms and conditions:
 - a. That only the window elements damaged/deteriorated beyond repair may be replaced;
 - b. That the window elements damaged/deteriorated beyond repair be repaired in kind; and
 - c. That the Owner notifies heritage planning staff from Policy Planning in the Planning & Development Services Department within thirty (30) days of completion of the work for the restoration and repair of the five (5) upper floor wood dormer windows; and
3. That the Designated Heritage Property Incentive Grant application for 44 Main Street South for the restoration and repair of the five (5) upper floor wood dormer windows be approved, to a maximum of five thousand dollars (\$5,000); and
4. That heritage planning staff from Policy Planning in the Planning and Development Department be directed to inspect the property at 44 Main Street South (Boyle House) with an Officer appointed by the City upon completion of the work for the restoration and repair of the five (5) upper floor wood dormer windows, and at least once within six (6) months from the date of Council approving the work.

BH059-2019

1. That the report from Pascal Doucet, Heritage Planner, Policy Planning, Planning & Development Services, dated September 10, 2019 to the Brampton Heritage Board Meeting of September 17, 2019, re: **Inspection of Designated Heritage Properties (all Wards) (RM 98/2019)** (File HE.x), be received for information; and,
2. That the Brampton Heritage Board request staff to report back on a process to ensure timely inspection of properties designated under Part IV, Part V or both where alterations, demolitions or removals are carried out without proper permit and approval required under the *Ontario Heritage Act*.

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HB060-2019 That the correspondence from Cassandra Jasinski, Heritage Planner, Planning and Development Services, dated September 16, 2019, re: **10100 The Gore Road – Doherty/Fitzpatrick House**

HB061-2019 That the Brampton Heritage Board do now adjourn to meet again on Tuesday, October 15, 2019 at 7:00 p.m. or at the call of the Chair.

Carried

9. **Other/New Business** - nil

10. **Referred Matters** - nil

11. **Deferred Matters**

11.1. Delegations re: **Queen Street West Tertiary Plan - Ward 4**

1. Neil Davis, Davis Webb LLP
2. Daniel Artenosi, Overland LLP
3. Mary Flynn-Guglietti, Weston Consulting
4. Ryan Guetter, Weston Consulting

Dealt with under Approval of the Agenda – Recommendation PDC145-2019

11.2. Report from K. Walkey, Manager, Planning and Development Services, dated August 16, 2019, re: **Queen Street West Tertiary Plan – Ward 4**

See Item 11.1 and Approval of the Agenda – Recommendation PDC145-2019

12. **Notice of Motion**

13. **Correspondence**

13.1 Correspondence from Johanna Shapira, Wood Bull LLP, dated September 20, 2019, re: **City-Initiated Official Plan and Zoning By-law Amendments to Implement the Recommendations of the Bramalea Mobility Hub Land Use Study – Ward 7.**

Dealt with under Item 7.3 – Recommendation PDC149-2019

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- 13.2 Correspondence from Natalie Ast, Overland LLP, dated September 20, 2019, re: **City Initiated Official Plan Amendment to Introduce New Tertiary Plan Policies – All Wards.**

Dealt with under Item 7.5 – Recommendation PDC151-2019

14. **Councillor Question Period**

In response to a question from Regional Councillor Fortini regarding bike rentals in the City, staff advised that this initiative may be explored as the implementation of the ATMP moves forward.

15. **Public Question Period** - nil

16. **Closed Session** – nil

17. **Adjournment**

PDC153-2019 That the Planning and Development Committee do now adjourn to meet again on Monday, October 7, 2019, at 7:00 p.m.

Carried

Regional Councillor M. Medeiros (Chair)

Monday, October 7, 2019

Members Present: Regional Councillor M. Medeiros – Wards 3 and 4 (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
City Councillor D. Whillans – Wards 2 and 6 (left at 8:33 p.m. – illness)
City Councillor J. Bowman – Wards 3 and 4
City Councillor C. Williams – Wards 7 and 8
City Councillor H. Singh – Wards 9 and 10

Members Absent: Regional Councillor P. Fortini – Wards 7 and 8 (Vice-Chair)
(other municipal business)

Staff Present:

Planning and Development Services:

R. Conard, Acting Commissioner
A. Parsons, Director, Development Services
B. Steiger, Manager, Development Services
D. VanderBerg, Central Area Planner
N. Chadda, Development Planner

Corporate Services:

J. Zingaro, Deputy City Solicitor
G. D'Andrea, Legal Counsel

City Clerk's Office:

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

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The meeting was called to order at 7:00 p.m. and adjourned at 9:19 p.m.

1. Approval of Agenda

The following motion was considered:

PDC154-2019 That the Agenda for the Planning and Development Committee meeting of October 7, 2019, be amended as follows:

To defer to the October 21, 2019, Planning and Development Committee Meeting:

11.2 Delegations re: **Queen Street West Tertiary Plan – Ward 4**

1. Neil Davis, Davis Webb LLP
2. Daniel Artenosi, Overland LLP
3. Mary Flynn-Guglietti, Weston Consulting
4. Ryan Guetter, Weston Consulting

11.3. Report from K. Walkey, Manager, Planning and Development Services, dated August 16, 2019, re: **Queen Street West Tertiary Plan – Ward 4**

Carried

Note: later in the meeting on a two-thirds majority vote to reopen the question, Approval of Agenda was reopened and the following delegations were added regarding Item 11.1 – **Application for Draft Plan of Subdivision (to develop 50 single detached lots and a local public road with a Right-of-Way of 17 metres) – Tanyaville Phase 3 Lands Inc. – KLM Planning Partners Inc. – Southwest corner of Valleyway Dr. and Brentwick Dr. – Ward 5** (File C04W09.008):

1. Anshul Pahuja, Brampton resident
2. Satnik Saini, Brampton resident
3. Sreeraj Kokkiligadda, Brampton resident
4. Jasmik Saini, Brampton resident

The following was received by the City Clerk's Office after the agenda was published and related to an item on the Agenda (Committee approval was not required for addition of this item in accordance with Procedure By-law 160-2004, as amended):

13.1 Correspondence from Anshul Pahuja, Brampton resident, dated October 7, 2019, re: Item 11.1 – **Application for Draft Plan of Subdivision (to develop 50 single detached lots and a local public road with a Right-of-Way of 17 metres)**

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– Tanyaville Phase 3 Lands Inc. – KLM Planning Partners Inc. – Southwest corner of Valleyway Dr. and Brentwick Dr. – Ward 5 (File C04W09.008).

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

3. **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.

(7.1)

4. **Statutory Public Meeting Reports**

4.1. Report from B. Shah, Development Planner, Planning and Development Services, dated September 13, 2019, re: **Application to Amend the Zoning By-law (to permit a 6-storey, 110 room hotel) – Waheguru Investments Inc. – Gagnon Walker Domes Ltd. – 0 Steeles Avenue East – Ward 3** (File C03E01.006)

No members of the public were present for this item and a presentation was not requested.

The following motion was considered:

- PDC155-2019
1. That the report from B. Shah, Development Planner, Planning and Development Services, dated September 13, 2019, to the Planning and Development Committee Meeting of October 7, 2019, re: **Application to Amend the Zoning By-law (to permit a 6-storey, 110 room hotel) – Waheguru Investments Inc. – Gagnon Walker Domes Ltd. – 0 Steeles Avenue East – Ward 3** (File C03E01.006) be received; and,
 2. That Planning and Development Services 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 comprehensive evaluation of the proposal.

Carried

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- 4.2. Report from D. VanderBerg, Central Area Planner, Planning and Development Services, dated September 13, 2019, re: **Application to Amend the Official Plan and Zoning By-law (to permit a 96-unit townhouse development) – Biglieri Group Ltd. – Landmark Clarence Inc. – 17, 19, 21, 23, 27 and 29 Clarence Street – Ward 3** (File C01E04.015)

Members of the public requested a presentation on this item.

David VanderBerg, Central Area Planner, Planning and Development Services, presented the technical aspects and next steps of the planning process.

Michael Testaguzza, Biglieri Group Ltd., presented details of the design and massing of the subject proposal.

The following members of the public addressed Committee and expressed their views, suggestions, concerns, and questions with respect to appropriateness of the development, and impacts on density and traffic:

1. Kevin Montgomery, Brampton resident
2. Lynn Wallace, Brampton resident
3. Ben Marvi, Brampton resident
4. Chris Bejnar, Brampton resident
5. Joyce Creswick, Brampton resident
6. Bea Hannivan, Brampton resident
7. Protr Protasiewicz, Brampton resident
8. Chetal Vichare, Brampton resident
9. Kevin Burrell, Brampton resident
10. Dan Szarko, Brampton resident
11. Sylvia Roberts, Brampton resident
12. John Reid, Brampton resident
13. Laura Jonozzo, Brampton resident

In response to questions of clarification from Committee, staff provided details on the elements of the planning process and the next steps.

The following motion was considered:

- PDC156-2019 1. That the report from D. VanderBerg, Central Area Planner, Planning and Development Services, dated September 13, 2019, to the Planning and Development Committee Meeting of October 7, 2019, re: **Application to Amend the Official Plan and Zoning By-law (to permit a 96-unit townhouse development) – Biglieri Group Ltd. – Landmark Clarence Inc. – 17, 19, 21, 23, 27 and 29 Clarence Street – Ward 3** (File C01E04.015) be received;

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2. That Planning and Development Services 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; and,
3. That the following delegations to the Planning and Development Committee Meeting of October 7, 2019, re: **Application to Amend the Official Plan and Zoning By-law (to permit a 96-unit townhouse development) – Biglieri Group Ltd. – Landmark Clarence Inc. – 17, 19, 21, 23, 27 and 29 Clarence Street – Ward 3** (File C01E04.015) be received:
 1. Kevin Montgomery, Brampton resident
 2. Lynn Wallace, Brampton resident
 3. Ben Marvi, Brampton resident
 4. Chris Bejnar, Brampton resident
 5. Joyce Creswick, Brampton resident
 6. Bea Hannivan, Brampton resident
 7. Protr Protasiewicz, Brampton resident
 8. Chetal Vichare, Brampton resident
 9. Kevin Burrell, Brampton resident
 10. Dan Szarko, Brampton resident
 11. Sylvia Roberts, Brampton resident
 12. John Reid, Brampton resident
 13. Laura Jonozzo, Brampton resident.

Carried

5. **Delegations** – nil

6. **Staff Presentations** – nil

7. **Planning**

- * 7.1. Report from B. Al-Hussaini, Policy Planner, Planning and Development Services, dated August 13, 2019, re: **City Initiated Amendment to the Zoning By-law – Proposal to Amend the Zoning Permissions within Special Policy Area 16 – Bram East Secondary Plan 41 (to expand the range of commercial uses permitted in an existing mixed commercial / industrial plaza) – East of The Gore Road, South of Ebenezer Road, West of Nexus Avenue, North of Fogal Road – Ward 8** (File C112.020)

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- PDC157-2019
1. That the report from B. Al-Hussaini, Policy Planner, Planning and Development Services, dated August 13, 2019, to the Planning and Development Committee Meeting of October 7, 2019, re: **City Initiated Amendment to the Zoning By-law – Proposal to Amend the Zoning Permissions within Special Policy Area 16 – Bram East Secondary Plan 41 (to expand the range of commercial uses permitted in an existing mixed commercial / industrial plaza) – East of The Gore Road, South of Ebenezer Road, West of Nexus Avenue, North of Fogal Road – Ward 8** (File CI12.020) be received;
 2. That the City-initiated Zoning By-law Amendment to amend the zoning permissions within Special Policy Area 16 (Bram East Secondary Plan 41), Ward: 8, File: CI12.020, be approved, on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, conforms to A Place to Grow (2019), the Region of Peel’s Official Plan and the City’s Official Plan; and,
 3. That the amendment to the Zoning By-law, attached as Appendix 1 to the report be enacted.

Carried

8. **Minutes** – nil

9. **Other/New Business** – nil

10. **Referred Matters** – nil

11. **Deferred Matters**

- 1.1. Report from N. Chadda, Development Planner, Planning and Development Services, dated August 8, 2019, re: **Application for Draft Plan of Subdivision (to develop 50 single detached lots and a local public road with a Right-of-Way of 17 metres) – Tanyaville Phase 3 Lands Inc. – KLM Planning Partners Inc. – Southwest corner of Valleyway Dr. and Brentwick Dr. – Ward 5** (File C04W09.008)

The following members of the public addressed Committee and expressed their views, suggestions, concerns, and questions with respect to the subject application:

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1. Anshul Pahuja, Brampton resident
2. Satnik Saini, Brampton resident
3. Sreeraj Kokkiligadda, Brampton resident
4. Jasmik Saini, Brampton resident

Committee consideration of the matter included questions of clarification with respect to the status of the application, legislated timelines under the *Planning Act*, public notification regarding Planning Meetings, and local amenities.

The following motion was considered:

- PDC158-2019
1. That the following delegations to the Planning and Development Committee Meeting of October 7, 2019, re: **Application for Draft Plan of Subdivision (to develop 50 single detached lots and a local public road with a Right-of-Way of 17 metres) – Tanyaville Phase 3 Lands Inc. – KLM Planning Partners Inc. – Southwest corner of Valleyway Dr. and Brentwick Dr. – Ward 5** (File C04W09.008) be received:
 1. Anshul Pahuja, Brampton resident
 2. Satnik Saini, Brampton resident
 3. Sreeraj Kokkiligadda, Brampton resident
 4. Jasmik Saini, Brampton resident;
 2. That the correspondence from Anshul Pahuja, Brampton resident, dated October 7, 2019, to the Planning and Development Committee Meeting of October 7, 2019, re: Item 11.1 – **Application for Draft Plan of Subdivision (to develop 50 single detached lots and a local public road with a Right-of-Way of 17 metres) – Tanyaville Phase 3 Lands Inc. – KLM Planning Partners Inc. – Southwest corner of Valleyway Dr. and Brentwick Dr. – Ward 5** (File C04W09.008) be received; and,
 3. That the report from N. Chadda, Development Planner, Planning and Development Services, dated August 6, 2019, to the Planning and Development Committee Meeting of October 7, 2019, re: **Application for Draft Plan of Subdivision (to develop 50 single detached lots and a local public road with a Right-of-Way of 17 metres) – Tanyaville Phase 3 Lands Inc. – KLM Planning Partners Inc. – Southwest corner of Valleyway Dr. and Brentwick Dr. – Ward 5** (File C04W09.008), be

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deferred to the October 21, 2019, Meeting of the
Planning and Development Committee.

Carried

- 11.2. Delegations re: **Queen Street West Tertiary Plan - Ward 4**
1. Neil Davis, Davis Webb LLP
 2. Daniel Artenosi, Overland LLP
 3. Mary Flynn-Guglietti, Weston Consulting
 4. Ryan Guetter, Weston Consulting

See Item 11.3

Dealt with under Approval of Agenda – Recommendation PDC154-2019

- 11.3. Report from K. Walkey, Manager, Planning and Development Services, dated August 16, 2019, re: **Queen Street West Tertiary Plan – Ward 4**

See Item 11.2

Dealt with under Approval of Agenda – Recommendation PDC154-2019

12. **Notice of Motion** – nil

13. **Correspondence**

- 13.1. Correspondence from Anshul Pahuja, Brampton resident, dated October 7, 2019, re: Item 11.1 – **Application for Draft Plan of Subdivision (to develop 50 single detached lots and a local public road with a Right-of-Way of 17 metres) – Tanyaville Phase 3 Lands Inc. – KLM Planning Partners Inc. – Southwest corner of Valleyway Dr. and Brentwick Dr. – Ward 5 (File C04W09.008)**

Dealt with under Item 11.1 – Recommendation PDC158-2019

14. **Councillor Question Period**– nil

15. **Public Question Period**– nil

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16. **Closed Session** – nil

17. **Adjournment**

The following motion was considered:

PDC159-2019 That the Planning and Development Committee do now adjourn to meet again on Monday, October 21, 2019, at 1:00 p.m.

Carried

Regional Councillor M. Medeiros (Chair)

Monday, October 21, 2019

Members Present: 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
Regional Councillor G. Dhillon – Wards 9 and 10
City Councillor D. Whillans – Wards 2 and 6
City Councillor J. Bowman – Wards 3 and 4
City Councillor C. Williams – Wards 7 and 8
City Councillor H. Singh – Wards 9 and 10 (left 2:19 pm and returned at 3:30 pm – personal)

Members Absent: nil

Staff Present:

Planning and Development Services:
R. Forward, Commissioner
A. Parsons, Director, Development Services
B. Bjerke, Manager, Development Services
A. McNeill, Strategic Leader, Policy Planning
M. Hoy, Supervisor, Environmental Planning

Corporate Services:
J. Zingaro, Deputy City Solicitor
A. Wilson Peebles, Legal Counsel

City Clerk's Office:
P. Fay, City Clerk
S. Danton, Legislative Coordinator
T. Jackson, Legislative Coordinator

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The meeting was called to order at 1:00 p.m., recessed at 1:46 p.m., moved into Closed Session at 1:57 p.m., recessed from Closed Session at 2:20 p.m., reconvened in Open Session at 2:31 p.m., and adjourned at 3:45 p.m.

1. Approval of Agenda

PDC160-2019 That the Agenda for the Planning and Development Committee Meeting of October 21, 2019, be approved as published and circulated.

Carried

Note: Later in the meeting on a two-thirds majority vote to reopen the question, the Approval of Agenda was reopened and Neil Davis, Davis Webb LLP, was added as a delegation re: **Item 11.1 – Application for Draft Plan of Subdivision (to develop 50 single detached lots and a local public road with a Right-of-Way of 17 metres) – Tanyaville Phase 3 Lands Inc. – KLM Planning Partners Inc. – Southwest corner of Valleyway Dr. and Brentwick Dr. – Ward 5 (File C04W09.008)**

The following was received by the City Clerk's Office after the agenda was published and related to items on the agenda (Committee approval was not required for addition of this item in accordance with Procedure By-law 160-2004, as amended):

- 7.6. Supplementary report from K. Walkey, Manager, Planning and Development Services, dated October 19, 2019, re: **Queen Street West Tertiary Plan – Ward 4**

- 11.2. Delegations re: **Queen Street West Tertiary Plan – Ward 4**
 - Presentation from Ryan Guetter, Weston Consulting, published on the City's website on October 21, 2019

- 13.1. Correspondence re: Report from M. Gervais, Policy Planner, Planning and Development Services, dated September 27, 2019, re: **City Initiated Official Plan Amendment and Zoning By-Law Amendment – Queen Street Corridor Land Use Study – Wards 1 and 3:**
 - 1. Patrick Duffy, Stikeman Elliott LLP, dated October 21, 2019
 - 2. Tara Piurko, Miller Thomson LLP, dated October 21, 2019

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The following item (listed on the agenda for distribution prior to the meeting) was published on the City's website on October 21, 2019:

8.1. **Minutes – Brampton Heritage Board – October 15, 2019**

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

3. **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.

(7.4)

(Items 7.2, 7.3 and 7.5 were removed from consent)

4. **Statutory Public Meeting Reports** – nil

5. **Delegations** – nil

6. **Staff Presentations** – nil

6.1. Presentation by Andrew McNeill, Strategic Leader, Planning and Development Services, re: **Official Plan Review**

Andrew McNeill, Strategic Leader, Planning and Development Services provided an overview on the Official Plan review that included details on the scope, status and next steps.

Mr. McNeill responded to questions from Committee with respect to the anticipated timeframe, budget, public engagement and outreach, and alignment with current land use planning.

Item 7.1 was brought forward at this time.

The following motion was considered:

- PDC161-2019
1. That the report from A. McNeill, Strategic Leader, Planning and Development Services, dated August 20, 2019, to the Planning and Development Services Committee Meeting of October 21, 2019, re: **Official Plan Review – City-Wide** (File JBA OPR 19) be received;

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2. That staff be directed to undertake a comprehensive review of the 2006 Official Plan;
3. That staff be directed to hold a Special Meeting of Council to provide an opportunity for public input to be received respecting the comprehensive review of the 2006 Official Plan, and that this meeting be held on January 22, 2020 to fulfill the requirements of Section 26(1) of the *Planning Act*;
4. That the City Clerk be directed to provide a copy of this staff report and Council resolution to the Regions of Peel, York and Halton, Town of Caledon, City of Vaughan, City of Mississauga, City of Toronto, Town of Halton Hills, Credit Valley Conservation Authority and the Toronto and Region Conservation Authority for their information; and,
5. That the presentation by Andrew McNeill, Strategic Leader, Planning and Development Services, to the Planning and Development Committee Meeting of October 21, 2019, re: **Official Plan Review** be received.

Carried

7. Planning

- 7.1. Report from A. McNeill, Strategic Leader, Planning and Development Services, dated September 6, 2019, re: **Official Plan Review – City-Wide (File: JBA OPR 19)**

Dealt with under Item 6.1 – Recommendation PDC161-2019

- 7.2. Report from M. Gervais, Policy Planner, Planning and Development Services, dated September 27, 2019, re: **City Initiated Official Plan Amendment and Zoning By-Law Amendment – Queen Street Corridor Land Use Study – Wards 1 and 3**

Item 13.1 was brought forward at this time.

The following motion was considered:

- PDC162-2019 1. That the report from M. Gervais, Policy Planner, Planning and Development Services, dated September 27, 2019, to the Planning and Development Committee Meeting of October 21, 2019, re: **City Initiated Official Plan Amendment and Zoning By-Law Amendment – Queen Street Corridor Land Use Study – Wards 1 and 3** be received;

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2. That the Official Plan Amendment and Zoning By-law Amendment attached to the report as Appendix 2 and 3 be adopted, on the basis that they represent good planning, including that they are consistent with the Provincial Policy Statement, conforms to the Places 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 Recommendation Report, September 27, 2019;
3. That Appendix B – Interim Design Guidelines and Special Streetscape Improvements to the Queen Street Corridor Secondary Plan Area 36 be deleted and replaced with Appendix B attached hereto respectively as Appendix 4;
4. That it is hereby determined that in adopting the OPA and Zoning By-law Amendment, Council has had regard for all matters of Provincial interest and the Provincial Policy Statements as set out in section 2 and 3(5) respectively of the *Planning Act*, R.S.O. 1990, c.P.13, as amended;
5. That Council hereby determines that no further public notice is to be given pursuant to Section 34(17) of the *Planning Act*, and,
6. That the following correspondence to the Planning and Development Committee Meeting of October 21, 2019, re: **City Initiated Official Plan Amendment and Zoning By-Law Amendment – Queen Street Corridor Land Use Study – Wards 1 and 3** be received:
 1. Patrick Duffy, Stikeman Elliott LLP, dated October 21, 2019
 2. Tara Piurko, Miller Thomson LLP, dated October 21, 2019

Carried

- 7.3. Report from Y. Mantsvetov, Policy Planner, Planning and Development Services, dated September 27, 2019, re: **City-Initiated Official Plan Amendment – Measuring the Sustainability of New Development – City-Wide**

In response to a request from Committee, staff confirmed that additional elements, such as bicycle parking, composting and organic waste, and electric vehicle parking stations, may be incorporated in the City's Sustainability Assessment Tool. Updates will be provided to Committee when available.

The following motion was considered:

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- PDC163-2019
1. That the report from Y. Mantsvetov, Policy Planner, Planning and Development Services, dated September 27, 2019, to the Planning and Development Committee meeting of October 21, 2019, re: **City-Initiated Official Plan Amendment – Measuring the Sustainability of New Development – City-Wide** be received; and
 2. That the Official Plan be amended, as identified in Appendix 1, 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’s Official Plan and the City’s Official Plan for the reasons set out in the report.

Carried

- * 7.4. Report from C. Crozier, Manager, Development Services, Planning and Development Services, dated September 27, 2019, re: **Application for a Draft Plan of Subdivision, Amendment the Official Plan and the Zoning By-law (to permit townhouse, semi-detached and mixed-use/commercial uses) – Paradise Homes North West Inc. – Glen Schnarr & Associates Inc. – South-east corner of Mississauga Road and Mayfield Road – Ward 6** (File C04W17.003)

- PDC164-2019
1. That the report from C. Crozier, Manager, Development Services, Planning and Development Services, dated September 27, 2019, to the Planning and Development Committee Meeting of October 21, 2019, re: **Draft Plan of Subdivision and Application to Amend the Official Plan and Zoning By-law (to permit townhouse, semi-detached and mixed-use/convenience commercial uses) – South-east corner of Mississauga Road and Mayfield Road – Ward 6** (City files: C04W17.003 and 21T-19012B) be received;
 2. That Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivisions applications submitted by Glen Schnarr & Associates Inc. on behalf of Paradise Homes North West Inc., Ward: 6, File: C04W17.003 and 21T-19012B, as revised, be approved, on the basis that they represent good planning, including that they are consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe and the Region of Peel Official Plan for the reasons set out in the Planning Recommendation Report, dated September 27, 2019;

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3. That the amendments to the Official Plan, attached as Appendix 10 to the report be adopted;
4. That the amendments to the Mount Pleasant Secondary Plan and the Mount Pleasant Secondary Plan Sub-Area 51-1 Block Plan (Schedule A of Official Plan Amendment 2006-055), attached as Appendix 10 to the report be adopted;
5. That the amendments to the Zoning By-law, generally in accordance with the attached Appendix 11 to the report be adopted; and,
6. That Council authorize the Mayor and Clerk to sign the subdivision agreement.

Carried

- 7.5. Report from K. Freeman, Development Planner, Planning and Development Services, dated October 3, 2019, re: **Draft Plan of Subdivision – PMG Planning Consultants – Chinguacousy Farm Limited (to create 15 single-detached lots on a public road) – South-west corner of Demaris Drive and Great Lakes Drive – Ward 9** (File C02E12.019 &21T-16012B)

The following motion was considered:

- PDC165-2019
1. That the report from K. Freeman, Development Planner, Planning and Development Services, dated October 3, 2019, to the Planning and Development Committee Meeting of October 21, 2019 re: **Draft Plan of Subdivision – PMG Planning Consultants – Chinguacousy Farm Limited (to create 15 single-detached lots on a public road) – South-west corner of Demaris Drive and Great Lakes Drive – Ward 9** (File C02E12.019 &21T-16012B) be received; and,
 2. That the Mayor and City Clerk be authorized to execute the subdivision agreement based on the terms and conditions approved by the Commissioner, Planning and Development Services and in a form acceptable to the City Solicitor.

A recorded vote was requested and the motion carried as follows:

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<u>Yea</u>	<u>Nay</u>	<u>Absent</u>
Singh	Dhillon	Fortini
Williams		
Medeiros		
Bowman		
Palleschi		
Whillans		
Vicente		
Santos		

Carried
8 Yeas
1 Nay
1 Absent

- 7.6. Supplementary report from K. Walkey, Manager, Planning and Development Services, dated October 19, 2019, re: **Queen Street West Tertiary Plan – Ward 4**

The following motion was considered:

- PDC166-2019 That Committee proceed into Closed Session to receive advice that is subject to solicitor-client privilege, including communications necessary for that purpose, re: Item 7.6 – Supplementary report from K. Walkey, Manager, Planning and Development Services, dated October 19, 2019, re: Queen Street West Tertiary Plan – Ward 4

Carried

Note: In Open Session, Regional Councillor Medeiros, Chair, reported on the status of this matter as follows:

- the item was considered by Committee, advice was received, and no direction was given to staff in Closed Session with respect to this matter

Items 11.2 and 11.3 were brought forward at this time.

The following delegations addressed Committee and expressed their views and suggestions with respect to the Landowner's Plan, attached to the subject report as Appendix 9:

1. Neil Davis, Davis Webb LLP
2. Daniel Artenosi, Overland LLP
3. Mary Flynn-Guglietti, McMillan LLP
4. Ryan Guetter, Weston Consulting

At the request of the delegations, they were considered in reverse order.

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Topics of Committee discussion with respect to this matter included:

- intensification and density
- suggested public park size
- natural heritage features and suggested amenities
- location, orientation and connection of the proposed storm water management pond(s)

The following motion was considered:

*PDC167-2019 That the revised landowners plan (October 16, 2019), attached to the
lost subject report as Appendix 9, be approved.*

Lost

The following motion was considered:

- PDC168-2019
1. That the supplementary report from K. Walkey, Manager, Planning and Development Services, dated October 19, 2019, to the Planning and Development Committee Meeting of October 21, 2019, re: **Queen Street West Tertiary Plan – Ward 4** be received;
 2. That Committee approve the Tertiary Plan prepared by the City of Brampton (Appendix 10), dated October 17, 2019;
 3. That the report from K. Walkey, Manager, Planning and Development Services, dated August 16, 2019, to the Planning and Development Committee Meeting of September 9, 2019, re: **Queen Street West Tertiary Plan – Ward 4** be received; and,
 4. That the following delegations to the Planning and Development Committee Meeting of October 21, 2019, re: **Queen Street West Tertiary Plan – Ward 4** be received:
 1. Neil Davis, Davis Webb LLP
 2. Daniel Artenosi, Overland LLP
 3. Mary Flynn-Guglietti, McMillan LLP
 4. Ryan Guetter, Weston Consulting

A recorded vote was requested and the motion carried as follows:

<u>Yea</u>	<u>Nay</u>	<u>Absent</u>
Dhillon		
Singh		
Williams		
Fortini		
Medeiros		
Bowman		

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Palleschi
Whillans
Vicente
Santos

Carried
10 Yeas
0 Nays
0 Absent

8. Minutes

8.1. Minutes – Brampton Heritage Board – October 15, 2019

Regional Councillor Vicente, Council Member on the Brampton Heritage Board, introduced a motion to give effect to the Board's recommendation (HB065-2019, below) regarding demolition of the dwelling at 11962 The Gore Road.

The following motion was considered:

- PDC169-2019
1. That the report from Bob Bjerke, Director, Policy Planning, Planning and Development Services, dated October 3, 2019, to the Brampton Heritage Board Meeting of October 15, 2019, re: **Notice of Intention to Demolish the Dwelling at 11962 The Gore Road – Ward 10** (File HE.x), be received;
 2. Whereas the Brampton Heritage Board has been presented with numerous options explored by City of Brampton and Region of Peel staff to save and/or relocate the heritage resource located at 11962 The Gore Road; and

Whereas it has been determined that all efforts to save this resource were not feasible;

Therefore be it resolved that the subject heritage resource be approved for demolition, subject to the following conditions:
 - a. That the property at 11962 The Gore Road be removed from the Municipal Heritage Register;
 - b. That the demolition of the dwelling at 11962 The Gore Road be permitted;

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- c. That prior to the demolition of the dwelling, the Region of Peel continue to work with the City of Brampton on possible options for the relocation of the dwelling if any suitable options should arise;
- d. That should a potential relocation option arise, City of Brampton Heritage staff be kept involved in the matter;
- e. That brick and other items of significance, as identified by a qualified heritage consultant, be salvaged for use in a commemorative feature;
- f. That the salvaged materials be appropriately stored in a secure location until their reuse;
- g. That salvaged materials not required for the commemorative feature be made available to interested third parties on an “as is” basis; and,
- h. That a commemorative feature, including but not limited to an interpretive plaque in accordance with the City standard for heritage interpretive signage, be installed in a location agreed upon by the Region and City of Brampton Heritage staff.

Carried

The following motion was considered:

PDC170-2019 That the **Minutes – Brampton Heritage Board – October 15, 2019** to the Planning and Development Committee Meeting of October 21, 2019, Recommendations HB-2019 to HB-2019, be approved as published and circulated.

Carried

The recommendations were approved as follows:

HB062-2019 That the agenda for the Brampton Heritage Board Meeting of October 15, 2019 be approved as published and circulated.

HB063-2019 That the delegation from Vanessa Hicks, Heritage Planner, MHBC Planning Ltd., to the Brampton Heritage Board Meeting of October 15, 2019, re: **Item 10.2 – Heritage Permit Application – Alterations to a Designated Heritage Property and Authority to**

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Enter into a Heritage Easement Agreement – 160 Salvation Road – Ward 6 (File HE.x), be received.

HB064-2019

1. That the report from Pascal Doucet, Heritage Planner, Planning and Development Services, dated October 3, 2019, to the Brampton Heritage Board Meeting of October 15, 2019, re: **Heritage Permit Application – Alterations to a Designated Heritage Property and Authority to Enter into a Heritage Easement Agreement – 160 Salvation Road – Ward 6 (File HE.x), be received;**

2. That the Heritage Permit Application for the alterations of the building of the former Mount Pleasant Presbyterian Church on the designated heritage property at 160 Salvation Road be approved in accordance with section 33 of the *Ontario Heritage Act*, as amended (the “Act”), to permit the demolition and removal of the existing one-storey rear addition constructed in the 1990s for the construction of a new two-storey rear addition, with such alterations in accordance with the Site Plan Drawing (Drawing Sheet No. A1.1) dated October 3, 2019 and prepared by MASRI O Inc. ARCHITECTS, Floor Plan and Section Drawings (Drawing Sheet No. A2.1) dated July 30, 2019, date-revised August 12, 2019 and prepared by MASRI O Inc. ARCHITECTS and the Elevations Drawings (Drawing Sheet No. A4.3) dated October 3, 2019 and prepared by MASRI O Inc. all on file with the Policy Planning Division of the Planning and Development Services and subject to the following additional conditions:
 - a. That all roof mechanical units and equipment be screened and concealed from the public right-of-way, to the satisfaction of urban design staff and heritage planning staff;

 - b. That the transformer facing Commuter Drive be concealed from the public right-of-way and screened by an entrance and signage feature that is compatible with the architecture and landscape design of the property, to the satisfaction of urban design staff and heritage planning staff;

 - c. That prior to final Site Plan Approval for the proposed two-storey rear addition at 160 Salvation Road, the owner shall:

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- i. Provide a final Heritage Conservation Plan to the satisfaction of the Director of Policy Planning and in accordance with the conservation measures, mitigation options, conservation methods and recommendations of the Heritage Impact Assessment titled "*Cultural Heritage Impact Assessment 160 Salvation Road*", date-revised October 2019, prepared by MacNaughton Hermsen Britton Clarkson Planning Limited (MHBC) and on file with the Policy Planning Division of the Planning and Development Services;
 - ii. Enter into a Heritage Easement Agreement with the City for the property at 160 Salvation Road in accordance with the Site Plan Drawing (Drawing Sheet No. A1.1), dated October 3, 2019 and prepared by MASRI O Inc. ARCHITECTS, Floor Plan and Section Drawings (Drawing Sheet No. A2.1), dated July 30, 2019, date-revised August 12, 2019 and prepared by MASRI O Inc. ARCHITECTS and the Elevations Drawings (Drawing Sheet No. A4.3) dated October 3, 2019 and prepared by MASRI O Inc. and approved Heritage Conservation Plan referenced herein in Recommendation 2.c.i.;
 - iii. Provide final site plan drawings including drawings related to the approved Heritage Conservation Plan referenced herein in Recommendation 2.c.i.;
 - iv. Provide a detailed Landscape Plan for the property, to the satisfaction of the Director of Policy Planning; and
 - v. Deposit securities, including a 30% contingency, in a form and amount and from a bank satisfactory to the Director of Policy Planning;
- d. That prior to the issuance of any permit for the alterations of the heritage property or for the construction of any building or structure for all or any

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part of the property at 160 Salvation Road, including a heritage permit or a building permit, the owner shall:

- i. Provide full building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Heritage Conservation Plan referenced herein in Recommendation 2.c.i.; and
 - ii. Provide full documentation of the existing heritage property at 160 Salvation Road, including two (2) printed sets of archival 8" x 10" colour photographs with borders in a glossy or semi-glossy finish and one (1) digital set on a CD in tiff format and 600 dpi resolution keyed to a location map, elevations and measured drawings, and copies of all existing interior floor plans, to the satisfaction of the Director of Policy Planning;
- e. That prior to the release of the securities required in Recommendation 2.c.v., the owner shall:
- i. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required conservation work, protection work and landscaping work have been completed in accordance with the approved Heritage Conservation Plan referenced herein in Recommendation 2.c.i. and the Landscape Plan referenced herein in Recommendation 2.c.iv; and
 - ii. Provide full documentation of the existing heritage property at 160 Salvation Road, including two (2) printed sets of archival 8" x 10" colour photographs with borders in a glossy or semi-glossy finish and one (1) digital set on a CD in tiff format and 600 dpi resolution keyed to a location map, elevations and measured drawings, and copies of all existing interior floor plans, showing completion of the conservation work and preservation work to the satisfaction of the Director of Policy Planning;

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3. That a heritage easement agreement for the property at 160 Salvation Road be endorsed; and
4. That the Commissioner of Planning and Development Services be authorized to sign a heritage easement agreement for the property at 160 Salvation Road with content satisfactory to the Director of Policy Planning in a form approved by the City Solicitor.

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Whereas the Brampton Heritage Board has been presented with numerous options explored by City of Brampton and Region of Peel staff to save and/or relocate the heritage resource located at 11962 The Gore Road; and

Whereas it has been determined that all efforts to save this resource were not feasible;

Therefore, it is the position of the Board that the property be approved for demolition, subject to the conditions outlined in the staff report dated October 3, 2019.

HB066-2019

1. That the report from Cassandra Jasinski, Heritage Planner, Planning and Development Services, dated October 7, 2019, to the Brampton Heritage Board Meeting of October 15, 2019, re: **Heritage Permit Application for the Demolition of Agricultural Buildings – 10192A Highway 50 – Ward 10** (File HE.x), be received;
2. That the Heritage Permit application for the demolition of one framed storage building, two steel framed storage buildings and three framed lean-tos, and the relocation and restoration of two timber barns be approved, subject to the following conditions:
 - a. That prior to the disassembling of the timber barns, the applicant submit documentation in the form of photographs and measured drawings of the two timber barns to be relocated to City of Brampton Heritage staff and the Peel Archives; and,
 - b. That photographs of the completed restoration of the timber barns be shared with the Brampton Heritage Board.

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HB067-2019 That the verbal advisory from the City Clerk's Office, to the Brampton Heritage Board Meeting of October 15, 2019, re: **Resignation from Membership on the Brampton Heritage Board – Bob Crouch**, be received;

That Mr. Crouch's resignation be accepted with regret; and,

That Mr. Crouch be thanked for his participation during his time as a Member of the Brampton Heritage Board.

HB068-2019 That the Brampton Heritage Board do now adjourn to meet again on Tuesday, November 19, 2019 at 7:00 p.m. or at the call of the Chair.

9. **Other/New Business** – nil

10. **Referred Matters** – nil

11. **Deferred Matters**

11.1. Report from N. Chadda, Development Planner, Planning and Development Services, dated August 8, 2019, re: **Application for Draft Plan of Subdivision (to develop 50 single detached lots and a local public road with a Right-of-Way of 17 metres) – Tanyaville Phase 3 Lands Inc. – KLM Planning Partners Inc. – Southwest corner of Valleyway Dr. and Brentwick Dr. – Ward 5 (File C04W09.008)**

Committee noted that communication between the area residents and applicant has alleviated some of the resident's concerns.

Neil Davis, Davis Webb LLP, indicated that the installation of a privacy fence may be addressed during the site plan process.

The following motion was considered:

PDC171-2019 1. That the report from N. Chadda, Development Planner, Planning and Development Services, dated August 6, 2019, to the Planning and Development Committee Meeting of September 9, 2019, re: **Application for Draft Plan of Subdivision (to develop 50 single detached lots and a local public road with a Right-of-Way of 17 metres) – Tanyaville Phase 3 Lands Inc. – KLM Planning Partners Inc. – Southwest corner of Valleyway Dr. and Brentwick Dr. – Ward 5 (File C04W09.008)**, be received;

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2. That the application for the Proposed Draft Plan of Subdivision submitted by KLM Planning Partners Inc. on behalf of Tanyaville Phase Two Lands Inc., Ward: 5, Files C04W09.008 & 21T-19014B, 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 for the reasons set out in the Planning Recommendation report dated August 16, 2019; and,
3. That Council authorizes the Mayor and Clerk to sign the subdivision agreement.

Carried

- 11.2. Delegations re: **Queen Street West Tertiary Plan – Ward 4**
1. Neil Davis, Davis Webb LLP
 2. Daniel Artenosi, Overland LLP
 3. Mary Flynn-Guglietti, Weston Consulting
 4. Ryan Guetter, Weston Consulting

Dealt with under Item 7.6 – Recommendation PDC168-2019

- 11.3. Report from K. Walkey, Manager, Planning and Development Services, dated August 16, 2019, re: **Queen Street West Tertiary Plan – Ward 4**

Dealt with under Item 7.6 – Recommendation PDC168-2019

12. **Notice of Motion** – nil

13. **Correspondence**

- 13.1 Correspondence re: **City Initiated Official Plan Amendment and Zoning By-Law Amendment – Queen Street Corridor Land Use Study – Wards 1 and 3:**
1. Patrick Duffy, Stikeman Elliott LLP, dated October 21, 2019
 2. Tara Piurko, Miller Thomson LLP, dated October 21, 2019

Dealt with under Item 7.2 – Recommendation PDC162-2019

14. **Councillor Question Period** – nil

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15. **Public Question Period** – nil

16. **Closed Session**

See Recommendation PDC166-2019, above.

17. **Adjournment**

The following motion was considered:

PDC172-2019 That the Planning and Development Committee do now adjourn to meet again on Monday, November 4, 2019, at 7:00 p.m.

Carried

Regional Councillor M. Medeiros (Chair)

Monday, November 4, 2019

- Members Present:**
- Regional Councillor P. Fortini – Wards 7 and 8 (Vice-Chair)
 - 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 H. Singh – Wards 9 and 10
- Members Absent:**
- Regional Councillor M. Medeiros – Wards 3 and 4 (Chair)
(other municipal business)
 - Regional Councillor P. Vicente – Wards 1 and 5 (other
municipal business)
 - Regional Councillor G. Dhillon – Wards 9 and 10 (illness)
 - City Councillor C. Williams – Wards 7 and 8 (other municipal
business)
- Staff Present:**
- D. Barrick, Chief Administrative Officer
- Planning and Development Services:**
- R. Forward, Commissioner
 - R. Conard, Director, Building, and Chief Building Official
 - A. Parsons, Director, Development Services
 - B. Bjerke, Director, Policy Planning
 - E. Corazzola, Manager, Zoning and Sign By-law Services
 - R. Nykyforchyn, Development Planner
 - M. Palermo, Policy Planner
- Corporate Services:**
- J. Zingaro, Deputy City Solicitor
 - G. D’Andrea, Legal Counsel
- City Clerk’s Office:**
- P. Fay, City Clerk
 - C. Gravlev, Deputy City Clerk
 - S. Danton, Legislative Coordinator

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The meeting was called to order at 7:00 p.m., recessed at 7:04 p.m., reconvened at 7:26 p.m., and adjourned at 9:55 p.m.

1. Approval of Agenda

The following motion was considered:

PDC173-2019 That the Agenda for the Planning and Development Committee Meeting of November 4, 2019, be approved as published and circulated.

Carried

The following was received by the City Clerk's Office after the agenda was published and related to items on the agenda (Committee approval was not required for addition of this item in accordance with Procedure By-law 160-2004, as amended):

5.1. Delegations re: Item 11.1 – **Group Home Policy Review and 23 Hillside Drive:**

1. Ali Mohammad, Brampton resident
2. Al Nonis, Brampton resident
3. Andre Levy, Brampton resident
4. Jermaine Chambers, Brampton resident
5. Esther Isaacs, Owner, Rebeccaville Assisted Living
6. Donna Anglin, Brampton resident
7. Alison Brown, Brampton resident

13.1. Correspondence from Esther Isaacs, Owner/Operator of Rebeccaville Seniors Residence – 23 Hillside Drive, dated September 25, 2019, re: **Rebeccaville Seniors Residence – 23 Hillside Drive**

13.2. Correspondence re: Item 4.2 - **Application to Amend the Zoning By-Law (to permit the parking of oversized motor vehicles (trailers) on vacant property for a temporary period of 3 years) – Weston Consulting – IBL Container Refurbishing – North east of Airport Road and Lacoste Boulevard – Ward 10** (File C07E17.014):

1. Pragtipal Saini, Brampton resident, dated November 3, 2019
2. Andrews Marchisio, Brampton resident, dated November 2, 2019
3. Ravee Kanagaratnam, Brampton resident, dated October 18, 2019
4. Bupesh Sharma, Brampton resident, dated October 10, 2019, including petition containing approximately 23 signatures

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- 13.3. Correspondence from Andrew Orr, President, Brampton Area 48 Landowners Inc., dated November 4, 2019, re: Item 4.3 – **Application to Amend the Zoning By-law (to permit a residential development of 162 stacked townhouses and 23 townhouses with live/work units) – Brampton Bramalea Christian Fellowship Inc. (c/o LIV (Bramalea) Ltd.) & Brampton (Northeast) Shopping Centres Limited – KLM Planning Partners Inc. – Southeast corner of Bramalea Road and Inspire Boulevard, East of the Place of Worship Property – Ward 9** (File C05E17.006)
- 13.4. Correspondence from Michael Cara, Overland LLP, dated November 4, 2019, re: Item 4.1 - **Draft Plan of Subdivision (to permit employment, stormwater management and natural heritage uses) – Glen Schnarr & Associates Inc. – Quarre Properties Inc. & Heartland (Seven) Limited – South-west corner of Countryside Drive and Coleraine Drive – Ward 10** (File C11E15.002)
- 13.5. Submission in the form of three photographs and two video files re: Item 4.2 - **Application to Amend the Zoning By-Law (to permit the parking of oversized motor vehicles (trailers) on vacant property for a temporary period of 3 years) – Weston Consulting – IBL Container Refurbishing – North east of Airport Road and Lacoste Boulevard – Ward 10** (File C07E17.014) from Councillor Dhillon

Additional Business and Changes related to the Published Agenda
(no vote was required):

- 11.1. Report from Mirella Palermo, Policy Planner, Planning and Development Services, dated September 17, 2019, re: **Group Home Policy Review and 23 Hillside Drive Status Update (RM 104/2019)**
- Updated report to correct typographical errors was published on the City's website on October 28, 2019

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

3. **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.

(7.1, 8.1, 8.2)

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4. Statutory Public Meeting Reports

- 4.1. Report, from R. Nykyforchyn, Development Planner, Planning and Development Services, dated October 11, 2019, re: **Draft Plan of Subdivision (to permit employment, stormwater management and natural heritage uses) – Glen Schnarr & Associates Inc. – Quarre Properties Inc. & Heartland (Seven) Limited – South-west corner of Countryside Drive and Coleraine Drive – Ward 10** (File C11E15.002)

Members of the public requested a presentation on this item.

Rob Nykyforchyn, Development Planner, Planning and Development Services, presented the technical aspects and next steps of the planning process.

Following the presentation, the following members of the public addressed Committee as follows:

Michael Gagnon, Gagnon Walker Domes Ltd., noted that he represented the owner of an adjacent property and requested that the subject application include plans to preserve his clients' frontage on Coleraine Drive.

Ralph Grittani, RG Consulting Inc., representative of two adjacent properties, noted that he had previously submitted correspondence on the matter.

The following motion was considered:

- PDC174-2019
1. That the report from R. Nykyforchyn, Development Planner, Planning and Development Services, dated October 11, 2019 to the Planning and Development Committee Meeting of November 4, 2019, re: **Draft Plan of Subdivision (to permit employment, storm water management and natural heritage uses) – Glen Schnarr & Associates Inc. – Quarre Properties Inc. & Heartland (Seven) Limited – South-west corner of Countryside Drive and Coleraine Drive – Ward 10** (File C11E15.002), be received; and,
 2. That Planning and Development Services staff be directed to report back to the Planning and Development Services 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.
 3. That the correspondence from Michael Cara, Overland LLP, dated November 4, 2019, to the Planning and Development Committee Meeting of November 4, 2019, re: **Draft Plan of**

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Subdivision (to permit employment, stormwater management and natural heritage uses) – Glen Schnarr & Associates Inc. – Quarre Properties Inc. & Heartland (Seven) Limited – South-west corner of Countryside Drive and Coleraine Drive – Ward 10 (File C11E15.002) be received.

Carried

- 4.2. Report from B. Shah, Development Planner, Planning and Development Services, dated October 16, 2019, re: **Application to Amend the Zoning By-Law (to permit the parking of oversized motor vehicles (trailers) on vacant property for a temporary period of 3 years) – Weston Consulting – IBL Container Refurbishing – North east of Airport Road and Lacoste Boulevard – Ward 10** (File C07E17.014)

Members of the public requested a presentation on this item.

Bindu Shah, Development Planner, Planning and Development Services, presented the technical aspects and next steps of the planning process.

Following the presentation, Jharnal Sekhon, Brampton resident, expressed his opposition to the subject application.

Staff responded to questions of clarification from Committee with respect to the current use and status of the subject lands.

The following motion was considered:

- PDC175-2019
1. That the report from B. Shah, Development Planner, Planning and Development Services, dated October 16, 2019, to the Planning and Development Committee Meeting of November 4, 2019, re: **Application to Amend the Zoning By-Law (to permit the parking of oversized motor vehicles (trailers) on vacant property for a temporary period of 3 years) – Weston Consulting – IBL Container Refurbishing – North east of Airport Road and Lacoste Boulevard – Ward 10** (File C07E17.014) be received;
 2. That Planning and Development Services 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 comprehensive evaluation of the proposal; and,

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3. That the following correspondence to the Planning and Development Committee Meeting of November 4, 2019, re: **Application to Amend the Zoning By-Law (to permit the parking of oversized motor vehicles (trailers) on vacant property for a temporary period of 3 years) – Weston Consulting – IBL Container Refurbishing – North east of Airport Road and Lacoste Boulevard – Ward 10** (File C07E17.014) be received:
 1. Pragtipal Saini, Brampton resident, dated November 3, 2019
 2. Andrews Marchisio, Brampton resident, dated November 2, 2019
 3. Ravee Kanagaratnam, Brampton resident, dated October 18, 2019
 4. Bupesh Sharma, Brampton resident, dated October 10, 2019, including petition containing approximately 23 signatures; and,

4. That the submission in the form of three photographs and two video files to the Planning and Development Committee Meeting of November 4, 2019, re: **Application to Amend the Zoning By-Law (to permit the parking of oversized motor vehicles (trailers) on vacant property for a temporary period of 3 years) – Weston Consulting – IBL Container Refurbishing – North east of Airport Road and Lacoste Boulevard – Ward 10** (File C07E17.014) from Councillor Dhillon be received.

Carried

- 4.3. Report from S. Dykstra, Development Planner, Planning and Development Services, dated October 11, 2019, re: **Application to Amend the Zoning By-law (to permit a residential development of 162 stacked townhouses and 23 townhouses with live/work units) – Brampton Bramalea Christian Fellowship Inc. (c/o LIV (Bramalea) Ltd.) & Brampton (Northeast) Shopping Centres Limited – KLM Planning Partners Inc. – Southeast corner of Bramalea Road and Inspire Boulevard, east of the Place of Worship property – Ward 9** (File C05E17.006)

No members of the public were present for this item and a presentation was not requested.

The following motion was considered:

- | | |
|-------------|--|
| PDC176-2019 | 1. That the report from S. Dykstra, Development Planner, Planning and Development Services, dated October 11, 2019, to the Planning and Development Committee Meeting of November 4, 2019, re: Application to Amend the Zoning By-law (to permit a residential development of |
|-------------|--|

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162 stacked townhouses and 23 townhouses with live/work units) – Brampton Bramalea Christian Fellowship Inc. (c/o LIV (Bramalea) Ltd.) & Brampton (Northeast) Shopping Centres Limited – KLM Planning Partners Inc. – Southeast corner of Bramalea Road and Inspire Boulevard, east of the Place of Worship property – Ward 9 (File C05E17.006) be received;

2. That Planning and Development Services 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; and,
3. That the correspondence from Andrew Orr, President, Brampton Area 48 Landowners Inc., dated November 4, 2019, to the Planning and Development Committee Meeting of November 4, 2019, re: **Application to Amend the Zoning By-law (to permit a residential development of 162 stacked townhouses and 23 townhouses with live/work units) – Brampton Bramalea Christian Fellowship Inc. (c/o LIV (Bramalea) Ltd.) & Brampton (Northeast) Shopping Centres Limited – KLM Planning Partners Inc. – Southeast corner of Bramalea Road and Inspire Boulevard, East of the Place of Worship Property – Ward 9 (File C05E17.006) be received.**

Carried

5. Delegations

- 5.1. Delegations re: Item 11.1 – **Group Home Policy Review and 23 Hillside Drive:**
1. Ali Mohammad, Brampton resident
 2. Al Nonis, Brampton resident
 3. Andre Levy, Brampton resident
 4. Jermaine Chambers, Brampton resident
 5. Esther Isaacs, Owner, Rebeccaville Assisted Living
 6. Donna Anglin, Brampton resident
 7. Alison Brown, Brampton resident

The following delegations addressed Committee and expressed their views, suggestions, concerns, and questions with respect to the pending group home at 23 Hillside Drive:

1. Ali Mohammad, Brampton resident

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2. Al Nonis, Brampton resident
3. Andre Levy, Brampton resident
4. Jermaine Chambers, Brampton resident
5. Esther Isaacs, Owner, Rebeccaville Assisted Living
6. Donna Anglin, Brampton resident
7. Alison Brown, Brampton resident

The following motion was considered:

- PDC177-2019 That the following delegations, to the Planning and Development Committee Meeting of November 4, 2019, re: **Group Home Policy Review and 23 Hillside Drive** be received:
1. Ali Mohammad, Brampton resident
 2. Al Nonis, Brampton resident
 3. Andre Levy, Brampton resident
 4. Jermaine Chambers, Brampton resident
 5. Esther Isaacs, Owner, Rebeccaville Assisted Living
 6. Donna Anglin, Brampton resident
 7. Alison Brown, Brampton resident

Carried

Committee consideration of the matter included questions of clarification with respect to the following:

- Aspects of the municipal group home registration process
- Aspects of the provincial group home licensing process
- Status and history of the application for 23 Hillside Drive, including fire and electrical inspections and requirements
- The City's group home zoning by-law, policies and regulations, and the potential need to update the documents

Item 11.1 was brought forward at this time.

The following motion was introduced:

“That Planning and Development Services staff be directed to present a report and draft by-law to the November 18, 2019, Planning and Development Committee meeting to enable the implementation of an Interim Control By-Law (ICBL) that would restrict Supportive Housing applications in appropriate areas of the City, including Ward 7, during the comprehensive review of the City's Supportive Housing policies as directed through Council Resolution C364-2019.”

In response to questions from Committee, staff noted the intent and effect of adopting the proposed interim control by-law.

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The following motion was considered:

- PDC178-2019
1. That the report from M. Palermo, Policy Planner, Planning and Development Services, dated September 17, 2019, to the Planning and Development Committee Meeting of November 4, 2019, re: **Group Home Policy Review and 23 Hillside Drive Status Update (RM 104/2019)** be received; and,
 2. That the correspondence from Esther Isaacs, Owner/Operator of Rebeccaville Seniors Residence – 23 Hillside Drive, dated September 25, 2019, to the Planning and Development Committee Meeting of November 4, 2019, re: **Rebeccaville Seniors Residence – 23 Hillside Drive** be received.

Carried

The following motion was considered:

- PDC179-2019
- That Planning and Development Services staff be directed to present a report and draft by-law to the November 18, 2019, Planning and Development Committee meeting to enable the implementation of an Interim Control By-Law (ICBL) that would restrict Supportive Housing applications in appropriate areas of the City, including Ward 7, during the comprehensive review of the City's Supportive Housing policies as directed through Council Resolution C364-2019.

Carried

6. Staff Presentations – nil

7. Planning

- * 7.1. Report from N. Chadda, Development Planner, Planning and Development Services, dated October 11, 2019, re: **Application for Temporary Use Zoning By-law Amendment (to permit the existing outdoor storage of motor vehicles for a temporary period of three (3) years) – Glen Schnarr & Associates Inc. – ADESA Canada – North side of Queen Street East, west of Sun Pac Boulevard – Ward 8** (File C07E06.038)

- PDC180-2019
1. That the report from N. Chadda, Development Planner, Planning and Development Services, dated October 11,

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2019, to the Planning and Development Committee Meeting of November 4, 2019, re: **Application for Temporary Use Zoning By-law Amendment (to permit the existing outdoor storage of motor vehicles for a temporary period of three (3) years) – Glen Schnarr & Associates Inc. – ADESA Canada – North side of Queen Street East, west of Sun Pac Boulevard – Ward 8** (File C07E06.038) be received; and

2. That Temporary Use Zoning By-law Amendment submitted by Glen Schnarr and Associates Inc. on behalf of ADESA Canada, Ward 8, File: C07E06.038, as received 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 for the reasons set out in the Recommendation Report, dated September 27, 2019; and,
3. That the Temporary Use Zoning By-law Amendment, as generally attached as Appendix 9 to the report be adopted.

Carried

8. Minutes

*** 8.1. Minutes – Cycling Advisory Committee – October 15, 2019**

PDC-181-2019 That the **Minutes – Cycling Advisory Committee – October 15, 2019** to the Planning and Development Committee Meeting of November 4, 2019, Recommendations CYC016-2019 to CYC027-2019, be approved as published and circulated.

Carried

The recommendations were approved as follows:

CYC016-2019 That the Agenda for the Cycling Advisory Committee Meeting of October 15, 2019, be approved, as amended as follows:

To add:

- 5.3 Verbal Update by Tammi Jackson, Legislative Coordinator, re: **The Cycling Advisory Committee Meeting Schedule.**

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- 5.4 Verbal Update by Regional Councillor Santos, re: **Williams Parkway Expansion**
- 5.5 Verbal Update by Regional Councillor Santos, re: **Event on Nov 4, 2019 – 905 Talks Climate Change with David Suzuki**
- 6.3. Verbal Update by Kevin Montgomery, Co-Chair, re: **Greenway Mobility Plan**
- 7.2. Correspondence from David Laing, Chair, Bike Brampton, re: **Bike Path in Brampton West**

- CYC017-2019
1. That the presentation from Kevin Montgomery, Co-Chair, to the Cycling Advisory Committee Meeting of October 15, 2019, re: **Bike Bike North-East 2019 Conference** be received; and,
 2. That every Cycling Advisory Committee meeting opens with the same Land Acknowledgement statement used to open Council meetings; and,
 3. That the Cycling Advisory Committee recommends to all citizen-based advisory committees that they too open all meetings with the same Land Acknowledgement statement used to open Council meetings.

CYC018-2019

That the Verbal Update from Tamara Kwast, Transportation Planner, Transportation Planning, Planning and Development Services, to the Cycling Advisory Committee Meeting of October 15, 2019, re: **Vision2040 1st Anniversary Event Active Transportation in Brampton – What’s Next?** be received.

CYC019-2019

That the Verbal Update from Kevin Montgomery, Co-Chair, to the Cycling Advisory Committee Meeting of October 15, 2019, re: **Cycling Advisory Committee 2019-2020 Work Plan and Budget** be received.

CYC020-2019

That the Verbal Update from Tammi Jackson, Legislative Coordinator, City Clerk’s Office, to the Cycling Advisory Committee Meeting of October 15, 2019, re: **The Cycling Advisory Committee Meeting Schedule** be received.

- CYC021-2019
1. That the Verbal Update by Regional Councillor Santos, to the Cycling Advisory Committee Meeting of October 15, 2019, re: **Williams Parkway Expansion** be received; and,

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2. That it is the opinion of the Cycling Advisory Committee that Committee of Council endorse the following motion:

Whereas the 2040 Vision envisions Brampton as a place where safe, sustainable and integrated alternative travel choices to the private vehicle are available and states that a rethink of street design is at the top of the list for improving Brampton; and,

The transportation priorities outlined in the 2040 Vision are: first walking, then cycling, transit, goods movement, and then shared vehicles and private vehicles; and,

The sections of Williams Parkway – an east-west minor arterial road with a right-of-way width of 36 meters – between McLaughlin Road and Humberwest Parkway were identified for widening to 6 lanes in the City's 2004 and subsequent Transportation Master Plans, to provide additional vehicular capacity in response to projected population and employment growth; and,

The proposed widening to six lanes was revisited in 2018 using updated demographic and traffic forecasts and applying a multimodal analysis approach, and recommended six lane widening with dedicated HOV/transit lanes plus continuous dedicated active transportation facilities on both sides; and,

A noise wall is currently being installed along Williams Parkway as is City practice prior to widening the road to 6 lanes; and,

Current research and evidence from other jurisdictions around the world demonstrates that investing in road expansions for vehicles does not solve congestion, and instead exacerbates the condition by attracting more traffic; and,

The Active Transportation Master Plan was endorsed by this Council and is supported by examples of best practises around the world, where active, non-vehicular travel modes are part of a comprehensive mobility network that facilitates the efficient and effective movement of people in cities; and,

The largest source of greenhouse gas emissions from human activities is from transportation and this Council unanimously passed a motion related to declaring a climate emergency and to achieving a climate change target of an 80 per cent Green House Gas reduction by 2050; and,

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Council has voted in favour of adopting the Region of Peel's "Vision Zero" framework; and,

Residents across the city have been very vocal in regard to traffic calming needs;

Therefore, be it resolved that:

1. Staff review the recommendations to widen sections of Williams Parkway from 4 to 6 lanes, and report back to Council in Q2 2020; and,
2. Staff review include a council workshop to solicit comments on options and opportunities for managing traffic congestion due to growth and for increasing and maximizing people-moving capacity in the Williams Parkway corridor, through travel demand management opportunities, improvements to active transportation (walking, cycling) and transit infrastructure and services, and operational interventions and improvements, in particular at intersections. The review should consider:
 - Impacts on the use of DC funding
 - Consideration of current strategic documents (Growth plan, OP, TMP, impact on existing EA's...)
 - Impacts on surrounding local streets for traffic
 - Impact on the Regional road network and goods movement
 - GHG considerations
 - Work that is done in partnership with the Region, utilities...
 - A review of the current 6 lane road widening projects that are underway and 'meantime' strategies (current EA's, land protection, utility relocation, design progression)
 - Strategy for a robust communication plan
3. The results of the staff review of Williams Parkway road widening be used to inform planning for similar contemplated 6 lane road widenings in the City of Brampton.

CYC022-2019

That the Verbal Update from Regional Councillor Santos, to the Cycling Advisory Committee Meeting of October 15, 2019, re:

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Event on Nov 4, 2019 – 905 Talks Climate change with David Suzuki be received.

- CYC023-2019 That the Discussion at the request of Laura Bowman, Member, to the Cycling Advisory Committee Meeting of October 15, 2019, re: **Fletchers Creek SNAP** be received.
- CYC024-2019 That the Verbal Update from Kevin Montgomery, Co-Chair, to the Cycling Advisory Committee Meeting of October 15, 2019, re: **Greenway Mobility Plan** be received.
- CYC025-2019 That the correspondence from Vic Henderson, Brampton Resident, dated August 16, 2019, to the Cycling Advisory Committee Meeting of October 15, 2019, re: **Bike Path in Brampton West** be received.
- CYC026-2019 That the correspondence from David Laing, Chair, Bike Brampton, dated October 9, 2019, to the Cycling Advisory Committee Meeting of October 16, 2019, re: **City Proposes Traffic Calming Measures** be received.
- CYC027-2019 That the Cycling Advisory Committee do now adjourn to meet again on December 17, 2019, at 7:00 p.m.

* 8.2. **Minutes – Age-Friendly Advisory Committee – September 17, 2019**

- PDC182-2019 That the **Minutes – Age-Friendly Advisory Committee – September 17, 2019** to the Planning and Development Committee Meeting of November 4, 2019, Recommendations AFC023-2019 to AFC026-2019, be approved as published and circulated.

Carried

The recommendations were approved as follows:

- AFC023-2019 That the agenda for the Age-Friendly Brampton Advisory Committee meeting of September 17, 2019, be approved as published and circulated.
- AFC024-2019 That the presentation by Daniella Balasal, Policy Planner, to the Age-Friendly Brampton Advisory Committee meeting of September 17, 2019 re: **City of Brampton Age-Friendly Strategy and Action Plan (Part 2)**, be received.
- AFC025-2019 That the presentation by Daniella Balasal, Policy Planner, to the Age-Friendly Brampton Advisory Committee meeting of

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September 17, 2019 re: **City of Brampton Age-Friendly Project Update** be received.

AFC026-2019 That the Age-Friendly Brampton Advisory Committee do now adjourn to meet again on November 19, 2019 at 7:00 p.m.

9. **Other/New Business** – nil

10. **Referred Matters** – nil

11. **Deferred Matters**

11.1. Report from M. Palermo, Policy Planner, Planning and Development Services, dated September 17, 2019, re: **Group Home Policy Review and 23 Hillside Drive Status Update (RM 104/2019)**

Dealt with under Item 5.1 – Recommendation PDC178-2019

12. **Notice of Motion** – nil

13. **Correspondence**

13.1. Correspondence from Esther Isaacs, Owner/Operator of Rebeccaville Seniors Residence – 23 Hillside Drive, dated September 25, 2019, re: **Rebeccaville Seniors Residence – 23 Hillside Drive**

Dealt with under Item 5.1 – Recommendation PDC178-2019

13.2. Correspondence re: Item 4.2 - **Application to Amend the Zoning By-Law (to permit the parking of oversized motor vehicles (trailers) on vacant property for a temporary period of 3 years) – Weston Consulting – IBL Container Refurbishing – North east of Airport Road and Lacoste Boulevard – Ward 10** (File C07E17.014):

1. Pragtipal Saini, Brampton resident, dated November 3, 2019
2. Andrews Marchisio, Brampton resident, dated November 2, 2019
3. Ravee Kanagaratnam, Brampton resident, dated October 18, 2019
4. Bupesh Sharma, Brampton resident, dated October 10, 2019, including petition containing approximately 23 signatures

Dealt with under Item 4.2 – Recommendation PDC175-2019

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- 13.3. Correspondence from Andrew Orr, President, Brampton Area 48 Landowners Inc., dated November 4, 2019, re: Item 4.3 - **Application to Amend the Zoning By-law (to permit a residential development of 162 stacked townhouses and 23 townhouses with live/work units) – Brampton Bramalea Christian Fellowship Inc. (c/o LIV (Bramalea) Ltd.) & Brampton (Northeast) Shopping Centres Limited – KLM Planning Partners Inc. – Southeast corner of Bramalea Road and Inspire Boulevard, East of the Place of Worship Property – Ward 9 (File C05E17.006)**

Dealt with under Item 4.3 – Recommendation PDC176-2019

- 13.4. Correspondence from Michael Cara, Overland LLP, dated November 4, 2019, re: Item 4.1 - **Draft Plan of Subdivision (to permit employment, stormwater management and natural heritage uses) – Glen Schnarr & Associates Inc. – Quarre Properties Inc. & Heartland (Seven) Limited – South-west corner of Countryside Drive and Coleraine Drive – Ward 10 (File C11E15.002)**

Dealt with under Item 4.1 – Recommendation PDC174-2019

- 13.5. Submission in the form of three photographs and two video files re: Item 4.2 – **Application to Amend the Zoning By-Law (to permit the parking of oversized motor vehicles (trailers) on vacant property for a temporary period of 3 years) – Weston Consulting – IBL Container Refurbishing – North east of Airport Road and Lacoste Boulevard – Ward 10 (File C07E17.014) from Councillor Dhillon**

Dealt with under Item 4.2 – Recommendation PDC175-2019

14. **Councillor Question Period** – nil

In response to a question from Regional Councillor Palleschi, staff noted that the City will accept all group home applications and process in accordance with applicable policies.

15. **Public Question Period**

Six Brampton residents and interested parties asked questions of clarification with respect to Item 11.1 – Group Home Policy Review & 23 Hillside Drive Status Update

16. **Closed Session** – nil

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17. Adjournment

The following motion was considered:

PDC183-2019 That the Planning and Development Committee do now adjourn to meet again on Monday, November 18, 2019, at 1:00 p.m.

Carried

Regional Councillor P. Fortini (Vice-Chair)

Monday, November 18, 2019

- Members Present:**
- 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 (arrived at 1:03 p.m.,
- personal; returned from Closed Session at 2:48 p.m. –
personal)
- Members Absent:**
- Regional Councillor G. Dhillon – Wards 9 and 10 (other
municipal business)
 - City Councillor H. Singh – Wards 9 and 10 (illness)
- Staff Present:**
- D. Barrick, Chief Administrative Officer
 - Planning and Development Services:**
 - R. Forward, Commissioner
 - R. Conard, Director, Building, and Chief Building Official
 - A. Parsons, Director, Development Services
 - B. Bjerke, Director, Policy Planning
 - E. Corazzola, Manager, Zoning and Sign By-law Services
 - M. Palermo, Policy Planner
 - Corporate Services:**
 - J. Zingaro, Deputy City Solicitor
 - G. D’Andrea, Legal Counsel
 - City Clerk’s Office:**
 - P. Fay, City Clerk
 - C. Gravlev, Deputy City Clerk
 - S. Danton, Legislative Coordinator
 - S. Pacheco, Legislative Coordinator

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The meeting was called to order at 1:01 p.m., recessed at 1:15 p.m., Committee moved into Closed Session at 1:20 p.m., recessed Closed Session at 2:20 p.m., reconvened in Open Session at 2:47 p.m., and adjourned at 3:55 p.m.

1. Approval of Agenda

The following motion was considered:

PDC184-2019 That the Agenda for the Planning and Development Committee Meeting of November 18, 2019, be approved, as amended as follows:

To add:

- 5.2. Delegations re: **Supportive Housing (Group Home) Review: Interim Control By-Law Considerations**
 - 4. Janice Dennis, Brampton resident

- 16.1. Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board.

Carried

Note: Committee agreed to vary the order of the agenda and dealt with Item 7.7 prior to Item 5.2

Note: later in the meeting on a two thirds majority vote, Approval of the Agenda was reopened and the following delegation was added to the Agenda regarding Item 5.2 – **Supportive Housing (Group Home) Review: Interim Control By-Law Considerations:**

- Lesley Nicol, Brampton resident

The following was received by the City Clerk's Office after the agenda was published and related to items on the agenda (Committee approval was not required for addition of this item in accordance with Procedure By-law 160-2004, as amended):

- 13.1 Correspondence from Rebecca Altamira, Brampton resident, dated November 17, 2019, re: **23 Hillside Drive - Supportive Housing (Group Home) Review: Interim Control By-Law Considerations**
 - published on the City's website on November 18, 2019

Additional Business and Changes related to the Published Agenda (*no vote was required*):

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- 5.2. Delegations re: Supportive Housing (Group Home) Review: Interim Control By-Law Considerations
- Warren Parkes, Brampton resident – provided speaking notes on November 18, 2019
 - Al Nonis, Brampton resident – withdrew request to delegate on November 18, 2019
- 7.4. Report from R. Campbell, Supervisor, Zoning and Sign By-law Services, Planning and Development Services, dated November 1, 2019, re: **Site Specific Amendment to the Sign By-Law 399-2002, as amended – 9065 Airport Road – Giant Tiger – Ward 8** (File 26SI)
- published on the City’s website on November 14, 2019
- 7.7. Report from A. Balram, Strategic Projects Coordinator, Planning and Development Services, dated October 10, 2019, re: **City-Initiated Official Plan Amendment to Remove Shale Protection Policies from North-West Brampton (Heritage Heights) – Ward 6**
- published on the City’s website on November 8, 2019
- 7.8. Report from A. McNeill, Strategic Leader, Planning and Development Services, dated October 16, 2019, re: **North West Brampton Planning Update – Ward 6**
- resized pages 7.8-7 and 7.8-9 published on the City’s website on November 8, 2019
- 10.2. Report from M. Palermo, Policy Planner, Planning and Development Services, dated November 7, 2019, re: **Supportive Housing (Group Home) Review: Interim Control By-Law Considerations**
- published on the City’s website on November 18, 2019

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

3. **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.

(7.5, 7.6, 7.8, 7.9, 7.10, 8.1)
(Item 7.7 was removed from Consent)

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4. Statutory Public Meeting Reports – nil

5. Delegations

5.1. Possible Delegations re **Site Specific Amendments to the Sign By-law:**

- 1. 8 Clipper Court – Mandarin Restaurant – Ward 3**
- 2. 2490 Sandalwood Parkway - St. Marguerite D'Youville R.C. Church – Ward 9**
- 3. 52 Quarry Edge Drive – Indigo – Ward 1**
- 4. 9065 Airport Road – Giant Tiger – Ward 8**

See Items 7.1 to 7.4

Note: Notice regarding these items was published on the City's website on November 7, 2019

In response to the Chair's inquiry, one member of the public addressed Committee as follows:

Rev. Robert Mignella, Pastor, St. Marguerite D'Youville R.C. Church, requested that Committee grant the application to project promotional images on the exterior side wall of the church.

Item 7.2 was brought forward at this time.

In response to questions from Committee, staff provided details of the Sign By-law and noted concerns with granting the subject application.

Committee discussion included consensus to refer Item 7.2 to the next Council meeting to allow staff to work with the applicant to find a mutually agreeable solution.

The following motion was considered:

- PDC185-2019
1. That the delegation from Rev. Robert Mignella, Pastor, St. Marguerite D'Youville R.C. Church, to the Planning and Development Committee Meeting of November 18, 2019, re: **Site Specific Amendment to the Sign By-Law 399-2002, as amended – 2490 Sandalwood Parkway East – Ward 9 – St. Marguerite D'Youville R.C. Church** (File 26SI), be received; and,
 2. That the report from R. Campbell, Supervisor, Zoning and Sign By-law Services, dated October 4, 2019, to the Planning and Development Services Committee Meeting of

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November 18, 2019, re: **Site Specific Amendment to the Sign By-Law 399-2002, as amended – 2490 Sandalwood Parkway East – Ward 9 – St. Marguerite D’Youville R.C. Church** (File 26SI), be referred to the Council meeting of November 20, 2019.

Carried

5.2. Delegations re: **Supportive Housing (Group Home) Review: Interim Control By-Law Considerations**

1. Warren Parkes, Brampton resident (speaking notes provided Nov.18)
2. Al Nonis, Brampton resident (withdrawn Nov. 18)
3. Ali Mohammad, Brampton resident
4. Janice Dennis, Brampton resident

Item 16.1 was brought forward at this time.

The following motion was considered:

PDC186-2019

That the Planning and Development Committee proceed into Closed Session to discuss matters pertaining to the following:

- 16.1. Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board.

Carried

Following Closed Session, the Chair reported out that Committee considered a matter in Closed Session and direction was not provided to staff.

The following delegations addressed Committee and expressed their views, suggestions, concerns, and questions with respect to the pending group home at 23 Hillside Drive and the City’s group home zoning regulations:

1. Warren Parkes, Brampton resident
2. Ali Mohammad, Brampton resident
3. Janice Dennis, Brampton resident
4. Lesley Nicol, Brampton resident

Items 10.2 and 13.1 were brought forward at this time.

The following motion was introduced with the operative clauses as follows:

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“Therefore, it is recommended that Council enact an Interim Control By-law substantially in accordance with the following:

1. Except as provided in Sections 1.1 and 1.2, and notwithstanding any other by-law to the contrary, all lands, buildings and structures within a residential zone category within the area set out in Schedule A (Area 10 on Schedule D of Zoning By-law 270-2004, as amended) to this By-law shall not be used for the purpose of a Supportive Housing Facility, a Group Home Type 1 or a Group Home Type 2.
 - 1.1. A retirement home, a nursing home and a senior citizen residence shall be permitted where the specified use is listed as a permitted use in the applicable zone;
 - 1.2. A Supportive Housing Facility, a Group Home Type 1 or Group Home Type 2 that lawfully existed on the date of the enactment of this interim control by-law shall be permitted so long as it continues to be used for that purpose.
2. This by-law expires six months from the date of its enactment and passage by Council.”

In response to questions from Committee, staff provided details on the technical aspects of the proposed interim control by-law and the effect on current and pending group homes.

The following motion was considered:

- PDC187-2019
1. That the report from M. Palermo, Policy Planner, Planning and Development Services, dated November 7, 2019, to the Planning and Development Committee Meeting of November 18, 2019, re: **Supportive Housing (Group Home) Review: Interim Control By-Law Considerations** be received;
 2. That the following delegations re: **Supportive Housing (Group Home) Review: Interim Control By-Law Considerations** to the Planning and Development Committee Meeting of November 18, 2019, be received:
 1. Warren Parkes, Brampton resident
 2. Ali Mohammad, Brampton resident
 3. Janice Dennis, Brampton resident
 4. Lesley Nicol, Brampton resident; and,

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- 3.. That the correspondence from Rebecca Altamira, Brampton resident, dated November 17, 2019, to the Planning and Development Committee Meeting of November 18, 2019, re: **23 Hillside Drive – Supportive Housing (Group Home) Review: Interim Control By-Law Considerations** be received.

Carried

The following motion was considered:

- PDC188-2019 WHEREAS The Council of the Corporation of the City of Brampton (“Council”) directed staff by resolution to review the City’s Group Home and Supportive Housing policies with respect to outdated policies;
- AND WHEREAS Council is concerned about inconsistencies in its existing by-laws and policies regarding supportive housing facilities including but not limited to the appropriateness of:
1. the minimum separation standards; and
 2. the caps on the number of facilities permitted in given areas;
- AND WHEREAS Council is concerned that the approval of applications for new supportive housing facilities prior to completion of the comprehensive review could thwart its long term land use planning objectives for supportive housing and undermine its ability to appropriately address the interests of existing and future residents of Brampton, including residents of supportive housing facilities;
- AND WHEREAS Section 38 of the *Planning Act*, R.S.O. 1990 c. P13, as amended, permits the municipality to pass an interim control by-law to be in effect for a period of time, not to exceed one year, to prohibit the use of land, building or structures for the operation of a Group Home Type 1, Group Home Type 2 and Supportive Housing Facility use;
- AND WHEREAS Council deems that while the City expeditiously completes the Study, an Interim Control By-law is necessary to prohibit the registration and creation of new Group Homes (Type 1 and Type 2) and Supportive Housing Facilities use;
- THEREFORE, it is recommended that Council enact an Interim Control By-law substantially in accordance with the following:

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1. Except as provided in Sections 1.1 and 1.2, and notwithstanding any other by-law to the contrary, all lands, buildings and structures within a residential zone category within the area set out in Schedule A (Area 10 on Schedule D of Zoning By-law 270-2004, as amended) to this By-law shall not be used for the purpose of a Supportive Housing Facility, a Group Home Type 1 or a Group Home Type 2.
 - 1.1 A retirement home, a nursing home and a senior citizen residence shall be permitted where the specified use is listed as a permitted use in the applicable zone;
 - 1.2 A Supportive Housing Facility, a Group Home Type 1 or Group Home Type 2 that lawfully existed on the date of the enactment of this interim control by-law shall be permitted so long as it continues to be used for that purpose.
2. This by-law expires six months from the date of its enactment and passage by Council.

A recorded vote was requested and the motion carried unanimously as follows:

<u>Yea</u>	<u>Nay</u>	<u>Absent</u>
Santos		Dhillon
Vicente		Singh
Whillans		
Palleschi		
Bowman		
Medeiros		
Williams		
Fortini		
		Carried
		8 Yeas
		0 Nays
		2 Absent

6. **Staff Presentations** – nil

7. **Planning**

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- 7.1. Report from R. Campbell, Supervisor, Zoning and Sign By-law Services, Building Division, dated October 10, 2019, re: **Site Specific Amendment to the Sign By-Law 399-2002, as amended – 8 Clipper Court – Mandarin Restaurant – Ward 3** (File 26SI)

See Item 5.1

The following motion was considered:

- PDC189-2019
1. That the report from R. Campbell, Supervisor, Zoning and Sign By-law Services, dated October 10, 2019, to the Planning and Development Services Committee Meeting of November 18, 2019, re: **Site Specific Amendment to the Sign By-Law 399-2002, as amended – 8 Clipper Court – Mandarin Restaurant – Ward 3** (File 26SI), 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. Report from R. Campbell, Supervisor, Zoning and Sign By-law Services, Building Division, dated October 4, 2019, re: **Site Specific Amendment to the Sign By-Law 399-2002, as amended – 2490 Sandalwood Parkway – St. Marguerite D'Youville R.C. Church – Ward 9** (File 26SI)

Dealt with under Item 5.1 – Recommendation PDC185-2019

- 7.3. Report from R. Campbell, Supervisor, Zoning and Sign By-law Services, Building Division, dated September 30, 2019, re: **Site Specific Amendment to the Sign By-Law 399-2002, as amended -52 Quarry Edge Drive - Indigo - Ward 1** (File 26SI)

See Item 5.1

The following motion was considered:

- PDC190-2019
1. That the report from R. Campbell, Supervisor, Zoning and Sign By-law Services, dated September 30, 2019, to the Planning and Development Services Committee Meeting of November 18, 2019, re: **Site Specific Amendment to the Sign By-Law 399-2002, as amended – 52 Quarry Edge Drive – Indigo – Ward 1** (File 26SI), be received; and

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2. That the request for a Site Specific amendment to the Sign By-law 399-2002, be **refused**.

Carried

- 7.4. Report from R. Campbell, Supervisor, Zoning and Sign By-law Services, Planning and Development Services, dated November 1, 2019, re: **Site Specific Amendment to the Sign By-Law 399-2002, as amended – 9065 Airport Road Unit 20 – Giant Tiger – Ward 8** (File 26SI)

See Item 5.1

The following motion was considered:

- PDC191-2019
1. That the report from R. Campbell, Supervisor, Zoning and Sign By-law Services, dated November 7, 2019, to the Planning and Development Services Committee Meeting of November 18, 2019, re: **Site Specific Amendment to the Sign By-Law 399-2002, as amended – 9065 Airport Road Unit 20 – Giant Tiger – Ward 8** (File 26SI), 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

- * 7.5. Report from R. Campbell, Supervisor, Zoning and Sign By-law Services, Building Division, dated September 30, 2019, re: **Mural Approval – 8225 Financial Drive – Kelsey's – Ward 6** (File 26SI)

- PDC192-2019
1. That the report from R. Campbell, Supervisor, Zoning and Sign By-law Services, dated September 30, 2019, to the Planning and Development Services Committee Meeting of November 18, 2019, re: **Mural Approval – 8225 Financial Drive – Kelsey's – Ward 6** (File 26SI), be received; and,
 2. That approval be granted for corporate branding murals for their 8225 Financial Drive location provided that the mural images shall not be altered without further Council approval, the maximum height of lettering as specified the By-law is not exceeded, and the combined area of the signage and murals does not exceed the 20% maximum coverage allowable for a wall sign in the Sign By-law 399-2002, as amended.

Carried

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- * 7.6. Report from E. Corazzola, Manager, Zoning and Sign By-law Services, dated October 25, 2019, re: **North Bramalea United Church – Prayer Booth Mural Approval – 363 Howden Boulevard – Ward 7**

- PDC193-2019
1. That the report from E. Corazzola, Manager, Zoning and Sign By-law Services, Planning and Development Services, dated October 25, 2019, to the Planning and Development Committee Meeting of November 18, 2019, re: **North Bramalea United Church – Prayer Booth Mural Approval – 363 Howden Boulevard – Ward 7**, be received; and,
 2. That a mural in the form of a 4-sided decorative building wrap surrounding the temporary building (prayer booth) at 363 Howden Boulevard – North Bramalea Unit Church, including lettering with the phrases “24/7 Prayer” and “For Brampton and Beyond” and including the word “Hope” and reference to the website “unbc.ca”, be approved.

Carried

- 7.7. Report from A. Balram, Strategic Projects Coordinator, Planning and Development Services, dated October 10, 2019, re: **City-Initiated Official Plan Amendment to Remove Shale Protection Policies from North-West Brampton (Heritage Heights) – Ward 6**

Committee consideration of the matter included consensus to amend Clause 2 of the recommendations, to include “in principle,” to read as follows:

“That the City adopt the amendments, in principle, to the Official Plan as outlined in Attachment 2 to the report to favour urban uses and remove shale protection policies in North West Brampton.”

The following motion was considered:

- PDC194-2019
1. That the report from A. Balram, Strategic Projects Coordinator, Planning and Development Services Division, dated October 10, 2019 to the Planning and Development Committee Meeting of November 18, 2019, re: **City-initiated Official Plan Amendment to Remove Shale Protection Policies from North-West Brampton (Heritage Heights) – Ward 6**, be received;
 2. That the City adopt the amendments, in principle, to the Official Plan as outlined in Attachment 2 to the report to favour urban uses and remove shale protection policies in North West Brampton;

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3. That staff be directed to support the Region of Peel in the appeal of ROPA32 before the Local Planning Appeal Tribunal, by consolidating the appeal of ROPA32 with any appeal that may be filed in relation to the Official Plan Amendment proposed to be adopted in Recommendation 2 above, or seeking party status in the pending appeal of ROPA32.

Carried

- * 7.8. Report from A. McNeill, Strategic Leader, Planning and Development Services, dated October 16, 2019, re: **North West Brampton Planning Update – Ward 6**

PDC195-2019 That the report from A. McNeill, Strategic Leader, Planning and Development Services, dated October 16, 2019, to the Planning and Development Committee Meeting of November 18, 2019, re: **North West Brampton Planning Update – Ward 6**, be received.

Carried

- * 7.9. Report from N. Mahmood, Development Planner, Planning and Development Services, dated October 18, 2019, re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision – Korsiak Urban Planning – Mayfield Road Brampton Inc. (to permit single detached dwellings, Natural Heritage System (NHS) and a local park) – South of Mayfield Road, West of McLaughlin Road – Ward 6** (File C03W17.005)

PDC196-2019 1. That the report from N. Mahmood, Development Planner, Planning and Development Services, dated October 18, 2019, to the Planning and Development Committee Meeting of November 18, 2019, re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision – Korsiak Urban Planning – Mayfield Road Brampton Inc. (to permit single detached dwellings, Natural Heritage System (NHS) and a local park) – South of Mayfield Road, West of McLaughlin Road – Ward 6** (File C03W17.005), be received;

2. That the Application to Amend the Zoning By-law and Application for Draft Plan of Subdivision as submitted by Korsiak Urban Planning-Mayfield Road Brampton Inc., Ward 6 (C02W17.005 & 21T-17008B) be approved on the basis that it is consistent with the Provincial Policy Statement, complies with the Growth Plan for the Greater Golden Horseshoe, conforms to The Region of Peel Official Plan

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and the City's Official Plan, and represents good planning for the reasons set out in the Recommendation Report (dated 2018-03-26);

3. That the Zoning By-law amendment attached as Appendix 1 to the report be adopted; and,
4. That Council authorize the Mayor and Clerk to sign a subdivision agreement.

Carried

* 7.10. Report from C. Caruso, Central Area Planner, Planning and Development Services, dated October 25, 2019, re: **Facade Improvement Grant – 35-37 Queen Street West** (File BFIP-2019-0011)

- PDC197-2019
1. That the report from C. Caruso, Central Area Planner, Planning and Development Services, dated October 25, 2019, to the Planning and Development Committee Meeting of November 18, 2019, re: **Facade Improvement Grant – 35-37 Queen Street West** (File BFIP-2019-0011) be received;
 2. That application BFIP-2019-011 be approved for a maximum grant of \$30,000.00 under the Downtown Façade Improvement Program and that notwithstanding Section 2.4.2(d) of the Downtown Brampton Façade Improvement Program, the works eligible for the grant include works that commenced after the receipt of the Façade Improvement Application, but prior to the execution of a Façade Improvement Grant Agreement;
 3. That the approval of the application is subject to the applicant maintaining the rules of the program as set out in the approved Façade Improvement Implementation Guidelines and meeting the following conditions on or before February 7, 2020 failing which this approval shall be null and void:
 - a) That satisfactory detailed drawings for the façade and building improvements be submitted to the City of Brampton;
 - b) That the cost estimates be updated in accordance with the submitted drawings; and
 - c) That the applicant enters into the necessary agreements with the City of Brampton; and,

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4. That the Commissioner of Planning and Development Services Department be authorized to sign the Façade Improvement Program Agreement in relation to the approved project with content satisfactory to the Commissioner of the Planning and Development Services Department, or designate, and in a form approved by the City Solicitor, or designate, and that staff be authorized to take the necessary steps to implement the terms of the agreement.

Carried

8. Minutes

*** 8.1. Minutes – Cycling Advisory Committee – October 15, 2019**

PDC198-2019 That the **Minutes – Cycling Advisory Committee – October 15, 2019** to the Planning and Development Committee Meeting of November 18, 2019, Recommendations CYC016-2019 to CYC027-2019, be approved, as published and circulated.

Carried

The recommendations were approved as follows:

CYC016-2019 That the Agenda for the Cycling Advisory Committee Meeting of October 15, 2019, be approved, as amended as follows:

To add:

- 5.3 Verbal Update by Tammi Jackson, Legislative Coordinator, re: **The Cycling Advisory Committee Meeting Schedule.**
- 5.4 Verbal Update by Regional Councillor Santos, re **Williams Parkway Expansion**
- 5.5 Verbal Update by Regional Councillor Santos, re: **Event on Nov 4, 2019 – 905 Talks Climate Change with David Suzuki**
- 6.3. Verbal Update by Kevin Montgomery, Co-Chair, re: **Greenway Mobility Plan**
- 7.2. Correspondence from David Laing, Chair, Bike Brampton, re: **Bike Path in Brampton West**

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- CYC017-2019
1. That the presentation from Kevin Montgomery, Co-Chair, to the Cycling Advisory Committee Meeting of October 15, 2019, re: **Bike Bike North-East 2019 Conference** be received; and,
 2. That every Cycling Advisory Committee meeting opens with the same Land Acknowledgement statement used to open Council meetings; and,
 3. That the Cycling Advisory Committee recommends to all citizen-based advisory committees that they too open all meetings with the same Land Acknowledgement statement used to open Council meetings.
- CYC018-2019
- That the Verbal Update from Tamara Kwast, Transportation Planner, Transportation Planning, Planning and Development Services, to the Cycling Advisory Committee Meeting of October 15, 2019, re: **Vision2040 1st Anniversary Event Active Transportation in Brampton – What’s Next?** be received.
- CYC019-2019
- That the Verbal Update from Kevin Montgomery, Co-Chair, to the Cycling Advisory Committee Meeting of October 15, 2019, re: **Cycling Advisory Committee 2019-2020 Work Plan and Budget** be received.
- CYC020-2019
- That the Verbal Update from Tammi Jackson, Legislative Coordinator, City Clerk’s Office, to the Cycling Advisory Committee Meeting of October 15, 2019, re: **The Cycling Advisory Committee Meeting Schedule** be received.
- CYC021-2019
1. That the Verbal Update by Regional Councillor Santos, to the Cycling Advisory Committee Meeting of October 15, 2019, re: **Williams Parkway Expansion** be received; and,
 2. That it is the opinion of the Cycling Advisory Committee that Committee of Council endorse the following motion:

Whereas:

The 2040 Vision envisions Brampton as a place where safe, sustainable and integrated alternative travel choices to the private vehicle are available and states that a rethink of street design is at the top of the list for improving Brampton; and,

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The transportation priorities outlined in the 2040 Vision are: first walking, then cycling, transit, goods movement, and then shared vehicles and private vehicles; and,

The sections of Williams Parkway – an east-west minor arterial road with a right-of-way width of 36 meters – between McLaughlin Road and Humberwest Parkway were identified for widening to 6 lanes in the City’s 2004 and subsequent Transportation Master Plans, to provide additional vehicular capacity in response to projected population and employment growth; and,

The proposed widening to six lanes was revisited in 2018 using updated demographic and traffic forecasts and applying a multimodal analysis approach, and recommended six lane widening with dedicated HOV/transit lanes plus continuous dedicated active transportation facilities on both sides; and,

A noise wall is currently being installed along Williams Parkway as is City practice prior to widening the road to 6 lanes; and,

Current research and evidence from other jurisdictions around the world demonstrates that investing in road expansions for vehicles does not solve congestion, and instead exacerbates the condition by attracting more traffic; and,

The Active Transportation Master Plan was endorsed by this Council and is supported by examples of best practises around the world, where active, non-vehicular travel modes are part of a comprehensive mobility network that facilitates the efficient and effective movement of people in cities; and,

The largest source of greenhouse gas emissions from human activities is from transportation and this Council unanimously passed a motion related to declaring a climate emergency and to achieving a climate change target of an 80 per cent Green House Gas reduction by 2050; and,

Council has voted in favour of adopting the Region of Peel’s “Vision Zero” framework; and,

Residents across the city have been very vocal in regard to traffic calming needs;

Therefore, be it resolved that:

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1. Staff review the recommendations to widen sections of Williams Parkway from 4 to 6 lanes, and report back to Council in Q2 2020; and,
2. Staff review include a council workshop to solicit comments on options and opportunities for managing traffic congestion due to growth and for increasing and maximizing people-moving capacity in the Williams Parkway corridor, through travel demand management opportunities, improvements to active transportation (walking, cycling) and transit infrastructure and services, and operational interventions and improvements, in particular at intersections. The review should consider:
 - Impacts on the use of DC funding
 - Consideration of current strategic documents (Growth plan, OP, TMP, impact on existing EA's...)
 - Impacts on surrounding local streets for traffic
 - Impact on the Regional road network and goods movement
 - GHG considerations
 - Work that is done in partnership with the Region, utilities...
 - A review of the current 6 lane road widening projects that are underway and 'meantime' strategies (current EA's, land protection, utility relocation, design progression)
 - Strategy for a robust communication plan
3. The results of the staff review of Williams Parkway road widening be used to inform planning for similar contemplated 6 lane road widenings in the City of Brampton.

CYC022-2019 That the Verbal Update from Regional Councillor Santos, to the Cycling Advisory Committee Meeting of October 15, 2019, re: **Event on Nov 4, 2019 – 905 Talks Climate change with David Suzuki** be received.

CYC023-2019 That the Discussion at the request of Laura Bowman, Member, to the Cycling Advisory Committee Meeting of October 15, 2019, re: **Fletchers Creek SNAP** be received.

CYC024-2019 That the Verbal Update from Kevin Montgomery, Co-Chair, to the Cycling Advisory Committee Meeting of October 15, 2019, re: **Greenway Mobility Plan** be received.

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- CYC025-2019 That the correspondence from Vic Henderson, Brampton Resident, dated August 16, 2019, to the Cycling Advisory Committee Meeting of October 15, 2019, re: **Bike Path in Brampton West** be received.
- CYC026-2019 That the correspondence from David Laing, Chair, Bike Brampton, dated October 9, 2019, to the Cycling Advisory Committee Meeting of October 16, 2019, re: **City Proposes Traffic Calming Measures** be received.
- CYC027-2019 That the Cycling Advisory Committee do now adjourn to meet again on December 17, 2019, at 7:00 p.m.

9. Other/New Business – nil

10. Referred Matters

- 10.1. Report from C. Crozier, Manager, Planning and Development Services, dated October 23, 2019, re: **Residential Driveway Widenings Review and Recommendations (RM 83/2019)** (File G.DX)

Committee consideration included consensus to add the following clause to the recommendations to provide staff with additional time to address details of the proposed program:

“That a by-law be passed to amend the implementing By-law 105-2019, as amended, for the new Driveway Permit program, to further change the date upon which this by-law shall come into force and effect from November 22, 2019, to January 2, 2020.”

The following motion was considered:

- PDC199-2019
1. That the report from C. Crozier, Manager, Planning and Development Services, dated October 23, 2019, to the Planning and Development Committee Meeting of November 18, 2019, re: **Residential Driveway Widenings Review and Recommendations (RM 83/2019)** (File G.DX) be received;
 2. That City staff modify the Driveway Permit Program application process to allow for the provision of alternatives to a legal lot survey if one is not available;
 3. That City staff undertake a comprehensive education and awareness campaign to heighten public knowledge and understanding of homeowners and contractors, regarding the

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rules and regulations that apply to driveways, driveway widenings and the installation of paved walkways in the front yard;

4. That the standard notice clause related to widening of driveways imposed as a condition of draft approval for new residential subdivisions be revised to make reference to the requirement to obtain a driveway permit;
5. That By-law Enforcement Staff, with respect to driveway widths, continue with suspended enforcement until Spring 2020; and,
6. That the City Clerk provide a public list on the City's website of all Persons that apply for and receive a license under the Business Licensing By-law 332-2013, including all licenses for Driveway Paving Contractors.
7. That a by-law be passed to amend the implementing By-law 105-2019, as amended, for the new Driveway Permit program, to further change the date upon which this by-law shall come into force and effect from November 22, 2019, to January 2, 2020.

Carried

- 10.2. Report from M. Palermo, Policy Planner, Planning and Development Services, dated November 7, 2019, re: **Supportive Housing (Group Home) Review: Interim Control By-Law Considerations**

Dealt with under Item 5.2 – Recommendation PDC187-2019

11. **Deferred Matters** – nil

12. **Notice of Motion** – nil

13. **Correspondence**

- 13.1. Correspondence from Rebecca Altamira, Brampton resident, dated November 17, 2019, re: **23 Hillside Drive – Supportive Housing (Group Home) Review: Interim Control By-Law Considerations**

Dealt with under Item 5.2 – Recommendation PDC187-2019

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14. Councillor Question Period

In response to questions from Committee, staff noted the following:

- The City will engage in a fulsome communication campaign with respect to the passing of the Interim Control By-law regarding the review of the City's group home and supportive housing policies
- Recent coverage from various media outlets regarding the City's review of the group home and supportive housing policies will be provided to members

15. Public Question Period – nil

16. Closed Session

- 16.1. Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board.

Dealt with under Item 5.2 – Recommendation PDC186-2019

17. Adjournment

The following motion was considered:

- PDC200-2019 That the Planning and Development Committee do now adjourn to meet again on Monday, December 2, 2019, at 7:00 p.m.

Carried

Regional Councillor M. Medeiros (Chair)

Monday, December 2, 2019

Members Present:

- 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 (after second recess, returned at 11:27 p.m. – personal)
- Regional Councillor G. Dhillon – Wards 9 and 10 (arrived at 7:09 p.m. – personal)
- City Councillor D. Whillans – Wards 2 and 6
- City Councillor J. Bowman – Wards 3 and 4
- 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 Development Services:**
 - R. Forward, Commissioner
 - R. Conard, Director, Building, and Chief Building Official
 - A. Parsons, Director, Development Services
 - B. Bjerke, Director, Policy Planning
 - E. Corazzola, Manager, Zoning and Sign By-law Services
 - M. Palermo, Policy Planner
- Corporate Services:**
 - J. Zingaro, Deputy City Solicitor
 - G. D’Andrea, Legal Counsel
- City Clerk’s Office:**
 - P. Fay, City Clerk
 - C. Gravlev, Deputy City Clerk
 - S. Danton, Legislative Coordinator
 - S. Pacheco, Legislative Coordinator

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The meeting was called to order at 7:00 p.m., recessed at 7:52 p.m., reconvened at 8:09 p.m., Committee recessed again at 11:01 p.m., reconvened at 11:13 p.m., and adjourned at 11:32 p.m.

1. Approval of Agenda

The following motion was considered:

PDC201-2019 That the Agenda for the Planning and Development Committee Meeting of December 2, 2019, be approved as published and circulated.

Carried

Note: Committee agreed to vary the order of the agenda and dealt with Items 7.5 to 7.9 prior to Item 7.4

Note: later in the meeting on a two thirds majority vote, Approval of the Agenda was reopened and the following delegation was added to the Agenda regarding Item 7.4 – **Draft Plan of Subdivision and Application to Amend the Official Plan and the Zoning By-law (to permit townhouse, single-detached, park, natural heritage and stormwater management uses) – Partacc Gate Kennedy Developments Inc. – Glen Schnarr & Associates Inc. – 17 Eddystone Drive – Southwest corner of Kennedy Road and Mayfield Road – Ward 2** (File C01E17.029 & 21T-17014B)

- Ned Ivanovich, Brampton resident

The following was received by the City Clerk's Office after the agenda was published and related to items on the agenda (Committee approval was not required for addition of this item in accordance with Procedure By-law 160-2004, as amended):

5.2. Delegations re. **Draft Plan of Subdivision and Application to Amend the Official Plan and the Zoning By-law (to permit townhouse, single-detached, park, natural heritage and stormwater management uses) – Partacc Gate Kennedy Developments Inc. – Glen Schnarr & Associates Inc. – 17 Eddystone Drive – Southwest corner of Kennedy Road and Mayfield Road – Ward 2** (File C01E17.029 & 21T-17014B):

7. Wayne Parson, Brampton resident
8. Dan Kraszewski, Brampton resident
9. Brian Greck, Brampton resident
10. Angela Greco, Brampton resident
11. Roy Prince, Brampton resident

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12. Mike Glover, Brampton resident
 13. Mark Johnson, Brampton resident
 14. Terri Caron, Brampton resident
 15. David Laing, Brampton resident
 16. Rajvir Ghuman, Brampton resident
 17. Kavika Bourbeau, Brampton resident
 18. Chris Gavaris, Brampton resident
 19. Loraine Regislord, Brampton resident
- 5.3. Delegation from Vneet Farwaha, Brampton resident, **re: City-initiated Zoning By-law Amendment Involving Pigeon Coop Setback**
- 5.4. Delegation from Swarswatti Persaud, Brampton resident, **re: Second Units – City Wide**
- 13.1. Correspondence re: **Draft Plan of Subdivision and Application to Amend the Official Plan and the Zoning By-law (to permit townhouse, single-detached, park, natural heritage and stormwater management uses) – Partacc Gate Kennedy Developments Inc. – Glen Schnarr & Associates Inc. – 17 Eddystone Drive – Southwest corner of Kennedy Road and Mayfield Road – Ward 2 (File C01E17.029 & 21T-17014B):**
2. Tiere Sharma, Brampton resident, November 7, 2019, November 9, 2019, November 13, 2019, and November 15, 2019
 3. Ron and Linda Hoekam, Brampton residents, dated November 20, 2019
 4. Mike Glover, Brampton resident, dated November 9, 2019, and November 10, 2019
 5. Herb Goettmann, Brampton resident, dated November 11, 2019
 6. Isabel and Les Morgan, Brampton residents, dated November 11, 2019
 7. Haseeb Khan, Brampton resident, dated November 11, 2019
 8. Fred Mytrunec, Brampton resident, dated November 10, 2019
 9. Mike Dwyer, Brampton resident, dated November 10, 2019, November 14, 2019, and November 17, 2019
 10. Colin Mcausland, Brampton resident, dated November 10, 2019, and November 15, 2019
 11. Mark Johnson, Brampton resident, dated November 10, 2019

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12. Gerald Bolt, Brampton resident, dated November 10, 2019
 13. Chris and Shelley Gavaris, Brampton residents, dated November 10, 2019, November 15, 2019, and November 16, 2019
 14. Linda Longland, Brampton resident, dated November 9, 2019
 15. Tom Stewart, Brampton resident, dated November 9, 2019
 16. Azeez Bacchus, Brampton resident, dated November 8, 2019
 17. Wayne Parson, Brampton resident, dated November 19, 2019
 18. Kavika Bourbeau, Brampton resident, dated November 15, 2019
 19. Om Lakhina, Brampton resident, dated November 14, 2019
 20. Vito D'Alessandro, Brampton resident, dated November 15, 2019
 21. Pav Sharma, Brampton resident, dated November 15, 2019
 22. Ralph and Shirley Nanos, Brampton residents, dated November 28, 2019
- 13.2. Correspondence re: Report from S. Eshesh, Assistant Policy Planner, dated November 8, 2019, re: **City-Initiated Zoning By-law Amendment involving Pigeon Coop Setback Requirements:**
1. Sundeep Gill, Brampton resident, dated November 26, 2019
 2. Manpreet Gill, Brampton resident, dated November 26, 2019
 3. Bachittar Singh, Brampton resident, dated November 26, 2019
 4. Simran Dhanoa, Brampton resident, dated November 26, 2019
 5. Sunny Dhanoa, Brampton resident, dated November 26, 2019
 6. Luka Kapac, CNTU President, dated November 26, 2019
 7. Casey Nazir, Brampton resident, dated November 26, 2019
 8. Jatinder Gidda, Brampton resident, dated November 29, 2019
 9. Suzy Marques, Brampton resident, dated November 30, 2019
 10. Thomas Joseph, Brampton resident, dated December 1, 2019
 11. Marek and Agnieszka Prus, Brampton residents, dated December 1, 2019
 12. Sukhmander Gill, Brampton resident, dated November 27, 2019
 13. Jennifer Botelho, Brampton resident, dated December 2, 2019

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- 13.3. Correspondence from Swarswatti Persaud, Brampton resident, dated December 2, 2019, re: **Item 10.1 – Second Units – City Wide**

Additional Business and Changes related to the Published Agenda
(no vote was required):

- 8.1. **Minutes – Brampton Heritage Board – November 19, 2019**
- The minutes were published on the City’s website on December 2, 2019

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

3. **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.

(7.5, 7.7)

(Items 7.6, 7.8 and 7.9 were removed from consent)

4. **Statutory Public Meeting Reports** – nil

- 4.1. Report from S. Eshesh, Assistant Policy Planner, Planning and Development Services, dated November 8, 2019, re: **City-Initiated Official Plan Amendment to the Employment Area Policies – All Wards**

A member of the public requested a presentation on this item.

Shahinaz Eshesh, Assistant Policy Planner, Planning and Development Services, presented the technical aspects and next steps of the planning process.

Following the presentation, Sylvia Roberts, Brampton resident, noted her thoughts and opinions with respect to the subject amendment.

The following motion was considered:

- PDC202-2019 1. That the report from S. Eshesh, Assistant Policy Planner, Planning and Development Services, dated November 8, 2019, to the Planning and Development Committee Meeting of December 2, 2019, re: **City-Initiated Official Plan**

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Amendment to the Employment Land Policies – All Wards, be received;

2. That staff be directed to report back to Planning and Development Committee with the results of the Public Meeting and a staff recommendation; and,
3. That a copy of the report and Council resolution be forwarded to the Region of Peel for information.

Carried

- 4.2. Report from Y. Xiao, Development Planner, Planning and Development Services, dated November 8, 2019, re: **Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision – Candevcon Ltd. – 830460 Ontario Ltd. (to create twelve (12) single detached residential lots) – 150 Don Minaker Drive – East of McVean, North of Ebenezer Road – Ward 8** (File C09E06.008)

Members of the public requested a presentation on this item.

Yin Xiao, Development Planner, Planning and Development Services, presented the technical aspects and next steps of the planning process.

Following the presentation, the following members of the public addressed Committee as follows:

Naval Bajaj, Brampton resident, stated that the subject lands are not being maintained.

Jose Honorato, Brampton resident, expressed concern with the potential loss of privacy.

Mr. Kaleem, Brampton resident, noted concerns with the details of an agreement between the golf club and abutting property owners.

Committee consideration of the matter included questions of clarification with respect to the proposed amenity provision and design.

The following motion was considered:

- PDC203-2019 1. That the report from Y. Xiao, Development Planner, Planning and Development Services, dated November 8, 2019, to the Planning and Development Committee Meeting of December 2, 2019, re:

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Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision – Candevcon Ltd. – 830460 Ontario Ltd. (to create twelve (12) single detached residential lots) – 150 Don Minaker Drive – East of McVean, North of Ebenezer Road – Ward 8 (File C09E06.008) be received; and,

2. That Planning and Development Services 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

- 4.3. Report from B. Shah, Development Planner, Planning and Development Services, dated November 13, 2019, re: **Application to Amend the Official Plan, Zoning By-Law and Draft Plan of Subdivision (to develop 27 residential lots, 5 residential reserve blocks and 2 open space blocks) – Heritage Creditview Inc. – Glen Schnarr and Associates Inc. – East Side of Heritage Road, North of Embleton Road – Ward 6 (File OZS-2019-0003)**

No members of the public were present for this item and a presentation was not requested.

The following motion was considered:

- PDC204-2019
1. That the report from B. Shah, Development Planner, Planning and Development Services, dated November 13, 2019, to the Planning and Development Committee Meeting of December 2, 2019, re: **Application to Amend the Official Plan, Zoning By-Law and Draft Plan of Subdivision (to develop 27 residential lots, 5 residential reserve blocks and 2 open space blocks) – Heritage Creditview Inc. – Glen Schnarr and Associates Inc. – East Side of Heritage Road, North of Embleton Road – Ward 6 (File OZS-2019-0003) be received; and,**
 2. That Planning and Development Services 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

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circulation of the application and comprehensive evaluation of the proposal.

Carried

- 4.4. Report from C. Caruso, Central Area Planner, Planning and Development Services, dated November 8, 2019, re: **Application to amend the Official Plan and Zoning By-law (to permit a 9-storey apartment building with 144 residential units and ground floor commercial area) – Glen Schnarr & Associates Inc. – 1317675 Ontario Inc. – 25 Kings Cross Road – Southwest corner of Kingscross Road and Kensington Road – Ward 7** (File C04E05.032)

Members of the public requested a presentation on this matter.

Carmen Caruso, Central Area Planner, Planning and Development Services, presented the technical aspects and next steps of the planning process.

Following the presentation, the following members of the public addressed Committee as follows:

Anthony Siriani, Gagnon Walker Domes Ltd., noted concerns with the subject application.

Bill Dolan, on behalf of his client who owns abutting property, expressed concern and objection to the application.

The following motion was considered:

- PDC205-2019
1. That the report from C. Caruso, Central Area Planner, Planning and Development Services, dated November 8, 2019, to the Planning and Development Committee Meeting of December 2, 2019, re: **Application to amend the Official Plan and Zoning By-law (to permit a 9-storey apartment building with 144 residential units and ground floor commercial area) – Glen Schnarr & Associates Inc. – 1317675 Ontario Inc. – 25 Kings Cross Road – Southwest corner of Kingscross Road and Kensington Road – Ward 7** (File C04E05.032), be received; and
 2. That Planning and Development Services 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.

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3. That the correspondence from Anthony Siriani, Gagnon Walker Domes Ltd., dated December 2, 2019, to the Planning and Development Committee Meeting of December 2, 2019, re: **Application to amend the Official Plan and Zoning By-law (to permit a 9-storey apartment building with 144 residential units and ground floor commercial area) – Glen Schnarr & Associates Inc. – 1317675 Ontario Inc. – 25 Kings Cross Road – Southwest corner of Kingscross Road and Kensington Road – Ward 7** (File C04E05.032), be received.

Carried

5. Delegations

- 5.1. Possible delegations re: **Site Specific Amendments to the Sign By-law:**
- 1. 80 Quarry Edge Drive – Walmart – Ward 1**
 - 2. 9455 Mississauga Rd – Walmart – Ward 4**
 - 3. 30 Coventry Road – Walmart – Ward 8**

Note: Notice regarding these items was published on the City's website on November 21, 2019

In response to the Chair's inquiry, it was noted that no members of the public were present to address these items.

See Items 7.1 to 7.3

- 5.2. Delegations re. **Draft Plan of Subdivision and Application to Amend the Official Plan and the Zoning By-law (to permit townhouse, single-detached, park, natural heritage and stormwater management uses) – Partacc Gate Kennedy Developments Inc. – Glen Schnarr & Associates Inc. – 17 Eddystone Drive – Southwest corner of Kennedy Road and Mayfield Road – Ward 2** (File C01E17.029 & 21T-17014B):

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

1. Tiera Sharma, Brampton resident
2. Jillian Buntsma, Brampton resident
3. Damien Buntsma, Brampton resident
4. Sunil Saini, Brampton resident
5. Edward Weisz, President of Paradise Developments – Partacc Gate Kennedy Developments Inc.

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6. David Stewart, Principal of Williams & Stewart Associates Limited – Control Architect
7. Wayne Parson, Brampton resident
8. Dan Kraszewski, Brampton resident
9. Brian Greck, Brampton resident
10. Angela Greco, Brampton resident
11. Roy Prince, Brampton resident
12. Mike Glover, Brampton resident
13. Mark Johnson, Brampton resident
14. Terri Caron, Brampton resident
15. David Laing, Brampton resident
16. Rajvir Ghuman, Brampton resident
17. Kavika Bourbeau, Brampton resident
18. Chris Gavaris, Brampton resident
19. Loraine Regislord, Brampton resident
20. Ned Ivanovich, Brampton resident

During consideration of this matter, a Point of Order was raised by Regional Councillor Santos. The Chair granted leave for the Point of Order. Regional Councillor Santos advised members of the public to refrain from passing judgement on the proposed residential dwelling types.

Item 7.4 was brought forward at this time.

Committee consideration of the matter included:

- Design and layout details of the subject application
- Surrounding density and proposed density targets
- Appropriateness of the proposal
- Conformity and impact to the existing neighborhood
- History and revisions of the application
- Sustainability score
- Technical aspects and next steps in the planning process

The following motion was considered:

- PDC206-2019 1. That the following delegations to the Planning and Development Committee Meeting of December 2, 2019, re: **Draft Plan of Subdivision and Application to Amend the Official Plan and the Zoning By-law (to permit townhouse, single-detached, park, natural heritage and stormwater management uses) – Partacc Gate Kennedy Developments Inc. – Glen Schnarr & Associates Inc. – 17 Eddystone Drive – Southwest corner of Kennedy Road and Mayfield Road – Ward 2** (File C01E17.029 & 21T-17014B) be received:
1. Tiere Sharma, Brampton resident

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2. Jillian Buntsma, Brampton resident
 3. Damien Buntsma, Brampton resident
 4. Sunil Saini, Brampton resident
 5. Edward Weisz, President of Paradise Developments – Partacc Gate Kennedy Developments Inc.
 6. David Stewart, Principal of Williams & Stewart Associates Limited – Control Architect
 7. Wayne Parson, Brampton resident
 8. Dan Kraszewski, Brampton resident
 9. Brian Greck, Brampton resident
 10. Angela Greco, Brampton resident
 11. Roy Prince, Brampton resident
 12. Mike Glover, Brampton resident
 13. Mark Johnson, Brampton resident
 14. Terri Caron, Brampton resident
 15. David Laing, Brampton resident
 16. Rajvir Ghuman, Brampton resident
 17. Kavika Bourbeau, Brampton resident
 18. Chris Gavaris, Brampton resident
 19. Loraine Regislord, Brampton resident
 20. Ned Ivanovich, Brampton resident
2. That the following correspondence to the Planning and Development Committee Meeting of December 2, 2019, re: **Draft Plan of Subdivision and Application to Amend the Official Plan and the Zoning By-law (to permit townhouse, single-detached, park, natural heritage and stormwater management uses) – Partacc Gate Kennedy Developments Inc. – Glen Schnarr & Associates Inc. – 17 Eddystone Drive – Southwest corner of Kennedy Road and Mayfield Road – Ward 2** (File C01E17.029 & 21T-17014B) be received:
1. Bing Bai, Brampton resident, dated October 16, 2019
 2. Tiera Sharma, Brampton resident, dated June 18, 2019, November 7, 2019, November 9, 2019, November 13, 2019, and November 15, 2019
 3. Ron and Linda Hoekam, Brampton residents, dated November 20, 2019
 4. Mike Glover, Brampton resident, dated November 9, 2019, and November 10, 2019
 5. Herb Goettmann, Brampton resident, dated November 11, 2019
 6. Isabel and Les Morgan, Brampton residents, dated November 11, 2019
 7. Haseeb Khan, Brampton resident, dated November 11, 2019
 8. Fred Mytrunec, Brampton resident, dated November 10, 2019

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9. Mike Dwyer, Brampton resident, dated November 10, 2019, November 14, 2019, and November 17, 2019
10. Colin Mcausland, Brampton resident, dated November 10, 2019, and November 15, 2019
11. Mark Johnson, Brampton resident, dated November 10, 2019
12. Gerald Bolt, Brampton resident, dated November 10, 2019
13. Chris and Shelley Gavaris, Brampton residents, dated November 10, 2019, November 15, 2019, and November 16, 2019
14. Linda Longland, Brampton resident, dated November 9, 2019
15. Tom Stewart, Brampton resident, dated November 9, 2019
16. Azeez Bacchus, Brampton resident, dated November 8, 2019
17. Wayne Parson, Brampton resident, dated November 19, 2019
18. Kavika Bourbeau, Brampton resident, dated November 15, 2019
19. Om Lakhina, Brampton resident, dated November 14, 2019
20. Vito D'Alessandro, Brampton resident, dated November 15, 2019
21. Pav Sharma, Brampton resident, dated November 15, 2019
22. Ralph and Shirley Nanos, Brampton residents, dated November 28, 2019

Carried

The following motion was considered:

- PDC207-2019
1. That the report from S. Dykstra, Development Planner, Planning and Development Services, dated November 8, 2019, to the Planning and Development Committee Meeting of December 2, 2019, re: **Draft Plan of Subdivision and Application to Amend the Official Plan and the Zoning By-law (to permit townhouse, single-detached, park, natural heritage and stormwater management uses) – Partacc Gate Kennedy Developments Inc. – Glen Schnarr & Associates Inc. – 17 Eddystone Drive – Southwest corner of Kennedy Road and Mayfield Road – Ward 2 (File C01E17.029 & 21T-17014B)**, be received;
 2. That Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivisions applications submitted by Glen Schnarr & Associates Inc. on behalf of Partacc Gate Kennedy Developments Inc., Ward 2, File C01E17.029 and 21T-17014B, be approved, on the basis that they represent good planning, including that they are consistent with the Provincial Policy Statement, conforms to the Growth Plan for the

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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 November 8, 2019;

3. That the amendment to the Snelgrove – Heart Lake Secondary Plan attached as Appendix 10 to the report be adopted;
4. That the amendments to the Zoning By-law, generally in accordance with the attached Appendix 11 to the report be adopted; and,
5. That Council authorize the Mayor and Clerk to sign the subdivision agreement.

A recorded vote was requested and the motion carried as follows:

<u>Yea</u>	<u>Nay</u>	<u>Absent</u>
Singh	Dhillon	nil
Fortini	Williams	
Medeiros	Brown	
Bowman	Palleschi	
Vicente	Whillans	
Santos		
		Carried
		6 Yeas
		5 Nays
		0 Absent

5.3. Delegation from Vneet Farwaha, Brampton resident, **re: City-initiated Zoning By-law Amendment Involving Pigeon Coop Setback**

Items 7.8 and 13.2 were brought forward at this time

Committee consideration included consensus to defer the items to the Planning and Development Committee Meeting of January 13, 2020.

The following motion was considered:

- PDC208-2019
1. That the report from S. Eshesh, Assistant Policy Planner, Planning and Development Services, dated November 8, 2019, to the Planning and Development Committee Meeting of December 2, 2109, re: **City-Initiated Zoning By-law**

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Amendment involving Pigeon Coop Setback Requirements be deferred to the Planning and Development Committee Meeting of January 13, 2020.

2. That the delegation from Vneet Farwaha, Brampton resident, to the Planning and Development Committee Meeting of December 2, 2019, **re: City-initiated Zoning By-law Amendment Involving Pigeon Coop Setback** be deferred to the Planning and Development Committee Meeting of January 13, 2020; and,
3. That the following correspondence to the Planning and Development Committee Meeting of December 2, 2109, re: **Report from S. Eshesh, Assistant Policy Planner, dated November 8, 2019, re: City-Initiated Zoning By-law Amendment involving Pigeon Coop Setback Requirements be deferred** to the Planning and Development Committee Meeting of January 13, 2020:
 1. Sundeep Gill, Brampton resident, dated November 26, 2019
 2. Manpreet Gill, Brampton resident, dated November 26, 2019
 3. Bachittar Singh, Brampton resident, dated November 26, 2019
 4. Simran Dhanoa, Brampton resident, dated November 26, 2019
 5. Sunny Dhanoa, Brampton resident, dated November 26, 2019
 6. Luka Kapac, CNTU President, dated November 26, 2019
 7. Casey Nazir, Brampton resident, dated November 26, 2019
 8. Jatinder Gidda, Brampton resident, dated November 29, 2019
 9. Suzy Marques, Brampton resident, dated November 30, 2019
 10. Thomas Joseph, Brampton resident, dated December 1, 2019
 11. Marek and Agnieszka Prus, Brampton residents, dated December 1, 2019
 12. Sukhmander Gill, Brampton resident, dated November 27, 2019
 13. Jennifer Botelho, Brampton resident, dated December 2, 2019

Carried

- 5.4. Delegation from Swarswatti Persaud, Brampton resident, re: **Second Units – City Wide**

Swarswatti Persaud, Brampton resident, requested permission to renovate her basement to meet the second unit safety requirements, without the provision of an additional parking space. Ms. Persaud noted that her basement will not be a rental unit.

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Sylvia Roberts, Brampton resident, provided thoughts and opinions with respect to parking strategies and transit as it relates to second units.

Items 10.1 and 13.1 were brought forward at this time.

In response to questions from Committee, staff noted that there are safety measures in accordance with the Building Code, which Ms. Persaud may pursue. All applications for second unit dwellings are evaluated based on merit and conformity with governing requirements.

The following motion was considered:

- PDC209-2019
1. That the Report from B. Bjerke, Director, Policy Planning, Planning and Development Services, dated September 11, 2019, to the Planning and Development Committee Meeting of December 2, 2019, re: **Second Units – City-Wide** (RM 100/2019) be received;
 2. That staff be directed to hold a statutory public meeting with respect to a proposed amendment to the Zoning By-law to reduce or eliminate the parking requirement associated with the creation of a two-unit dwelling;
 3. That staff report back to the Planning and Development Committee with the results of the public meeting and recommendations with respect to a preferred option for reduction of parking requirements for two-unit dwellings;
 4. That staff be directed to undertake a Comprehensive Municipal Parking Strategy to identify potential actions, programs and strategies beyond the Zoning By-law to comprehensively address parking;
 5. That the delegation from Swarswatti Persaud, Brampton resident, to the Planning and Development Committee Meeting of December 2, 2019, re: **Second Units – City Wide** be received; and,
 6. That the correspondence from Swarswatti Persaud, Brampton resident, dated December 2, 2019, re: **Second Units – City Wide** be received.

Carried

6. Staff Presentations – nil

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7. Planning

- 7.1. Report from R. Campbell, Supervisor, Zoning and Sign By-law Services, Building Division, dated November 12, 2019, re: **Site Specific Amendment to the Sign By-Law 399-2002, as amended – 80 Quarry Edge Drive – Walmart – Ward 1** (File 26SI)

Note: notice regarding this matter was published on the City's website on November 21, 2019

See Item 5.1

The following motion was considered:

- PDC210-2019
1. That the report from R. Campbell, Supervisor, Zoning and Sign By-law Services, dated November 7, 2019, to the Planning and Development Services Committee Meeting of December 2, 2019, re: **Site Specific Amendment to the Sign By-Law 399-2002, as amended – 80 Quarry Edge Drive – Walmart – Ward 1** (File 26SI) 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. Report from R. Campbell, Supervisor, Zoning and Sign By-law Services, Building Division, dated November 12, 2019, re: **Site Specific Amendment to the Sign By-Law 399-2002, as amended – 9455 Mississauga Road – Walmart – Ward 4** (File 26SI)

Note: notice regarding this matter was published on the City's website on November 21, 2019

See Item 5.1

The following motion was considered:

- PDC211-2019
1. That the report from R. Campbell, Supervisor, Zoning and Sign By-law Services, dated November 7, 2019, to the Planning and Development Services Committee Meeting of December 2, 2019, re: **Site Specific Amendment to the Sign By-Law 399-2002, as amended – 9455 Mississauga Road – Walmart – Ward 4** (File 26SI) be received; and

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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. Report from R. Campbell, Supervisor, Zoning and Sign By-law Services, Building Division, dated November 12, 2019, re: **Site Specific Amendment to the Sign By-Law 399-2002, as amended – 30 Coventry Road – Walmart – Ward 8** (File 26SI)

Note: notice regarding this item was published on the City's website on November 21, 2019

See Item 5.1

The following motion was considered:

- | | |
|-------------|--|
| PDC212-2019 | <ol style="list-style-type: none">1. That the report from R. Campbell, Supervisor, Zoning and Sign By-law Services, dated November 7, 2019, to the Planning and Development Services Committee Meeting of December 2, 2019, re Site Specific Amendment to the Sign By-Law 399-2002, as amended – 30 Coventry Road – Walmart – Ward 8 (File 26SI) be received; and2. That a by-law be passed to amend Sign By-law 399-2002, as amended, to permit the proposed site-specific amendment. |
|-------------|--|

Carried

- 7.4. Report from S. Dykstra, Development Planner, Planning and Development Services, dated October 11, 2019, re: **Draft Plan of Subdivision and Application to Amend the Official Plan and the Zoning By-law (to permit townhouse, single-detached, park, natural heritage and stormwater management uses) – Partacc Gate Kennedy Developments Inc. – Glen Schnarr & Associates Inc. – 17 Eddystone Drive – Southwest corner of Kennedy Road and Mayfield Road – Ward 2** (File C01E17.029 & 21T-17014B)

Dealt with under Item 5.2 – Recommendation PDC207-2019

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* 7.5. Report from A. Parsons, Director, Development Planning, Planning and Development Services, dated October 28, 2019, re: **Application to Amend the Official Plan and Zoning By-law (to permit the development of two residential lots) – Unique Builders Inc. – Glen Schnarr & Associates Inc. – 10612 Goreway Drive – West of Goreway Drive, North of the temporary Nelly Court cul-de-sac – Ward 10** (File C07E14.012)

- PDC213-2019
1. That the report from A. Parsons, Director, Development Planning, Planning and Development Services, dated October 28, 2019, re: **Application to Amend the Official Plan and Zoning By-law (to permit the development of two residential lots) – Unique Builders Inc. – Glen Schnarr & Associates Inc. – 10612 Goreway Drive – West of Goreway Drive, North of the temporary Nelly Court cul-de-sac – Ward 10** (File C07E14.012) be received;
 2. That the Official Plan Amendment and Zoning By-law Amendment applications submitted by Glen Schnarr & Associates Inc. on behalf of Unique Builders Inc., Ward: 10, File: C07E14.012, be approved, on the basis that they represent good planning, including that they are 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 October 28, 2019;
 3. That the amendment to the Official Plan, attached as Appendix 10 to the report be adopted; and,
 4. That the amendments to the Zoning By-law, attached as Appendix 11 to the report be adopted.

Carried

7.6. Report from N. Chadda, Development Planner, Planning and Development Services, dated November 5, 2019, re: **Request for Exemption from Section 22(2.1.1) of the Planning Act to Facilitate Making an Application to Amend the Secondary Plan Area 3: Bramalea (to permit the development of a seven (7) storey residential apartment building) – Gagnon Walker Domes Ltd. – Crown-Jewel Corp. – 80 Bramalea Road – Ward 7** (File PRE19.033)

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In response to questions from Committee, staff noted that an Interim Control By-law, in effect in the surrounding area, does not apply to the subject lands; and that if granted, the application will go through the normal planning process.

The following motion was considered:

- PDC214-2019
1. That the report from N. Chadda, Development Planner, Planning and Development Services, dated November 5, 2019, re: **Request for Exemption from Section 22(2.1.1) of the Planning Act to Facilitate Making an Application to Amend the Secondary Plan Area 3: Bramalea (to permit the development of a seven (7) storey residential apartment building) – Gagnon Walker Domes Ltd. – Crown-Jewel Corp. – 80 Bramalea Road – Ward 7** (File PRE19.033), be received; and,
 2. That the application by GAGNON WALKER DOMES LTD - CROWN-JEWEL CORPORATION, PRE19.033, be exempt from Section 22(2.1.1) of the *Planning Act*, as it does not undermine or frustrate the intent of the recently approved Bramalea Secondary Plan (SPA3).

Carried

- * 7.7. Report from B. Shah, Development Planner, Planning and Development Services, dated November 13, 2019, re: **Application to Amend the Zoning By-law (to lift a Holding Zone to allow for a development of 15 townhouse dwellings) – Brar, Gurdurshan – Candevcon Ltd. – 10764 Bramalea Road – Ward 9** (File OZS-2019-0008)

- PDC215-2019
1. That the report from B. Shah, Development Planner, Planning and Development Services, dated November 13, 2019, to the December 2, 2019, Planning and Development Committee Meeting, re: **Application to Amend the Zoning By-law (to lift a Holding Zone to allow for a development of 15 townhouse dwellings) – Brar, Gurdurshan – Candevcon Ltd – 10764 Bramalea Road – Ward 9** (File OZS-2019-0008) be received; and,
 2. That a by-law be passed to amend the Comprehensive Zoning By-law 270-2004, as amended, attached to the report as Appendix 3.

Carried

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- 7.8. Report from S. Eshesh, Assistant Policy Planner, dated November 8, 2019, re: **City-Initiated Zoning By-law Amendment involving Pigeon Coop Setback Requirements**

Dealt with under Item 5.3 – Recommendation PDC208-2019

- 7.9. Report from R. Conard, Chief Building Official, Director, Building Division, dated November 8, 2019, re: **Second Unit Registration Process**

In response to questions from Committee, staff noted that technology to streamline the second unit permit process is being investigated; and an inspection may not be required if the owner can provide a valid record of inspection.

The following motion was considered:

- PDC216-2019 That the report from R. Conard, Chief Building Official, Director, Building Division, dated November 8, 2019, to the Planning and Development Meeting of December 2, 2019, re: **Second Unit Registration Process**, be received.

Carried

8. Minutes

- 8.1. **Minutes – Brampton Heritage Board – November 19, 2019**

- PDC217-2019 That the **Minutes – Brampton Heritage Board – November 19, 2019** to the Planning and Development Committee Meeting of December 2, 2019, Recommendations HB069-2019 to HB076-2019 be approved as published and circulated.

Carried

The recommendations were approved as follows:

- HB069-2019 That the agenda for the Brampton Heritage Board Meeting of November 19, 2019 be approved as amended, as follows:

To add:

- 10.4. Discussion Item at the Request of Regional Councillor Vicente, re: **172 Church Street East – Ward 1;**

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- 10.5. Verbal Advisory from the City Clerk's Office, re: **Resignation from Membership on the Brampton Heritage Board – Judy Wilde**; and,
- 10.6. Discussion Item at the Request of Steve Collie, Board Member, re: **Brampton Heritage Board's Annual "Highlight on Heritage" Event.**

HB070-2019 That the **Minutes of the Heritage Resources Sub-Committee Meeting of October 10, 2019**, to the Brampton Heritage Board Meeting of November 19, 2019, be received.

- HB071-2019
1. That the report from Antonietta Minichillo, Manager, Community Innovation and Resilience, Planning and Development Services, to the Brampton Heritage Board Meeting of November 19, 2019, re: **Amendment to the Conditions for Alteration of a Designated Heritage Property – 160 Salvation Road – Ward 6** (File HE.x)., be received; and,
 2. That condition 2.c.ii. of the recommendation HB064-2019 from the Brampton Heritage Board Meeting of October 15, 2019 approved by the Planning and Development Committee on October 21, 2019 under recommendation PDC170-2019 and by the Council of The Corporation of the City of Brampton on October 23, 2019, pursuant to Resolution C400-2019 no longer be required as a condition to approve the Heritage Permit Application for the alterations of the designated heritage property at 160 Salvation Road received on August 28, 2019 and October 4, 2019 in accordance with section 33 of the *Ontario Heritage Act*.

- HB072-2019
1. That the report Pascal Doucet, Heritage Planner, Planning and Development Services, dated November 12, 2019, to the Brampton Heritage Board Meeting of November 19, 2019, re: **Heritage Permit Application – Demolition of Existing Buildings and Construction of a New Building in the Village of Churchville Heritage Conservation District – 1183 Martin's Boulevard – Ward 6** (File H.Ex), be received;
 2. That the Heritage Permit Application for the demolition of existing buildings, construction of a new building and alterations of the heritage property at 1183 Martin's Boulevard be approved in accordance with section 42 of the

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Ontario Heritage Act (the “Act”) and subject to the following terms and conditions:

- a. That the demolition of existing buildings, construction of a new detached house with an attached garage and alterations to the heritage property at 1183 Martin’s Boulevard be carried out substantially in accordance with the Site Plan Drawing and Elevation Drawings prepared by Cantam Group Ltd., dated September 18, 2019 and November 7, 2019, date-revised November 13, 2019 and November 14, 2019, on file with the Policy Planning Division of the Planning and Development Services Department and attached hereto as appendix C, with the exception of the garage massing between the garage doors and the soffit, the amount of stucco on the exterior walls, the window proportions and locations on the front elevation, the design of the front entrance door and the driveway configuration;
- b. That the impact of the garage massing above the garage doors be mitigated by covering the gable of the garage with wood or fiber cement shingle siding or wood or fiber cement board and batten siding and by providing a window scaled to the dwelling between the garage doors and the soffit;
- c. That the amount of stucco be reduced on the exterior walls by incorporating other high quality materials such as brick and/or wood or fiber cement board and batten siding to the satisfaction of heritage planning staff and urban design staff;
- d. That the proportions of the upper window above the front porch be revised to reflect the vertical taller than wide rectangular dimensions in accordance with section 5.5.4 of the Village of Churchville Heritage Conservation District Plan;
- e. That the owner/applicant work with heritage planning staff to reconfigure the proportions of the windows on the west gable of the front elevation and the driveway leading to the attached garage;

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- f. That all windows on the front and side elevations be sash windows with true divided lites (TDL) or simulated divided lites (SDL);
- g. That the final design of the front entrance door be compatible with the prevalent style of entrance doors found on the other front elevations of dwelling on Martin's Boulevard to the satisfaction of heritage planning staff;
- h. That any gas and hydro services meters and utilities not be visible from Martin's Boulevard;
- i. 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 property at 1183 Martin's Boulevard, 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;
 - ii. Illustrate to scale on the building permit drawings the location and appearance of the gutters, rainwater leaders and gas and hydro services;
 - iii. Provide final elevation drawings stamped and approved by Urban Design staff in accordance with the Architectural Control Review process; and
 - iv. Provide archaeological assessment(s) and associated letter(s) of acceptance from the Ministry of Tourism, Culture and Sport (MTCS) for the whole property confirming that the property has met all archaeological licencing and conservation requirements in accordance with the *Ontario Heritage Act* and the Standards and Guidelines for Consultant Archaeologists; and
- j. That the Owner notifies heritage planning staff from Policy Planning the Planning & Development Services Department within thirty (30) days of completion of the construction of the new detached house; and

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3. That heritage planning staff from Policy Planning in the Planning and Development Department be directed and authorized to inspect the property at 1183 Martin's Boulevard upon completion of the construction of the new detached house and at least once within six (6) months from the date of council approving the work referenced herein in Recommendation 2.a. for the demolition of existing buildings, construction of a new building and alterations to the heritage property.
- HB073-2019
1. That the report from Cassandra Jasinski, Heritage Planner, Planning and Development Services, dated November 7, 2019, re: **Heritage Permit Application – Interior Renovation and Addition to the Doherty-Fitzpatrick House – Ward 10** (File HE.x).report from Cassandra Jasinski, Heritage Planner, Planning and Development Services, dated November 7, 2019, to the Brampton Heritage Board Meeting of November 19, 2019, re: **Heritage Permit Application – Interior Renovation and Addition to the Doherty-Fitzpatrick House – Ward 10 (HE.x 10100 The Gore Road)**, be received; and
2. That the Heritage Permit application be approved, subject to the following terms and conditions:
- a. That prior to the issuance of the Building Permit, the final drawings for the project be circulated to City of Brampton Heritage staff for review and approval;
 - b. That the final specifications for exterior cladding, windows, and roofing of the addition, and new wood trim and interior wood doors inside the Doherty-Fitzpatrick House be to the satisfaction of City of Brampton Heritage staff;
 - c. That where replacement is required of any wood elements, this be documented to the satisfaction of City of Brampton Heritage staff;
 - d. That City of Brampton Heritage staff be notified prior to the commencement of any work that is not identified as part of the Heritage Permit Application to obtain approval under Section 33 of the *Ontario Heritage Act*, for review and documentation; and,

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- e. That the work be carried out substantially in accordance with the heritage permit application and the drawings prepared by +VG Architects dated November 4, 2019.

HB074-2019 That the verbal advisory from the City Clerk's Office, to the Brampton Heritage Board Meeting of November 19, 2019, re: **Resignation from Membership on the Brampton Heritage Board – Judy Wilde**, be received;

That Ms. Wilde's resignation be accepted with regret; and,

That Ms. Wilde be thanked for her participation during her time as a Member of the Brampton Heritage Board.

HB075-2019 That the Brampton Heritage Board organize and participate in the Board's Annual "**Highlight on Heritage**" Event during the current Term of Council (2018-2022).

- HB076-2019
1. That the Brampton Heritage Board Meeting of December 17, 2019 be cancelled; and,
 2. That the Brampton Heritage Board do now adjourn to meet again on Tuesday, January 21, 2020 at 7:00 p.m. or at the call of the Chair.

8.2. Minutes – Age-Friendly Brampton Advisory Committee – November 19, 2019

PDC218-2019 That the **Minutes – Age-Friendly Brampton Advisory Committee – November 19, 2019** to the Planning and Development Committee Meeting of December 2, 2019, Recommendations AFC027-2019 to AFC031-2019 be approved as published and circulated.

Carried

The recommendations were approved as follows:

- AFC027-2019 That the agenda for the Age-Friendly Brampton Advisory Committee Meeting of November 19, 2019, be approved, as published and circulated.
- AFC028-2019 That the presentation by Tristan Costa, Planner, Community Innovation & Resilience, Planning and Development Services, to the Age-Friendly Brampton Advisory Committee Meeting of

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November 19, 2019, re: **Nurturing Neighbourhoods Program** be received.

AFC029-2019 That the presentation by Daniella Balasal, Policy Planner, Planning and Development Services, to the Age-Friendly Brampton Advisory Committee Meeting of November 19, 2019, re: **City of Brampton's Affordable Housing Strategy** be received.

AFC030-2019 That the update from Daniella Balasal, Policy Planner, Planning and Development Services, to the Age-Friendly Brampton Advisory Committee Meeting of November 19, 2019, re:

- **CARP Seniors Fair**
- **Age-Friendly Directory**
- **Implementation & Corporate Reporting**
- **Youth Symposium**, be received.

AFC031-2019 That the Age-Friendly Brampton Advisory Committee do now adjourn to meet again on Tuesday, January 21, 2020 at 7:00 p.m.

9. **Other/New Business** – nil

10. **Referred Matters**

10.1. Report from B. Bjerke, Director, Policy Planning, Planning and Development Services, dated September 11, 2019, re: **Second Units – City-Wide** (RM 100/2019)

Dealt with under Item 5.4 – Recommendation PDC209-2019

11. **Deferred Matters**

12. **Notice of Motion**

13. **Correspondence**

13.1. Correspondence re: **Draft Plan of Subdivision and Application to Amend the Official Plan and the Zoning By-law (to permit townhouse, single-detached, park, natural heritage and stormwater management uses) – Partacc Gate Kennedy Developments Inc. – Glen Schnarr & Associates Inc. – 17 Eddystone Drive – Southwest corner of Kennedy Road and Mayfield Road – Ward 2** (File C01E17.029 & 21T-17014B):

1. **Bing Bai, Brampton resident, dated October 16, 2019**

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2. **Tiere Sharma, Brampton resident, dated June 18, 2019, November 7, 2019, November 9, 2019, November 13, 2019, and November 15, 2019**
3. **Ron and Linda Hoekam, Brampton residents, dated November 20, 2019**
4. **Mike Glover, Brampton resident, dated November 9, 2019, and November 10, 2019**
5. **Herb Goettmann, Brampton resident, dated November 11, 2019**
6. **Isabel and Les Morgan, Brampton residents, dated November 11, 2019**
7. **Haseeb Khan, Brampton resident, dated November 11, 2019**
8. **Fred Mytrunec, Brampton resident, dated November 10, 2019**
9. **Mike Dwyer, Brampton resident, dated November 10, 2019, November 14, 2019, and November 17, 2019**
10. **Colin Mcausland, Brampton resident, dated November 10, 2019, and November 15, 2019**
11. **Mark Johnson, Brampton resident, dated November 10, 2019**
12. **Gerald Bolt, Brampton resident, dated November 10, 2019**
13. **Chris and Shelley Gavaris, Brampton residents, dated November 10, 2019, November 15, 2019, and November 16, 2019**
14. **Linda Longland, Brampton resident, dated November 9, 2019**
15. **Tom Stewart, Brampton resident, dated November 9, 2019**
16. **Azeez Bacchus, Brampton resident, dated November 8, 2019**
17. **Wayne Parson, Brampton resident, dated November 19, 2019**
18. **Kavika Bourbeau, Brampton resident, dated November 15, 2019**
19. **Om Lakhina, Brampton resident, dated November 14, 2019**
20. **Vito D'Alessandro, Brampton resident, dated November 15, 2019**
21. **Pav Sharma, Brampton resident, dated November 15, 2019**
22. **Ralph and Shirley Nanos, Brampton residents, dated November 28, 2019**

Dealt with under Item 5.2 – Recommendation PDC206-2019

- 13.2. Correspondence re: Report from S. Eshesh, Assistant Policy Planner, dated November 8, 2019, re: **City-Initiated Zoning By-law Amendment involving Pigeon Coop Setback Requirements:**
 1. **Sundeep Gill, Brampton resident, dated November 26, 2019**
 2. **Manpreet Gill, Brampton resident, dated November 26, 2019**
 3. **Bachittar Singh, Brampton resident, dated November 26, 2019**
 4. **Simran Dhanoa, Brampton resident, dated November 26, 2019**
 5. **Sunny Dhanoa, Brampton resident, dated November 26, 2019**
 6. **Luka Kapac, CNTU President, dated November 26, 2019**
 7. **Casey Nazir, Brampton resident, dated November 26, 2019**
 8. **Jatinder Gidda, Brampton resident, dated November 29, 2019**
 9. **Suzy Marques, Brampton resident, dated November 30, 2019**
 10. **Thomas Joseph, Brampton resident, dated December 1, 2019**
 11. **Marek and Agnieszka Prus, Brampton residents, dated December 1, 2019**

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12. **Sukhmander Gill, Brampton resident, dated November 27, 2019**
13. **Jennifer Botelho, Brampton resident, dated December 2, 2019**

Dealt with under Item 5.2 – Recommendation PDC208-2019

- 13.3. Correspondence from Swarswatti Persaud, Brampton resident, dated December 2, 2019, re: **Second Units – City Wide**

Dealt with under Item 5.4 – Recommendation PDC209-2019

14. **Councillor Question Period** – nil

15. **Public Question Period** – nil

16. **Closed Session** – nil

17. **Adjournment**

PDC219-2019 That the Planning and Development Committee do now adjourn to meet again on Monday, January 13, 2020, at 7:00 p.m.

Carried

Regional Councillor M. Medeiros (Chair)

Monday, January 13, 2020

- 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 Development Services:**
- 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

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The meeting was called to order at 7:00 p.m. and adjourned at 9:29 p.m.

1. Approval of Agenda

The following motion was considered:

PDC001-2020 That the Agenda for the Planning and Development Committee Meeting of January 13, 2020, be approved as published and circulated.

Carried

Note: later in the meeting on a two thirds majority vote, Approval of the Agenda was reopened and the following delegation was added to the Agenda regarding Item 10.1 – **Pigeon Coop Setback**

Requirements:

- Jermaine Chambers, Brampton resident

The following was received by the City Clerk's Office after the agenda was published and related to items on the agenda (Committee approval was not required for addition of this item in accordance with Procedure By-law 160-2004, as amended):

5.1. Delegations re: **Pigeon Coop Setback Requirements:**

2. Agnieszka Prus, Brampton resident
3. Harpreet Grewal, Brampton resident and member of Flying Tippler Club of North America
4. Karandeep Kambo, Brampton resident and member of Flying Tippler Club of North America

13.2. Correspondence re: **Pigeon Coop Setback Requirements:**

1. Maria Noel Arbelo, Brampton resident, dated January 12, 2020
2. Sybil Coelho, Brampton resident, dated January 12, 2020
3. Natalie Jaikaran, Brampton resident, dated January 12, 2020
4. Jackie Stone, Brampton resident, dated January 13, 2020
5. Simone Chin, Brampton resident, dated January 13, 2020
6. Delroba Jalali, Brampton resident, dated January 13, 2020
7. Ryan Coelho, Brampton resident, dated January 13, 2020
8. Jatinder Gidda, Brampton resident, dated January 13, 2020

2. Declarations of Interest under the Municipal Conflict of Interest Act – nil

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3. 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.

(8.1)

(13.1 was removed from consent)

4. Statutory Public Meeting Reports

- 4.1. Staff report re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision (to permit a mixed-use development) – SvN Architects + Planners – RioCan Management Inc. – 499 Main Street South – North of Steeles Avenue, West of Main Street South – Ward 3 (File OZS-2019-009)**

Members of the public requested a presentation on this item.

David VanderBerg, Manager, Planning and Development Services, presented the technical aspects and next steps of the planning process.

Shonda Wang, SVN Architects + Planners and Anna Madeira, Quadrangle Architects, presented details of the design and massing of the subject proposal.

Following the presentation, the following members of the public addressed Committee and expressed their views, suggestions, concerns and questions with respect to the subject application:

- Sylvia Roberts, Brampton resident
- Kim Thomson, Brampton resident
- Jeff Thomson, Brampton resident

Staff noted at that all supporting documents in relation to the application are available for viewing on the City's website.

The following motion was considered:

- PDC002-2020
1. That the staff report titled: **Application to Amend the Zoning By-law / Draft Plan of Subdivision, SvN Architects + Planners – RioCan Management Inc., 499 Main Street South, Ward 3 (I 139/2019 and File OZS-2019-0009)**, to the Planning and Development Committee Meeting of January 13, 2020, be received; and,
 2. That Planning and Development Services staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff

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recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Carried

5. Delegations

5.1. Delegations re: **Pigeon Coop Setback Requirements**

1. Vneet Farwaha, Brampton resident
2. Agnieszka Prus, Brampton resident
3. Harpreet Grewal, Brampton resident and Club Member of the Flying Tippler Club of North America
4. Karandeep Kambo, Brampton resident and Club Member of the Flying Tippler Club of North America

See Items 10.1 and 13.2

Note: 5.1-1 referred to this meeting pursuant to Clause 2 of Recommendation PDC208-2019, as follows:

- | | |
|-------------|--|
| PDC208-2019 | 2. That the delegation from Vneet Farwaha, Brampton resident, to the Planning and Development Committee Meeting of December 2, 2019, re: City-initiated Zoning By-law Amendment Involving Pigeon Coop Setback be deferred to the Planning and Development Committee Meeting of January 13, 2020; |
|-------------|--|

The following delegations expressed their views, concerns, and suggestions with respect to the subject matter:

1. Vneet Farwaha, Brampton resident
2. Agnieszka Prus, Brampton resident
3. Harpreet Grewal, Brampton resident and Club Member of the Flying Tippler Club of North America
4. Karandeep Kambo, Brampton resident and Club Member of the Flying Tippler Club of North America
5. Jermaine Chambers, Brampton resident

Items 10.1 and 13.2 were brought forward at this time.

The following motion was introduced:

1. **THAT** the report from Shahinaz Eshesh, Assistant Policy Planner, Planning and Development Services, dated November 8, 2019, to the Planning and Development

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Committee Meeting of December 2, 2019 entitled, re: Recommendation Report City-Initiated Zoning By-law Amendment involving Pigeon Coop Setback Requirements – All Wards, be received;

2. **THAT** the City-Initiated Zoning By-law, set out in Appendix 2, be approved, subject to an amendment to establish a set back to any other dwelling unit, school, or any building used for residential, institutional or commercial purpose, **of 20 feet** except where such dwelling or building is occupied exclusively by the property owner or keeper of the pigeons and other persons residing in the same dwelling unit, on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, conforms to the A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019), the Region of Peel Official Plan and the City's Official Plan for the reasons set out in this Report; and
3. **THAT** the amendment to the Zoning By-law, set out in Appendix 2, be enacted subject to the amendment to establish a set back to any other dwelling unit, school, or any building used for residential, institutional or commercial purpose, of **20 feet** except where such dwelling or building is occupied exclusively by the property owner or keeper of the pigeons and other persons residing in the same dwelling unit.

Committee consideration of the matter included questions of clarification with respect to pigeon coop licensing, and by-law restrictions and enforcement.

The following motion was considered:

- PDC003-2020
1. That the following delegations to the Planning and Development Committee Meeting of January 13, 2020, re: **Pigeon Coop Setback Requirements** be received:
 1. Vneet Farwaha, Brampton resident
 2. Agnieszka Prus, Brampton resident
 3. Harpreet Grewal, Brampton resident and Club Member of the Flying Tippler Club of North America
 4. Karandeep Kambo, Brampton resident and Club Member of the Flying Tippler Club of North America
 5. Jermaine Chambers, Brampton resident

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2. That the report from S. Eshesh, Assistant Policy Planner, Planning and Development Services, dated November 8, 2019, to the Planning and Development Committee Meeting of January 13, 2020, re: **City-Initiated Zoning By-law Amendment involving Pigeon Coop Setback Requirements – All Wards**, be received;
3. That the City-Initiated Zoning By-law, set out in Appendix 2, be approved, subject to an amendment to establish a set-back to any other dwelling unit, school, or any building used for residential, institutional or commercial purpose, of 20 feet except where such dwelling or building is occupied exclusively by the property owner or keeper of the pigeons and other persons residing in the same dwelling unit, on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, conforms to the A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019), the Region of Peel Official Plan and the City's Official Plan for the reasons set out in this Report; and
4. That the amendment to the Zoning By-law, set out in Appendix 2, be enacted subject to the amendment to establish a set-back to any other dwelling unit, school, or any building used for residential, institutional or commercial purpose, of 20 feet except where such dwelling or building is occupied exclusively by the property owner or keeper of the pigeons and other persons residing in the same dwelling unit.
5. That the following correspondence to the Planning and Development Committee Meeting of January 13, 2020, re: **City-Initiated Zoning By-law Amendment involving Pigeon Coop Setback Requirements** be received:
 1. Sundeep Gill, Brampton resident, dated November 26, 2019
 2. Manpreet Gill, Brampton resident, dated November 26, 2019
 3. Bachittar Singh, Brampton resident, dated November 26, 2019
 4. Simran Dhanoa, Brampton resident, dated November 26, 2019
 5. Sunny Dhanoa, Brampton resident, dated November 26, 2019
 6. Luka Kapac, CNTU President, dated November 26, 2019
 7. Casey Nazir, Brampton resident, dated November 26, 2019
 8. Jatinder Gidda, Brampton resident, dated November 29, 2019
 9. Suzy Marques, Brampton resident, dated November 30, 2019
 10. Thomas Joseph, Brampton resident, dated December 1, 2019
 11. Marek and Agnieszka Prus, Brampton residents, dated December 1, 2019
 12. Sukhmander Gill, Brampton resident, dated November 27, 2019
 13. Jennifer Botelho, Brampton resident, dated December 2, 2019
 14. Maria Noel Arbelo, Brampton resident, dated January 12, 2020
 15. Sybil Coelho, Brampton resident, dated January 12, 2020

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- 16. Natalie Jaikaran, Brampton resident, dated January 12, 2020
- 17. Jackie Stone, Brampton resident, dated January 13, 2020
- 18. Simone Chin, Brampton resident, dated January 13, 2020
- 19. Delroba Jalali, Brampton resident, dated January 13, 2020
- 20. Ryan Coelho, Brampton resident, dated January 13, 2020
- 21. Jatinder Gidda, Brampton resident, dated January 13, 2020

Carried

5.2. Delegation from Sylvia Roberts, Brampton resident, re: **Master Plans and Development Review Timelines**

Sylvia Roberts, Brampton resident, expressed thoughts, opinions and suggestions with respect to the City's various Master Plans and development review timelines.

Staff noted that a comprehensive review of many Master Plans is currently underway, and that recommendations will be brought to Committee throughout the process. Information regarding the reviews is available on the City's website.

The following motion was considered:

- PDC004-2020 That the delegation from Sylvia Roberts, Brampton resident, to the Planning and Development Committee Meeting of January 13, 2020, re: **Master Plans and Development Review Timelines** be received.

Carried

5.3. Delegation from Kevin Montgomery and Stephen Laidlaw, Co-Chairs, Cycling Advisory Committee, re: **2019 Report – Looking Ahead into 2020**

Kevin Montgomery and Stephen Laidlaw, Co-Chairs, Cycling Advisory Committee, presented an overview of the Committee's 2019 accomplishments and highlighted upcoming events and initiatives.

Committee expressed gratitude and appreciation for the Cycling Advisory Committee's hard work and dedication.

The following motion was considered:

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PDC005-2020 That the delegation from Kevin Montgomery and Stephen Laidlaw, Co-Chairs, Cycling Advisory Committee, to the Planning and Development Committee Meeting of January 13, 2020, re: **2019 Report – Looking Ahead into 2020** be received.

Carried

6. Staff Presentations

6.1. Presentation by Yvonne Yeung, Manager, Urban Design, Planning and Development Services, re: **Queen Street East Community Planning Permit System**

Yvonne Yeung, Manager, Urban Design, Planning and Development Services, presented an overview of the Queen Street East Community Planning Permit System, including highlights of the provincially designated urban growth centre's features and opportunities.

Item 7.1 was brought forward at this time.

Committee consideration of the matter included questions of clarification with respect to timelines and next steps in the process.

The following motion was considered:

- PDC006-2020 1. That the presentation by Yvonne Yeung, Manager, Urban Design, Planning and Development Services, re: **Queen Street East Community Planning Permit System – Wards 1 and 3** be received.
2. That the staff report to the Planning and Development Committee Meeting of January 13, 2020, re: **Queen Street East Community Planning Permit System By-law – Wards 1 and 3 (R 307/2019)** be received;
3. That the boundary of the Queen Street East Community Planning Permit System By-law, attached to the report as Appendix 1, be approved;
4. That the Preliminary Queen Street East Precinct Plan, attached to the report as Appendix 2, provide the foundation for the preparation of the Community Planning Permit System By-law;

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5. That a Community Engagement Strategy be prepared to ensure that there is public awareness of the Community Planning Permit System By-law for Queen Street East; and,
6. That staff be directed to begin the public consultation process on the Community Planning Permit System By-law for Queen Street East and that Planning and Development Services Department staff report back to Planning and Development Committee with the results of the initial public consultation in Q2 2020.

Carried

7. Planning

- 7.1. Staff report re: **Queen Street East Community Planning Permit System By-law – Wards 1 and 3**

Dealt with under Item 6.1 – Recommendation PDC006-2020

8. Minutes

- * 8.1. **Minutes – Cycling Advisory Committee – December 17, 2019**

PDC007-2020 That the **Minutes – Cycling Advisory Committee – December 17, 2019** to the Planning and Development Committee Meeting of January 13, 2020, Recommendations CYC027-2019 to CYC035-2019 be approved as published and circulated.

Carried

The recommendations were approved as follows:

CYC027-2019 That the Agenda for the Cycling Advisory Committee Meeting of December 17, 2019, be approved, as amended as follows:

To add:

- 5.2. Report by Kevin Montgomery, Co-Chair, and Rani Gill, Member, dated December 15, 2019, re: **Brampton Cycling Advisory Committee Work Plan - 2019/2020.**

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- CYC028-2019
1. That the presentation from Stephen Laidlaw, Co-Chair, to the Cycling Advisory Committee Meeting of December 17, 2019, re: **Public Bicycle Repair Stands** be received; and,
 2. It is the position of the Brampton Cycling Advisory Committee that staff investigate the possibility of installing public bicycle repair stands across the city and report back on the findings.
- CYC029-2019
- That the Verbal Update from Kevin Montgomery, Co-Chair, to the Cycling Advisory Committee Meeting of December 17, 2019, re: **Bicycle Friendly Intersections Workshop** be received.
- CYC030-2019
1. That the report from Kevin Montgomery, Co-Chair and Rani Gill, Member, dated December 15, 2019, to the Cycling Advisory Committee Meeting of December 17, 2019, re: **Brampton Cycling Advisory Committee Work Plan - 2019/2020** be received; and,
 2. That the Brampton Cycling Advisory Committee liaise with other groups and organizations where possible and makes sense for the Community program, engagement/advice (e.g., BikeBrampton Community Cycling Program).
- CYC031-2019
- That the Cycling Advisory Committee 2020 Meeting Schedule, to the Cycling Advisory Committee Meeting of December 17, 2019, be received.
- CYC032-2019
- That the Discussion at the request of Lisa Stokes, Member, to the Cycling Advisory Committee Meeting of December 17, 2019, re: **311 - How to Report and What to Report** be received.
- CYC033-2019
- That the report from Kevin Montgomery, Co-Chair, to the Cycling Advisory Committee Meeting of December 17, 2019, re: **End-Of-Year Report for 2019** be received.
- CYC034-2019
1. That the correspondence from Shauna Danton, Legislative Coordinator, dated December 4, 2019, to the Cycling Advisory Committee meeting of December 17, 2019, re: **Selection of Member to the Transit Advisory Committee** be received; and,
 2. That the following Committee Member be selected to be a representative on the Transit Advisory Committee:
 1. Kevin Montgomery.

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CYC035-2019 That the Cycling Advisory Committee do now adjourn to meet again on February 18, 2020, at 7:00 p.m.

9. Other/New Business – nil

10. Referred Matters

10.1. Pigeon Coop Setback Requirements (R 354/2019):

1. Staff report re: **City-Initiated Zoning By-law Amendment involving Pigeon Coop Setback Requirements**
2. Correspondence re: Report titled: **City-Initiated Zoning By-law Amendment involving Pigeon Coop Setback Requirements:**
 1. Sundeep Gill, Brampton resident, dated November 26, 2019
 2. Manpreet Gill, Brampton resident, dated November 26, 2019
 3. Bachittar Singh, Brampton resident, dated November 26, 2019
 4. Simran Dhanoa, Brampton resident, dated November 26, 2019
 5. Sunny Dhanoa, Brampton resident, dated November 26, 2019
 6. Luka Kapac, CNTU President, dated November 26, 2019
 7. Casey Nazir, Brampton resident, dated November 26, 2019
 8. Jatinder Gidda, Brampton resident, dated November 29, 2019
 9. Suzy Marques, Brampton resident, dated November 30, 2019
 10. Thomas Joseph, Brampton resident, dated December 1, 2019
 11. Marek and Agnieszka Prus, Brampton residents, dated December 1, 2019
 12. Sukhmander Gill, Brampton resident, dated November 27, 2019
 13. Jennifer Botelho, Brampton resident, dated December 2, 2019

Note: Referred to this meeting pursuant to Recommendation PDC208-2019 as follows:

- PDC208-2019
1. That the report from S. Eshesh, Assistant Policy Planner, Planning and Development Services, dated November 8, 2019, to the Planning and Development Committee Meeting of December 2, 2109, re: City-Initiated Zoning By-law Amendment involving Pigeon Coop Setback Requirements be deferred to the Planning and Development Committee Meeting of January 13, 2020.
 2. That the delegation from Vneet Farwaha, Brampton resident, to the Planning and Development Committee Meeting of December 2, 2019, re: City-initiated Zoning By-law Amendment Involving Pigeon Coop Setback

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be deferred to the Planning and Development Committee Meeting of January 13, 2020; and,

3. That the following correspondence to the Planning and Development Committee Meeting of December 2, 2109, re: Report from S. Eshesh, Assistant Policy Planner, dated November 8, 2019, re: City-Initiated Zoning By-law Amendment involving Pigeon Coop Setback Requirements be deferred to the Planning and Development Committee Meeting of January 13, 2020:
 1. Sundeep Gill, Brampton resident, dated November 26, 2019
 2. Manpreet Gill, Brampton resident, dated November 26, 2019
 3. Bachittar Singh, Brampton resident, dated November 26, 2019
 4. Simran Dhanoa, Brampton resident, dated November 26, 2019
 5. Sunny Dhanoa, Brampton resident, dated November 26, 2019
 6. Luka Kapac, CNTU President, dated November 26, 2019
 7. Casey Nazir, Brampton resident, dated November 26, 2019
 8. Jatinder Gidda, Brampton resident, dated November 29, 2019
 9. Suzy Marques, Brampton resident, dated November 30, 2019
 10. Thomas Joseph, Brampton resident, dated December 1, 2019
 11. Marek and Agnieszka Prus, Brampton residents, dated December 1, 2019
 12. Sukhmander Gill, Brampton resident, dated November 27, 2019
 13. Jennifer Botelho, Brampton resident, dated December 2, 2019

Dealt with under Item 5.1 – Recommendation PDC003-2020

11. **Deferred Matters** – nil
12. **Notice of Motion** – nil

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13. Correspondence

- 13.1. Correspondence from Allan Thompson, Mayor, Town of Caledon, dated December 19, 2019, re: **Staff Report 2019-0256: GTA West Transportation Corridor Environmental Assessment Study – Stage 2 Process Update (C 1/2020)**

In response to a question from Committee regarding Caledon's comments and potential impacts on City of Brampton employment lands (particularly within Wards 2 and 9), staff advised the matter would be reviewed and if necessary, a communication to the Province and neighboring municipalities could be prepared for the Council meeting outlining the City's request to protect the designated employment lands within the subject corridor.

The following motion was considered:

- PDC008-2020 That the correspondence from Allan Thompson, Mayor, Town of Caledon, dated December 19, 2019, to the Planning and Development Committee Meeting of January 13, 2020, re: **Staff Report 2019-0256: GTA West Transportation Corridor Environmental Assessment Study – Stage 2 Process Update (C 1/2020)** be received.

Carried

- 13.2. Correspondence re: **Pigeon Coop Setback Requirements:**
1. Maria Noel Arbelo, Brampton resident, dated January 12, 2020
 2. Sybil Coelho, Brampton resident, dated January 12, 2020
 3. Natalie Jaikaran, Brampton resident, dated January 12, 2020
 4. Jackie Stone, Brampton resident, dated January 13, 2020
 5. Simone Chin, Brampton resident, dated January 13, 2020
 6. Delroba Jalali, Brampton resident, dated January 13, 2020
 7. Ryan Coelho, Brampton resident, dated January 13, 2020
 8. Jatinder Gidda, Brampton resident, dated January 13, 2020

See Items 5.1 and 10.1

Dealt with under Item 5.1 – Recommendation PDC003-2020

- 14. Councillor Question Period – nil**

- 15. Public Question Period – nil**

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16. **Closed Session** – nil

17. **Adjournment**

The following motion was considered:

PDC009-2020 That the Planning and Development Committee do now adjourn to meet again on Monday, February 10, 2020, at 7:00 p.m.

Carried

Regional Councillor M. Medeiros (Chair)

Monday, February 10, 2020

Members Present:

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 H. Singh – Wards 9 and 10

Members Absent:

Regional Councillor G. Dhillon – Wards 9 and 10 (other municipal business)
City Councillor C. Williams – Wards 7 and 8 (other municipal business)

Staff Present:

D. Barrick, Chief Administrative Officer
Planning and Development Services:
R. Forward, Commissioner
A. Parsons, Director, Development Services
B. Bjerke, Director, Policy Planning
Y. Yeung, Manager, Urban Design
M. Gervais, Policy Planner
M. Sian, Development Planner
Corporate Services:
J. Zingaro, Deputy City Solicitor
G. D'Andrea, Legal Counsel
City Clerk's Office:
P. Fay, City Clerk
C. Gravlev, Deputy City Clerk
S. Danton, Legislative Coordinator

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The meeting was called to order at 7:00 p.m., recessed at 8:40 p.m., Committee reconvened at 8:50 p.m., and adjourned at 9:52 p.m.

1. Approval of Agenda

The following motion was considered:

PDC010-2020 That the Agenda for the Planning and Development Committee Meeting of February 10, 2020, be approved as published and circulated.

Carried

Note: Later in the meeting on a two thirds majority vote, Approval of the Agenda was reopened and the following delegations were added to the Agenda:

Re: 7.1 – City of Brampton Urban Design Review Panel: Pilot Project Evaluation and Related Recommendations (R 446/2019 and J.BC)

- Eric Turcotte, Chair, Urban Design Review Panel

Re: 7.4 – Application to Amend the Official Plan and Zoning By-law (to permit additional highway commercial uses – facilitate the development of two buildings: (1) one storey retail plaza consisting of nine units including a private school outdoor play area and (2) one storey drive-thru restaurant) – Khangura, Harkit – Gagnon Walker Domes Ltd. – South West of Highway 50 – Ward 10 (R 453/2019 and File C11E08.006)

- Rosalia La Corte, Brampton resident

Re: 8.1 – Minutes – Brampton Heritage Board – January 21, 2020 – Recommendation HB004-2020:

- Allan McLelland, Brampton resident
- Mark Avery, Weston Consulting
- Paul Willoughby, Brampton resident

Additional Business and Changes related to the Published Agenda
(no vote was required):

5.1 – Delegation from Palvinder Gill, Brampton resident, re: Minutes – Brampton Heritage Board – January 21, 2020 – Recommendation HB004-2020 – 9393 McLaughlin Road

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6.1 – Presentation by Dalia Bhay, Urban Designer, Planning and Development Services, re: **City of Brampton Urban Design Review Panel: Pilot Project Evaluation and Related Recommendations**

- Yvonne Yeung, Manager, Urban Design, Planning and Development Services, presented the item

7.4. – Staff report re: **Application to Amend the Official Plan and Zoning By-law (to permit additional highway commercial uses – facilitate the development of two buildings: (1) one storey retail plaza consisting of nine units including a private school outdoor play area and (2) one storey drive-thru restaurant) – Khangura, Harkit – Gagnon Walker Domes Ltd. – South West of Highway 50 – Ward 10 (R 453/2019 and File C11E08.006)**

- The following replacement pages were published on the City's website on February 7, 2020:
 - 7.4-2 – to reflect the correct GFA
 - 7.4-3 – to reflect the correct GFA
 - 7.4-10 – to provide the most recent Concept Site Plan
 - 7.4-13 – to provide the correct Secondary Plan

13.2 – Correspondence re: **Application to Amend the Official Plan and Zoning By-law (to permit an eight-storey condominium building with 82 residential units in conjunction with service commercial uses) – Soneil Clarence Inc. – Glen Schnarr & Associates Inc. – South side of Clarence Street, West of Sterne Avenue and East of Erlesmere Avenue – Ward 3 (I 138/2019 and File OZS-2019-0006):**

1. Petition of objection, containing approximately 200 signatures, dated February 7, 2020, submitted by Jose Echandi, Brampton resident
Note: The first page of the petition was provided for reference. The complete petition is available for inspection in the Clerk's Office during regular business hours.
2. John and Christine Kentner, dated February 7, 2020

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

3. **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.

(Item 7.5 was removed from consent)
(Items 7.2 and 10.1 were added to consent)

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4. Statutory Public Meeting Reports

4.1. Staff report re: **City-Initiated Amendment to the Zoning By-law – Two-Unit Dwelling Parking Requirements – City-wide (I 136/2019)**

Michelle Gervais, Policy Planner, Planning and Development Services, presented the technical aspects and next steps of the planning process.

Following the presentation, the following members of the public addressed Committee and expressed their views, suggestions, concerns and questions with respect to the subject zoning by-law amendment:

- Jotvinder Sodhi, Brampton resident
- Kirandeep Sidhu, Brampton resident
- Avneet Singh, Brampton resident
- Dinesh Reddy, Brampton resident
- Pat McGrail, Brampton resident
- Sarthak Shah, Brampton resident
- Kuldeep Boopari, Brampton resident

Staff responded to questions of clarification with respect on-street parking by-laws and enforcement, and the timeline of the planning process.

The following motion was considered:

- PDC011-2020
1. That the staff report titled: **City Initiated Amendment to the Zoning By-law – Two-Unit Dwelling Parking Requirements – City-Wide (I 136/2019)**, to the Planning and Development Committee Meeting of February 10, 2020, be received;
 2. That Planning and Development Services Department staff be directed to report back to Planning and Development Committee with the results of the Public Meeting and final recommendations; and,
 3. That the following delegations re: **City Initiated Amendment to the Zoning By-law – Two-Unit Dwelling Parking Requirements – City-Wide (I 136/2019)**, to the Planning and Development Committee Meeting of February 10, 2020, be received:
 1. Jotvinder Sodhi, Brampton resident
 2. Kirandeep Sidhu, Brampton resident
 3. Avneet Singh, Brampton resident
 4. Dinesh Reddy, Brampton resident
 5. Pat McGrail, Brampton resident
 6. Sarthak Shah, Brampton resident
 7. Kuldeep Boopari, Brampton resident

Carried

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- 4.2. Staff report re: **Application for a Proposed Zoning By-law Amendment (to permit a Transportation Terminal and to rezone the property from Agricultural to Industrial site specific) – Glen Schnarr & Associates Inc. – East & West Inc. – West Side of Regional Road 50 and North of Old Castlemore Road – Ward 10 (I 135/2019 and File C11E11.002)**

No members of the public were present for this item and a presentation was not requested.

Item 13.1 was brought forward at this time.

The following motion was considered:

- PDC012-2020
1. That the report titled: **Application for a Proposed Zoning By-law Amendment (to permit a Transportation Terminal and to rezone the property from Agricultural to Industrial site specific) – Glen Schnarr & Associates Inc. – East & West Inc. – West Side of Regional Road 50 and North of Old Castlemore Road – Ward 10 (I 135/2019 and File C11E11.002)**, to the Planning and Development Committee Meeting of February 10, 2020, be received;
 2. That Planning and Development Services staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and staff recommendation, subsequent to the completion of the circulation of the application and comprehensive evaluation of the proposal; and,
 3. That the correspondence from Frances and James Johnston, Brampton residents, dated January 13, 2020, re: **Application for a Proposed Zoning By-law Amendment (to permit a Transportation Terminal and to rezone the property from Agricultural to Industrial site specific) – Glen Schnarr & Associates Inc. – East & West Inc. – West Side of Regional Road 50 and North of Old Castlemore Road – Ward 10 (I 135/2019 and File C11E11.002)** to the Planning and Development Committee Meeting of February 10, 2020, be received.

Carried

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- 4.3. Staff report re: **Application to Amend the Official Plan and Zoning By-law (to permit an eight-storey condominium building with 82 residential units in conjunction with service commercial uses) – Soneil Clarence Inc. – Glen Schnarr & Associates Inc. – South side of Clarence Street, West of Sterne Avenue and East of Erlsemere Avenue – Ward 3 (I 138/2019 and File OZS-2019-0006)**

Manpreet Sian, Development Planner, Planning and Development Services, presented the technical aspects and next steps of the planning process.

Following the presentation, the following members of the public addressed Committee and expressed their views, suggestions, concerns and questions with respect to the subject application:

- Jose Echandi, Brampton resident
- Susan Laberge, Brampton resident
- Sandy Dinis, Brampton resident
- Janina Brooks, Brampton resident
- Naria Faranzeh, Brampton resident
- Antonio Di Gregorio, Brampton resident
- Dave Tennant, Brampton resident
- Stu Campbell, Brampton resident
- John Marskell, Brampton resident
- Una Tennant, Brampton resident
- Andrew Antrobus-Kelly, Brampton resident
- Christine Kentner, Brampton resident
- Hayley John, Brampton resident
- B. Ward, Brampton resident
- Joanne Ryan, Brampton resident
- Shirley Cook, Brampton resident

Staff responded to questions of clarification with respect to the development application review and approval process, applicant-submitted studies and reports, and the anticipated recommendation report return date.

Item 13.2 was brought forward at this time.

The following motion was considered:

- PDC013-2020 1. That the staff report titled: **Application to Amend the Official Plan and Zoning By-law (to permit an eight-storey condominium building with 82 residential units in conjunction with service commercial uses) – Soneil Clarence Inc. – Glen Schnarr & Associates Inc. – South side of Clarence Street, West of Sterne Avenue and East of Erlsemere Avenue – Ward 3 (I 138/2019 and File OZS-**

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- 2019-0006**), to the Planning and Development Committee Meeting of February 10, 2020, be received;
2. That Planning and Development Services 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;
 3. That the following correspondence re: **Application to Amend the Official Plan and Zoning By-law (to permit an eight-storey condominium building with 82 residential units in conjunction with service commercial uses) – Soneil Clarence Inc. – Glen Schnarr & Associates Inc. – South side of Clarence Street, West of Sterne Avenue and East of Erlsemere Avenue – Ward 3 (I 138/2019 and File OZS-2019-0006)**, to the Planning and Development Committee Meeting of February 10, 2020, be received:
 1. Petition of objection, containing approximately 200 signatures, dated February 7, 2020, submitted by Jose Echandi, Brampton resident
 2. John and Christine Kentner, dated February 7, 2020; and,
 4. That the following delegations re: **Application to Amend the Official Plan and Zoning By-law (to permit an eight-storey condominium building with 82 residential units in conjunction with service commercial uses) – Soneil Clarence Inc. – Glen Schnarr & Associates Inc. – South side of Clarence Street, West of Sterne Avenue and East of Erlsemere Avenue – Ward 3 (I 138/2019 and File OZS-2019-0006)**, to the Planning and Development Committee Meeting of February 10, 2020, be received:
 1. Jose Echandi, Brampton resident
 2. Susan Laberge, Brampton resident
 3. Sandy Dinis, Brampton resident
 4. Janina Brooks, Brampton resident
 5. Naria Faranzeh, Brampton resident
 6. Antonio Di Gregorio, Brampton resident
 7. Dave Tennant, Brampton resident
 8. Stu Campbell, Brampton resident
 9. John Marskell, Brampton resident
 10. Una Tennant, Brampton resident
 11. Andrew Antrobus-Kelly, Brampton resident
 12. Christine Kentner, Brampton resident
 13. Hayley John, Brampton resident
 14. B. Ward, Brampton resident

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- 15. Joanne Ryan, Brampton resident
- 16. Shirley Cook, Brampton resident

Carried

5. Delegations

5.1. Delegation from Palvinder Gill, Brampton resident, re: **Minutes – Brampton Heritage Board – January 21, 2020 – Recommendation HB004-2020 – 9393 McLaughlin Road**

Palvinder Gill, Brampton resident, expressed his support of the proposed intention to designate 9393 McLaughlin Road (Fletcher Mud Brick House) under Part IV, Section 29 of the *Ontario Heritage Act*.

Brampton Heritage Board Recommendation HB004-2020 (see item 8.1) was brought forward at this time.

Committee consideration of the matter included consensus that recommendation HB004-2020, of the subject minutes be deferred to the next available meeting of the Planning and Development meeting for consideration, and that staff notify the property owners to be present and delegate should they wish to do so.

The following motion was considered:

- PDC014-2020
- 1. That the delegation from Palvinder Gill, Brampton resident, re: **Minutes – Brampton Heritage Board – January 21, 2020 – Recommendation HB004-2020 – 9393 McLaughlin Road** to the Planning and Development Committee Meeting of February 10, 2020, be received; and,
 - 2. That Brampton Heritage Board Recommendation HB004-2020, as follows, be **deferred** to the Planning and Development Committee Meeting of March 9, 2020, for consideration and that staff notify the property owners to be present and delegate should they wish to do so:
 - HB004-2020 1. That the report titled: **Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 9393 McLaughlin Road (Fletcher Mud Brick House) – Ward 1** (File HE.x)., to the Brampton Heritage Board Meeting of January 21, 2020, be received; and,

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2. That the designation of the property at 9393 McLaughlin Road under Part IV, Section 29 of the *Ontario Heritage Act* (the “Act”) be approved; and,
3. That staff be authorized to publish and serve the Notice of Intention to designate the property at 9393 McLaughlin Road in accordance with the requirements of the *Act*; and,
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.

Carried

5.2. Delegations re: **Minutes – Brampton Heritage Board – January 21, 2020 – Recommendation HB002-2020:**

- Allen McClelland, Brampton resident
- Mark Avery, Weston Consulting
- Paul Willoughby, Brampton resident

The following delegations provided their opinions and suggestions with respect to Brampton Heritage Board Recommendation HB002-2020 – Heritage Impact Assessment – 67 Main Street South – Ward 3:

- Allen McClelland, Brampton resident
- Mark Avery, Weston Consulting
- Paul Willoughby, Brampton resident

Brampton Heritage Board Recommendation HB002-2020 (see Item 8.1) was brought forward at this time. Committee discussed the jurisdiction of the Heritage Board to address Committee of Adjustment matters and whether to delete Clause 3 of Recommendation HB002-2020.

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A motion was introduced to amend Recommendation HB002-2020 by adding the following clauses:

- “4. That the Heritage Impact Assessment, dated, 2019 prepared by MW Hall Corporation, attached as Appendix A to the report be received and that the recommendations and mitigation options contained therein, and additional recommendations put forward by Heritage staff at the City of Brampton, be approved;
5. That, should Committee of Adjustment applications A19-121 and B19-017 be approved:
 - a. Prior to Site Plan approval, a Heritage Permit application be submitted for the construction of the new detached dwelling and a decision rendered by Council;
 - b. The design of the dwelling adhere to the recommendations set out in the Heritage Impact Assessment and any additional measures put forward by Heritage staff;
 - c. The building envelope be reduced to be in keeping with the character of the existing cultural heritage resource located at 67 Main Street South;
 - d. The dwelling be designed to avoid impact to as much mature vegetation as possible on the property;
 - e. The footprint of the house be located in line with the built heritage resource located at 67 Main Street South in order to further limit any view of the new dwelling from Main Street South;
 - f. The historic laneway on the property, which provides the existing lot with access to Main Street South and Elizabeth Street South, be conserved and maintained at its current width without curbs; and,
 - g. The foundations of the former outbuilding, currently incorporated as part of landscaping, be protected throughout construction.”

The following motion was considered:

- PDC015-2020
1. That the following delegations re: **Brampton Heritage Board Recommendation HB002-2020 – Heritage Impact Assessment – 67 Main Street South – Ward 3** to the Planning and Development Committee Meeting of February 10, 2020, be received:
 1. Allen McClelland, Brampton resident
 2. Mark Avery, Weston Consulting
 3. Paul Willoughby, Brampton resident

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2. That Brampton Heritage Board Recommendation HB002-2020 be approved as amended to add the following:
 4. That the Heritage Impact Assessment, dated, 2019 prepared by MW Hall Corporation, attached as Appendix A to this report be received and that the recommendations and mitigation options contained therein, and additional recommendations put forward by Heritage staff at the City of Brampton, be approved;
 5. That, should Committee of Adjustment applications A19-121 and B19-017 be approved:
 - a. Prior to Site Plan approval, a Heritage Permit application be submitted for the construction of the new detached dwelling and a decision rendered by Council;
 - b. The design of the dwelling adhere to the recommendations set out in the Heritage Impact Assessment and any additional measures put forward by Heritage staff;
 - c. The building envelope be reduced to be in keeping with the character of the existing cultural heritage resource located at 67 Main Street South;
 - d. The dwelling be designed to avoid impact to as much mature vegetation as possible on the property;
 - e. The footprint of the house be located in line with the built heritage resource located at 67 Main Street South in order to further limit any view of the new dwelling from Main Street South;
 - f. The historic laneway on the property, which provides the existing lot with access to Main Street South and Elizabeth Street South, be conserved and maintained at its current width without curbs; and,
 - g. The foundations of the former outbuilding, currently incorporated as part of landscaping, be protected throughout construction.

Carried

6. Staff Presentations

- 6.1. Presentation by Dalia Bhay, Urban Designer, Planning and Development Services, re: **City of Brampton Urban Design Review Panel: Pilot Project Evaluation and Related Recommendations**

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Yvonne Yeung, Manager, Urban Design, Planning and Development Services, presented an overview of the Urban Design Review Panel that included details on the scope, membership, priority areas and project evaluation.

Item 7.1 was brought forward at this time

Eric Turcotte, Chair, Brampton Urban Design Review Panel, provided an introduction and overview of the report.

The following motion was considered:

- PDC016-2020
1. That that presentation by Yvonne Yeung, Manager, Urban Design, Planning and Development Services, re: **City of Brampton Urban Design Review Panel: Pilot Project Evaluation and Related Recommendations** to the Planning and Development Committee Meeting of February 10, 2020, be received;
 2. That the delegation from Eric Turcotte, Chair, Urban Design Review Panel, re: **City of Brampton Urban Design Review Panel: Pilot Project Evaluation and Related Recommendations (R 446/2019 and J.BC)** to the Planning and Development Committee Meeting of February 10, 2020, be received;
 3. That the staff report titled: **City of Brampton Urban Design Review Panel: Pilot Project Evaluation and Related Recommendations (R 446/2019 and J.BC)** to the Planning and Development Committee Meeting of February 10, 2020, be received; and,
 4. That the successful results of the Urban Design Review Panel (UDRP) pilot project be endorsed and that staff be authorized to continue with the Brampton Urban Design Review Panel on a permanent basis.

Carried

7. Planning

- 7.1. Staff report re: **City of Brampton Urban Design Review Panel: Pilot Project Evaluation and Related Recommendations (R 446/2019 and J.BC)**

Dealt with under Item 6.1 – Recommendation PDC016-2020

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* 7.2. Staff report re: **City-Initiated Official Plan Amendment to the Employment Land Policies – All Wards (R 418/2019 and File OZS-2019-0015)**

- PDC017-2020
1. That the staff report titled: **City-Initiated Official Plan Amendment to the Employment Land Policies – All Wards (R 418/2019 and File OZS-2019-0015)**, be received;
 2. That the proposed City-Initiated Official Plan Amendment attached to the report as Appendix 1, be approved on the basis it represents good planning, including that regard has been had to all matters of Provincial Interest as set out in Section 2 of the *Planning Act*, that it is consistent with the Provincial Policy Statement and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019), and that it conforms to the Region of Peel Official Plan and the City of Brampton’s Official Plan for the reasons set out in Appendix 6; and,
 3. That the Official Plan Amendment, attached to the report as Appendix 1, be adopted.

Carried

7.3. Staff report re: **Application to Amend the Official Plan and Zoning By-law (to permit a three storey building containing office, medical office and commercial/retail uses) – Malwa Management and Construction Ltd. – Gagnon Walker Domes Ltd. – 10394 Hurontario Street – Ward 2 (R 16/2020 and File C01W12.014)**

Committee consideration of the matter included consensus with respect to the following:

- that the matter be referred to staff for further consideration
- that the following be added as Clause 5 to the recommendations:
 5. 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.

The following motion was considered:

- PDC018-2020
1. That the report titled: **Application to Amend the Official Plan and Zoning By-law (to permit a three storey building containing office, medical office and commercial/retail uses) – Malwa Management and Construction Ltd. – Gagnon Walker Domes Ltd. – 10394 Hurontario Street – Ward 2 (R 16/2020 and File**

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C01W12.014) to the Planning and Development Committee Meeting of February 10, 2020, be **referred** to staff for further consideration; and,

2. That the following be added as Clause 5 to the recommendations:
 5. 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.

Carried

- 7.4. Staff report re: **Application to Amend the Official Plan and Zoning By-law (to permit additional highway commercial uses – facilitate the development of two buildings: (1) one storey retail plaza consisting of nine units including a private school outdoor play area and (2) one storey drive-thru restaurant) – Khangura, Harkit – Gagnon Walker Domes Ltd. – South West of Highway 50 – Ward 10 (R 453/2019 and File C11E08.006)**

Rosalia La Corte, Brampton resident, expressed concerns and suggestions with respect to the subject application.

The following motion was considered:

- PDC019-2020
1. That the staff report titled: **Application to Amend the Official Plan and Zoning By-law (to permit additional highway commercial uses – facilitate the development of two buildings: (1) one storey retail plaza consisting of nine units including a private school outdoor play area and (2) one storey drive-thru restaurant) – Khangura, Harkit – Gagnon Walker Domes Ltd. – South West of Highway 50 – Ward 10 (R 453/2019 and File C11E08.006)** to the Planning and Development Committee Meeting of February 10, 2020, be received;
 2. That the applications to amend the Official Plan and Zoning By-law submitted by Gagnon Walker Domes Limited on behalf of Khangura, Harkit, Ward: 10, File: C11E08.006, be approved, on the basis that they represent good planning, including that they are 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, February 10, 2020;

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3. That the amendments to the Bram East Secondary Plan Area 41(a) in accordance with the attached as Appendix 12 to the report be adopted;
4. That the amendments to the Zoning By-law, in accordance with the attached Appendix 13 to the report be adopted;
5. That pursuant to Section 34 (17) of the Planning Act, R.S.O. c. P13 no further notice of public meeting is required; and,
6. That the delegation from Rosalia La Corte, Brampton resident, re: **Application to Amend the Official Plan and Zoning By-law (to permit additional highway commercial uses – facilitate the development of two buildings: (1) one storey retail plaza consisting of nine units including a private school outdoor play area and (2) one storey drive-thru restaurant) – Khangura, Harkit – Gagnon Walker Domes Ltd. – South West of Highway 50 – Ward 10 (R 453/2019 and File C11E08.006)** to the Planning and Development Committee Meeting of February 10, 2020, be received.

Carried

7.5. Staff report re: **Comprehensive Zoning By-law Review – Status Update and Proposed Amendments to the City’s Zoning By-law Parking Standards (R 440/2019)**

In response to questions from Committee, staff provided details on communication strategies with the public and stakeholders, and confirmed that alternative parking provisions are being considered.

The following motion was considered:

- PDC020-2020
1. That the staff report re: **Comprehensive Zoning By-law Review – Status Update and Proposed Amendments to the City’s Zoning By-law Parking Standards (R 440/2019)** be received;
 2. That staff be directed to hold a statutory public meeting with respect to the proposed amendments to the City’s Zoning By-law parking standards; and,
 3. That staff report back to the Planning and Development Committee with the results of the public meeting and final recommendations with respect to the proposed amendments to the City’s Zoning By-law Parking Standards.

Carried

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8. Minutes

8.1. Minutes – Brampton Heritage Board – January 21, 2019

Note:

- Recommendation HB002-2020 was amended pursuant to Recommendation PDC015-2020 (see Item 5.2)
- Recommendation HB004-2020 was deferred to the Planning and Development Committee Meeting of March 9, 2020, pursuant to Recommendation PDC014-2020 (see Item 5.1)
- Recommendation HB005-2020 was approved by Council on January 22, 2020, pursuant to Council Resolution C012-2020

The following motion was considered:

PDC021-2020 That the **Minutes – Brampton Heritage Board – January 21, 2020**, Recommendations HB001-2020, HB003-2020 and HB006-2020 to HB008-2020, be approved as outlined in the minutes, and that Recommendation HB002-2020 be approved as amended pursuant to Recommendation PDC015-2020.

Carried

The recommendations were approved, as amended, as follows:

HB001-2020 That the agenda for the Brampton Heritage Board Meeting of January 21, 2020 be approved, as published and circulated.

- HB002-2020 1. That the following delegations and correspondence, to the Brampton Heritage Board Committee Meeting of January 21, 2020, re: **Heritage Impact Assessment – 67 Main Street South – Ward 3** (File HE.x) be received:
- 1. Christine Helik and John Helik
 - 2. Allen McClelland and Carol McClelland
2. That the report titled: **Heritage Impact Assessment – 67 Main Street South – Ward 3 (HE.x 67 Main Street South)**, to the Brampton Heritage Board Meeting of January 21, 2020, be received;
3. That it is the opinion of the Brampton Heritage Board that Committee of Adjustment applications A19-121 and B19-017 not be supported;

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4. That the Heritage Impact Assessment, dated, 2019 prepared by MW Hall Corporation, attached as Appendix A to this report be received and that the recommendations and mitigation options contained therein, and additional recommendations put forward by Heritage staff at the City of Brampton, be approved; and,
5. That, should Committee of Adjustment applications A19-121 and B19-017 be approved:
 - a. Prior to Site Plan approval, a Heritage Permit application be submitted for the construction of the new detached dwelling and a decision rendered by Council;
 - b. The design of the dwelling adhere to the recommendations set out in the Heritage Impact Assessment and any additional measures put forward by Heritage staff;
 - c. The building envelope be reduced to be in keeping with the character of the existing cultural heritage resource located at 67 Main Street South;
 - d. The dwelling be designed to avoid impact to as much mature vegetation as possible on the property;
 - e. The footprint of the house be located in line with the built heritage resource located at 67 Main Street South in order to further limit any view of the new dwelling from Main Street South;
 - f. The historic laneway on the property, which provides the existing lot with access to Main Street South and Elizabeth Street South, be conserved and maintained at its current width without curbs; and,
 - g. The foundations of the former outbuilding, currently incorporated as part of landscaping, be protected throughout construction.

HB003-2020 That the **Minutes of the Heritage Resources Sub-Committee Meeting of January 9, 2020**, to the Brampton Heritage Board Meeting of January 21, 2020, be received.

HB004-2020 Deferred to the Planning and Development Committee Meeting of March 9, 2020, pursuant to Recommendation PDC014-2020 (see Item 5.1)

HB005-2020 Approved by Council on January 22, 2020, pursuant to Council Resolution C012-2020, as follows:

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C012-2020

1. That the City Clerk's Transmittal Memo titled: **Brampton Heritage Board Meeting – January 21, 2020 – Amendment to By-law Designating 11223 Torbram Road (Hewson Farm) for its Cultural Heritage Value or Interest – Ward 10 (O 233/2019)** (File HE.x), to the Council Meeting of January 22, 2020, be received;
2. That the following recommendation from the Brampton Heritage Board Meeting of January 21, 2020 be approved:

- HB005-2020
1. That the report titled: **Amendment to By-law Designating 11223 Torbram Road for its Cultural Heritage Value or Interest – 11223 Torbram Road (Hewson Farm) - Ward 10 (He.x 11223 Torbram Road)**, to the Brampton Heritage Board Meeting of January 21, 2020, be received;
 2. That the amendment to By-law Number 20-2018, a by-law to designate the property at 11223 Torbram Road as being of cultural heritage value or interest be approved substantially in accordance with Appendices C, D and E to this Report;
 3. That staff be authorized to give the owner of the designated property at 11223 Torbram Road written notice of the proposed amendment in accordance with the requirements of the Ontario Heritage Act; and
 4. That following the expiry of the appeal period, a by-law be passed to amend By-law Number 20-2018, substantially in accordance with Appendices C, D and E to this Report.

HB006-2020

That the Verbal Update by Paul Willoughby, Board Member, to the Brampton Heritage Board Meeting of January 21, 2020, re: **11962 The Gore Road – Ward 10** be received.

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HB007-2020 That the Brampton Heritage Board proceed into Closed Session to discuss matters pertaining to the following:

- 15.1 Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board - Local Planning Appeal Tribunal matter.

HB008-2020 That the Brampton Heritage Board do now adjourn to meet again on Tuesday, February 18, 2020 at 7:00 p.m. or at the call of the Chair.

9. **Other/New Business** – nil

10. **Referred Matters**

* 10.1. Staff report re: **Options and Implications of Establishing a Planning Advisory Committee – City-wide (RM 76/2019 and J.BD PAC)**

- PDC022-2020
- 1. That the staff report titled: **Options and Implications of Establishing a Planning Advisory Committee – City-wide (RM 76/2019 and J.BD PAC)**, to the Planning and Development Committee Meeting of February 10, 2020, be received; and,
 - 2. That staff be directed to undertake additional and/or enhanced public engagement with respect to land use planning through the current Official Plan Review and to revise policies with respect to public engagement, as part of the new Official Plan.

Carried

11. **Deferred Matters** – nil

12. **Notice of Motion** – nil

13. **Correspondence**

13.1. Correspondence from Frances and James Johnston, Brampton residents, dated January 13, 2020, re: **Application for a Proposed Zoning By-law Amendment (to permit a Transportation Terminal and to rezone the property from Agricultural to Industrial site specific) – Glen Schnarr & Associates Inc. – East & West Inc. –**

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**West Side of Regional Road 50 and North of Old Castlemore Road – Ward 10
(I 135/2019 and File C11E11.002)**

Dealt with under Item 4.2 – Recommendation PDC012-2020

- 13.2. Correspondence re: **Application to Amend the Official Plan and Zoning By-law (to permit an eight-storey condominium building with 82 residential units in conjunction with service commercial uses) – Soneil Clarence Inc. – Glen Schnarr & Associates Inc. – South side of Clarence Street, West of Sterne Avenue and East of Erlsemere Avenue – Ward 3 (I 138/2019 and File OZS-2019-0006):**

1. Petition of objection, containing approximately 200 signatures, dated February 7, 2020, submitted by Jose Echandi, Brampton resident

Note: The first page only was provided for reference. The complete petition is available for inspection in the Clerk's Office during regular business hours.

2. John and Christine Kentner, dated February 7, 2020

Dealt with under Item 4.3 – Recommendation PDC013-2020

14. **Councillor Question Period** – nil

15. **Public Question Period** – nil

16. **Closed Session** – nil

17. **Adjournment**

The following motion was considered:

PDC023-2020 That the Planning and Development Committee do now adjourn to meet again on Monday, March 9, 2020, at 7:00 p.m.

Carried

Regional Councillor M. Medeiros (Chair)

Monday, March 9, 2020

Members Present:

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 G. Dhillon – Wards 9 and 10 (arrived at
7:06 p.m. – personal)
City Councillor D. Whillans – Wards 2 and 6
City Councillor J. Bowman – Wards 3 and 4
City Councillor C. Williams – Wards 7 and 8
City Councillor H. Singh – Wards 9 and 10

Members Absent:

Regional Councillor M. Palleschi – Wards 2 and 6 (personal)

Staff Present:

D. Barrick, Chief Administrative Officer
Planning and Development Services:
R. Forward, Commissioner
D. VanderBerg, Manager, Development Services
C. Caruso, Central Area Planner
C. Jasinski, Heritage Planner
Corporate Services:
J. Zingaro, Deputy City Solicitor
City Clerk's Office:
P. Fay, City Clerk
S. Danton, Legislative Coordinator

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The meeting was called to order at 7:00 p.m. and adjourned at 8:35 p.m.

1. Approval of Agenda

PDC024-2020 That the Agenda for the Planning and Development Committee Meeting of March 9, 2020, be approved, as amended as follows:

To add:

- 5.2. Delegation from Filomena Petrelli, property owner, 9393 McLaughlin Road, re: Item 11.1 – **Heritage Board Recommendation HB004-2020**

Carried

Note: Later in the meeting on a two thirds majority vote, Approval of the Agenda was reopened and the following delegation was added to the Agenda:

- Re: **Application to Amend the Zoning By-law (to permit the development of 12-storey and 26-storey residential buildings containing approximately 395 units) – Investors Group Trust Company Ltd. – Glen Schnarr & Associates Inc. – 2 & 4 Hanover Road – Ward 7 (R 455/2019 and File C04E06.027)**
- Delegation from Colin Chung, Glen Schnarr & Associates Inc.

Additional Business and Changes related to the Published Agenda (*no vote was required*):

- Re: Delegations re: **Application to Amend the Zoning By-law (to permit the development of 12-storey and 26-storey residential buildings containing approximately 395 units) – Investors Group Trust Company Ltd. – Glen Schnarr & Associates Inc. – 2 & 4 Hanover Road – Ward 7 (R 455/2019 and File C04E06.027):**
2. Donna Young, Brampton resident
 3. Laurie Boasie, Brampton resident
 4. Helen Warner, Committee at Carriage Walk South, Peel Condominium Corporation 358
 5. Jeff Comeau, Brampton resident

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2. Declarations of Interest under the Municipal Conflict of Interest Act – nil

3. 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.

(7.2, 7.3, 8.1, 8.2)

4. Statutory Public Meeting Reports

- 4.1. Staff report re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision (to permit 232 single detached dwellings, a parkette, a school block, stormwater management blocks, open space and environmental buffer blocks, future commercial blocks, and a future residential condominium block) – Malone Given Parsons – Ashley Oaks Homes – 8331 Heritage Road – North of Steeles Avenue West on the East side of Heritage Road – Ward 6 (I 7/2020 and File C05W02.008)**

A presentation was not requested on this item.

The following members of the public addressed Committee and expressed their suggestions and concerns with the subject application:

- Bruce Reed, Bruce Reed Realty
- Murray Cook, Brampton resident

The following motion was considered:

- PDC025-2020
1. That the staff report re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision (to permit 232 single detached dwellings, a parkette, a school block, stormwater management blocks, open space and environmental buffer blocks, future commercial blocks, and a future residential condominium block) – Malone Given Parsons – Ashley Oaks Homes – 8331 Heritage Road – North of Steeles Avenue West on the East side of Heritage Road – Ward 6 (I 7/2020 and File C05W02.008)** to the Planning and Development Committee Meeting of March 9, 2020, be received;
 2. That Planning and Development Services staff be directed to report back to the Planning and Development Committee

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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; and,

3. That the following delegations re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision (to permit 232 single detached dwellings, a parkette, a school block, stormwater management blocks, open space and environmental buffer blocks, future commercial blocks, and a future residential condominium block) – Malone Given Parsons – Ashley Oaks Homes – 8331 Heritage Road – North of Steeles Avenue West on the East side of Heritage Road – Ward 6 (I 7/2020 and File C05W02.008)** to the Planning and Development Committee Meeting of March 9, 2020, be received:
 1. Bruce Reed, Bruce Reed Realty
 2. Murray Cook, Brampton resident

Carried

- 4.2. Staff report re: **Application to Amend the Zoning By-Law (to permit a Place of Worship) – Candevcon Ltd. – Shri Maha Kali Ammaa Mandir Hindu Association – 0 Mayfield Road – West of Goreway Drive, South of Mayfield Road – Ward 10 (I 12/2020 and File C07E17.009)**

No members of the public were present for this item and a presentation was not requested.

The following motion was considered:

- PDC026-2020
1. That the staff report titled: **Application to Amend the Zoning By-Law (to permit a Place of Worship) – Candevcon Ltd. – Shri Maha Kali Ammaa Mandir Hindu Association – 0 Mayfield Road – West of Goreway Drive, South of Mayfield Road – Ward 10 (I 12/2020 and File C07E17.009)**, to the Planning and Development Committee Meeting of March 9, 2020, be received; and,
 2. That Planning and Development Services 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

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circulation of the application and a comprehensive evaluation of the proposal.

Carried

- 4.3. Staff report re: **Application to Amend the Zoning By-law and Draft Plan of Subdivision (to permit 1,241 residential units, 3 open space blocks, and 1 new public road) – Daniels HR Corporation – Glen Schnarr & Associates Inc. – North side of Bovaird Drive, West of Creditview Road – Ward 6 (I 8/2020 and File OZS-2019-0007)**

No members of the public were present for this item and a presentation was not requested.

The following motion was considered:

- PDC027-2020
1. That the staff report re: **Application to Amend the Zoning By-law and Draft Plan of Subdivision (to permit 1241 residential units, 3 open space blocks, and 1 new public road) – Daniels HR Corporation – Glen Schnarr & Associates Inc. – North side of Bovaird Drive, west of Creditview Road – Ward 6 (I 8/2020 and File OZS-2019-0007)** to the Planning and Development Committee Meeting of March 9, 2020, be received; and,
 2. That Planning and Development Services 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 comprehensive evaluation of the proposal.

Carried

- 4.4. Staff report re: **Application to Amend the Zoning By-law (Temporary Use) to permit re-zoning for a medical office and pharmacy with residence above – Candevcon Ltd. – 10209 Bramalea Road – East side of Bramalea Road and North of Peter Robinson Boulevard – Ward 9 (I 3/2020 and File OZS-2020-0001)**

No members of the public were present for this item and a presentation was not requested.

The following motion was considered:

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- PDC028-2020
1. That the staff report re: **Application to Amend the Zoning By-law (Temporary Use) to permit re-zoning for a medical office and pharmacy with residence above – Candevcon Ltd. – 10209 Bramalea Road – East side of Bramalea Road and North of Peter Robinson Boulevard – Ward 9 (I 3/2020 and File OZS-2020-0001)** to the Planning and Development Committee Meeting of March 9, 2020, be received; and
 2. That Planning and Development Services 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

5. Delegations

- 5.1. Delegations re: **Application to Amend the Zoning By-law (to permit the development of 12-storey and 26-storey residential buildings containing approximately 395 units) – Investors Group Trust Company Ltd. – Glen Schnarr & Associates Inc. – 2 & 4 Hanover Road – Ward 7 (R 455/2019 and File C04E06.027):**
1. Chad Mills, Brampton resident
 2. Donna Young, Brampton resident
 3. Laurie Boasie, Brampton resident
 4. Helen Warner, Committee at Carriage Walk South, Peel Condominium Corporation 358
 5. Jeff Comeau, Brampton resident

The following delegations addressed Committee and expressed their views, suggestions, concerns and questions with respect to the subject zoning by-law amendment:

- Donna Young, Brampton resident
- Laurie Boasie, Brampton resident
- Helen Warner and Richard Gauthier, Committee at Carriage Walk South, Peel Condominium Corporation 358
- Jeff Comeau, Brampton resident
- Colin Chung, Glen Schnarr & Associates Inc.

In response to questions from Committee, staff provided clarification on the following:

- Status of the application and the site plan process
- Safety measures including on-site security and perimeter fencing

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- Parking provisions
- Traffic impacts and mitigation efforts
- Property and amenity maintenance
- Intensification and access to transit
- Urban Design Review Panel review of the application

In response to a request from Committee, Colin Chung, Glen Schnarr & Associates Inc., noted that a traffic impact study reported no adverse impacts to local traffic. A meeting with area residents will be arranged in which residents will be invited to share their input. The traffic impact study will be made available at the meeting and to those interested in viewing it.

Items 7.1 and 13.1 were brought forward at this time.

The following motion was considered:

- PDC029-2020
1. That the staff report re: **Application to Amend the Zoning By-law (to permit the development of 12-storey and 26-storey residential buildings containing approximately 395 units) – Investors Group Trust Company Ltd. – Glen Schnarr & Associates Inc. – 2 & 4 Hanover Road – Ward 7 (R 455/2019 and File C04E06.027)** to the Planning and Development Committee Meeting of March 9, 2020, be received;
 2. That the Zoning By-law Amendment application submitted by Glen Schnarr & Associates Inc. on behalf of Investors Group Trust Company Ltd., Ward: 7, File: C04E06.027, 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, the City's Official Plan, and for the reasons set out in the Recommendation Report;
 3. That the amendments to the Zoning By-law generally in accordance with the attached Appendix 11 to the report be adopted;
 4. That the following delegations re: **Application to Amend the Zoning By-law (to permit the development of 12-storey and 26-storey residential buildings containing approximately 395 units) – Investors Group Trust Company Ltd. – Glen Schnarr & Associates Inc. – 2 & 4 Hanover Road – Ward 7 (R 455/2019 and File C04E06.027)** to the Planning and Development Committee Meeting of March 9, 2020, be received:

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1. Donna Young, Brampton resident
 2. Laurie Boasie, Brampton resident
 3. Helen Warner and Richard Gauthier, Committee at Carriage Walk South, Peel Condominium Corporation 358
 4. Jeff Comeau, Brampton resident
 5. Colin Chung, Glen Schnarr & Associates Inc.; and,
5. That the correspondence from Gail McIndoe, Brampton resident, dated February 14, 2020, re: **Application to Amend the Zoning By-law (to permit the development of 12-storey and 26-storey residential buildings containing approximately 395 units) – Investors Group Trust Company Ltd. – Glen Schnarr & Associates Inc. – 2 & 4 Hanover Road – Ward 7 (R 455/2019 and File C04E06.027)** to the Planning and Development Committee Meeting of March 9, 2020, be received.

Carried

- 5.2. Delegation from Filomena Petrelli, property owner, 9393 McLaughlin Road, re: Item 11.1 – **Heritage Board Recommendation HB004-2020**

Filomena Petrelli, Owner, 9393 McLaughlin Road, expressed concerns and suggestions with respect to the potential Designation under Part IV, Section 29 of the *Ontario Heritage Act* of the Fletcher Mud Brick House located at 9393 McLaughlin Road.

Item 11.1 was brought forward at this time.

In response to questions from Committee, staff noted potential uses for the mud brick house and confirmed that staff will work with the property owner towards a mutually beneficial solution.

The following motion was considered:

- PDC030-2020 1. That **Brampton Heritage Board Recommendation HB004-2020**, as follows, to the Planning and Development Committee Meeting of March 9, 2020, be approved:
- HB004-2020 1. That the report titled: **Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 9393 McLaughlin Road (Fletcher Mud Brick House) – Ward 1 (File HE.x)**., to the

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- Brampton Heritage Board Meeting of January 21, 2020, be received; and,
2. That the designation of the property at 9393 McLaughlin Road under Part IV, Section 29 of the *Ontario Heritage Act* (the “Act”) be approved; and,
 3. That staff be authorized to publish and serve the Notice of Intention to designate the property at 9393 McLaughlin Road in accordance with the requirements of the *Act*; and,
 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
2. That the delegation from Filomena Petrelli, Owner, 9393 McLaughlin Road, re: **Heritage Board Recommendation HB004-2020**, to the Planning and Development Committee Meeting of March 9, 2020, be received.

Carried

6. **Staff Presentations** – nil

7. **Planning**

- 7.1. Staff report re: **Application to Amend the Zoning By-law (to permit the development of 12-storey and 26-storey residential buildings containing approximately 395 units) – Investors Group Trust Company Ltd. – Glen Schnarr & Associates Inc. – 2 & 4 Hanover Road – Ward 7 (R 455/2019 and File C04E06.027)**
Dealt with under Item 5.1 – Recommendation PDC029-2020

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- * 7.2. Staff report re: **Application to Amend the Zoning By-law (to permit food processing use) – Caplink Limited – Weston Consulting – 45 West Drive – East of West Drive between Orenda Road and Clark Boulevard – Ward 2 (R 438/2020 and File C03E03.001)**

- PDC031-2020
1. That the report titled: **Application to Amend the Zoning By-law (to permit food processing use) – Caplink Limited – Weston Consulting – 45 West Drive – East of West Drive between Orenda Road and Clark Boulevard – Ward 2 (R 438/2020 and File C03E03.001)** to the Planning and Development Committee Meeting of March 9, 2020, be received;
 2. That the Zoning By-law Amendment application submitted by Weston Consulting on behalf of Caplink Limited, Ward: 3, File: C03E03.001, 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 for the reasons set out in the Planning Recommendation Report, dated February 14, 2020; and,
 3. That the amendments to the Zoning By-law, generally in accordance with the attached Appendix 10 to the report be adopted.

Carried

- * 7.3. Staff report re: **Application to Amend the Zoning By-law (to permit the development of a 23-storey, 190-unit, mixed use building) – 1189389 Ontario Inc. – G-Force Planners & Consultants – 7800 & 7890 Hurontario Street – Ward 4 (R 19/2020 and File T01W14.010)**

- PDC032-2020
1. That the report titled: **Application to Amend the Zoning By-law (to permit the development of a 23-storey, 190-unit, mixed use building) – 1189389 Ontario Inc. – G-Force Planners & Consultants – 7800 & 7890 Hurontario Street – Ward 4 (R 19/2020 and File T01W14.010)**, to the Planning and Development Committee Meeting of March 9, 2020, be received;
 2. That the Zoning By-law Amendment application submitted by G-Force Planners & Consultants, on behalf of 1189389

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Ontario Incorporated, Ward: 4, File: T01W14.010, 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, the City's Official Plan, and for the reasons set out in the Recommendation Report;

3. That the amendments to the Zoning By-law, generally in accordance with the attached Appendix 11 to the report, be forwarded to Council for adoption after the Region of Peel provides written confirmation that the Functional Servicing Report is acceptable for the purpose of approving the Zoning By-law Amendment; and,
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.

Carried

8. Minutes

*** 8.1. Minutes – Age-Friendly Brampton Advisory Committee – January 21, 2020**

PDC033-2020 That the **Minutes – Age-Friendly Brampton Advisory Committee – January 21, 2020**, recommendations AFC001-2020 to AFC006-2020, to the Planning and Development Committee Meeting of March 9, 2020, be approved as published and circulated.

Carried

The recommendations were approved as follows:

AFC001-2020 That the agenda for the Age Friendly Brampton Advisory Committee meeting of January 21, 2020, be approved, as published and circulated.

AFC002-2020 That the presentation by Andrew McNeill, Strategic Leader, Policy Planning, to the Brampton Sports Hall of Fame Committee meeting of January 21, 2020, re: Age-Friendly Committee – Brampton 2040 Plan be received.

AFC003-2020 That the presentation by Stavroula Kassaris, Policy Planner, Environment and Development, to the Age-Friendly Brampton Advisory

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Committee meeting of January 21, 2020, re: Measuring the Sustainability of New Development be received.

AFC004-2020 That the following items to the Age-Friendly Brampton Advisory Committee be deferred to the meeting of March 24, 2020:

5.1 Update from Tristan Costa, Policy Planner, re: Workplace Diversity and Inclusion Strategy and Work Plan

6.1 Discussion at the request of Bob Pesant, Co-Chair, re: Update regarding Employee Survey on Inclusion and Diversity

AFC005-2020 1. That the correspondence from S. Danton, Legislative Coordinator, City Clerk's Office, dated January 6, 2020, to the Age-Friendly Brampton Advisory Committee meeting of January 21, 2020, re: Brampton Transit Advisory Committee – Appointment of Representative be received; and

2. That Myrna Adams, Brampton Seniors Council, be appointed to the Brampton Transit Advisory Committee, as the representative from the Age-Friendly Brampton Advisory Committee for the term ending November 14, 2022.

AFC006-2020 That the Age-Friendly Brampton Advisory Committee do now adjourn to meet again on Tuesday, March 24, 2020 at 7:00 p.m.

* 8.2. **Minutes – Brampton Heritage Board – February 18, 2019**

PDC034-2020 That the **Minutes – Brampton Heritage Board – February 18, 2019**, recommendations HB009-2020 to HB013-2020, to the Planning and Development Committee Meeting of March 9, 2020, be approved as published and circulated.

Carried

The recommendations were approved as follows:

HB009-2020 That the agenda for the Brampton Heritage Board Meeting of February 18, 2020 be approved as published and circulated.

HB010-2020 That the staff Memorandum re: **11962 The Gore Road – Ward 10** (File HE.x), to the Brampton Heritage Board Meeting of February 18, 2020, be received.

HB011-2020 1. That the staff report titled re: **Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 10020**

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Mississauga Road - Ward 6 (File HE.x), to the Brampton Heritage Board Meeting of February 18, 2020, be received; and,

2. That the designation of the property at 10020 Mississauga Road 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 the property at 10020 Mississauga Road 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.

HB012-2020 That the Verbal Update from Steve Collie, Member, re: **Follow-up to Highlight on Heritage Event - Saturday, February 8, 2020**, to the Brampton Heritage Board Meeting of February 18, 2020, be received.

HB013-2020 That the Brampton Heritage Board do now adjourn to meet again on Tuesday, March 24, 2020 at 7:00 p.m. or at the call of the Chair.

9. **Other/New Business** – nil

10. **Referred Matters** – nil

11. **Deferred Matters**

11.1. **Heritage Board Recommendation HB004-2020, as follows:**

- HB004-2020 1. That the report titled: **Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 9393**

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McLaughlin Road (Fletcher Mud Brick House) – Ward 1 (File HE.x)., to the Brampton Heritage Board Meeting of January 21, 2020, be received; and,

2. That the designation of the property at 9393 McLaughlin Road under Part IV, Section 29 of the *Ontario Heritage Act* (the “Act”) be approved; and,
3. That staff be authorized to publish and serve the Notice of Intention to designate the property at 9393 McLaughlin Road in accordance with the requirements of the *Act*; and,
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.

Note: deferred to this meeting pursuant to the following Recommendation:

- PDC014-2020
1. That the delegation from Palvinder Gill, Brampton resident, re: **Minutes – Brampton Heritage Board – January 21, 2020 – Recommendation HB004-2020 – 9393 McLaughlin Road** to the Planning and Development Committee Meeting of February 10, 2020, be received; and,
 2. That Brampton Heritage Board Recommendation HB004-2020, as follows, be **deferred** to the Planning and Development Committee Meeting of March 9, 2020, for consideration and that staff notify the property owners to be present and delegate should they wish to do so:

- HB004-2020
1. That the report titled: **Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 9393 McLaughlin Road (Fletcher Mud Brick House) – Ward 1** (File HE.x)., to the Brampton Heritage Board Meeting

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- of January 21, 2020, be received; and,
2. That the designation of the property at 9393 McLaughlin Road under Part IV, Section 29 of the *Ontario Heritage Act* (the “Act”) be approved; and,
 3. That staff be authorized to publish and serve the Notice of Intention to designate the property at 9393 McLaughlin Road in accordance with the requirements of the Act; and,
 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.

Dealt with under Item 5.2 – Recommendation PDC030-2020

12. **Notice of Motion** – nil

13. **Correspondence**

- 13.1. Correspondence from Gail McIndoe, Brampton resident, dated February 14, 2020, re: **Application to Amend the Zoning By-law (to permit the development of 12-storey and 26-storey residential buildings containing approximately 395 units) – Investors Group Trust Company Ltd. – Glen Schnarr & Associates Inc. – 2 & 4 Hanover Road – Ward 7 (R 455/2019 and File C04E06.027)**

Dealt with under Item 5.1 – Recommendation PDC029-2020

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14. **Councillor Question Period** – nil

15. **Public Question Period**

In response to a question from Sylvia Roberts, Brampton resident, regarding consideration for the historical context of Bramalea, staff noted that development proposals have consideration for the heritage and intended built form appearance of their subject area.

16. **Closed Session** – nil

17. **Adjournment**

The following motion was considered:

PDC035-2020 That the Planning and Development Committee do now adjourn to meet again on Monday, March 23, 2020, at 1:00 p.m.

Carried

Regional Councillor M. Medeiros (Chair)

Monday, June 8, 2020

Members Present via Electronic Meeting 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
Regional Councillor G. Dhillon – Wards 9 and 10
City Councillor D. Whillans – Wards 2 and 6
City Councillor J. Bowman – Wards 3 and 4
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:
R. Forward, Commissioner
A. Parsons, Director, Development Services
R. Conard, Director of Building, and Chief Building Official
Yin Xiao, Development Planner
Kelly Henderson, Development Planner
Rob Nykyforchyn, Development Planner
Cynthia Owusu-Gyimah, Development Planner
Dan Watchorn, Development Planner
City Clerk's Office:
P. Fay, City Clerk
C. Gravlev, Deputy City Clerk
S. Danton, Legislative Coordinator

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Note: In consideration of the current COVID-19 public health orders prohibiting public gatherings of more than 5 people and requirements for physical distancing between persons, in-person attendance at this Committee of Council 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 7:00 p.m. and adjourned at 8:32 p.m.

1. **Call to Order**

As this meeting of the 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:

PDC036-2020 That the Agenda for the Planning and Development Committee Meeting of June 8, 2020, be approved as published and circulated.

Carried

Additional Business and Changes related to the Published Agenda (*no vote was required*):

- 14.2. Correspondence, re: **Proposed Draft Plan of Subdivision (to create blocks on a plan of subdivision in order to facilitate a specific type of condominium [common element] townhouse development) – Candevcon Ltd. – Sunfield Investments (McMurchy) Inc. – 57 McMurchy Ave. South – West side of McMurchy Ave. South, south of Queen St. West – Ward 3 (I 38/2020 and OZS-2020-006)**

2. Michael Ben, Brampton resident, dated May 27, 2020

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3. John Armstrong, Brampton resident, dated May 19, 2020

14.3. Correspondence re: **Application to Amend the Official Plan, Secondary Plan and Zoning By-law (to permit a 5 storey self-storage Building) – Smartcentres Inc. – 370 Main Street North – Ward 1 (I 21/2020 and OZS-2020-0003):**

5. Randy Barnett, Brampton resident, dated May 30, 2020

6. Maureen Sim, Brampton resident, dated June 5, 2020

14.4. Correspondence from Paul Miledi, Brampton resident, dated June 5, 2020, re: Staff report re: **Application to Amend the Official Plan and Zoning By-Law (to permit the development of a business park, comprising of office and warehouse space) – Glen Schnarr & Associates Inc. (c/o Quarre Properties Inc. & Heartland (Seven) Limited) – Prologis & Orlando – South of Countryside Drive, both sides of Coleraine Drive – Ward 10 (I 50/2020 and C11E15.002)**

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

4. **Consent**

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

(9.1)

5. **Statutory Public Meeting Reports**

5.1. Staff report re: **Application to Amend the Zoning By-Law (to permit a residential development consisting of 237 townhouse units and a public park) – Mattamy (Credit River) Limited – Korsiak Urban Planning – 10201 Mississauga Road and 0 Mississauga Road – East of Mississauga Road, South of Canadian National Railway Line – Ward 6 (I 28/2020 and OZS-2020-0004)**

Yin Xiao, Development Planner, Planning 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.

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

Item 14.1 was brought forward at this time.

Note: Later in the meeting, additional correspondence was introduced regarding this item. See Public Question Period – Recommendation PDC044-2020

The following motion was considered:

- PDC037-2020
1. That the staff report re: **Application to Amend the Zoning By-Law (to permit a residential development consisting of 237 townhouse units and a public park) – Mattamy (Credit River) Limited – Korsiak Urban Planning – 10201 Mississauga Road and 0 Mississauga Road – East of Mississauga Road, South of Canadian National Railway Line – Ward 6 (I 28/2020 and OZS-2020-0004)** to the Planning and Development Committee Meeting of June 8, 2020, be received;
 2. That Planning and Development Services 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; and,
 3. That the correspondence from Anthony Melo, Brampton resident, dated May 24, 2020, re: **Application to Amend the Zoning By-Law (to permit a residential development consisting of 237 townhouse units and a public park) – Mattamy (Credit River) Limited – Korsiak Urban Planning – 10201 Mississauga Road and 0 Mississauga Road – East of Mississauga Road, South of Canadian National Railway Line – Ward 6 (I 28/2020 and OZS-2020-0004)** to the Planning and Development Committee Meeting of June 8, 2020, be received.

Carried

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- 5.2. Staff report re: **Proposed Draft Plan of Subdivision (to create blocks on a plan of subdivision in order to facilitate a specific type of condominium [common element] townhouse development) – Candevcon Ltd. – Sunfield Investments (McMurphy) Inc. – 57 McMurphy Ave. South – West side of McMurphy Ave. South, south of Queen St. West – Ward 3 (I 38/2020 and OZS-2020-006)**

Kelly Henderson, Development Planner, Planning 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.

Item 14.2 was brought forward at this time.

The following motion was considered:

- PDC038-2020
1. Staff report re: **Proposed Draft Plan of Subdivision - (to create blocks on a plan of subdivision in order to facilitate a specific type of condominium – common element – townhouse development) – Candevcon Ltd. – Sunfield Investments (McMurphy) Inc. – 57 McMurphy Ave. S. – West side of McMurphy Ave. S, south of Queen St. W. – Ward 3 (I 38/2020 and OZS-2020-006)** to the Planning and Development Committee Meeting of June 8, 2020, be received;
 2. That Planning and Development Services 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; and,
 3. That the following correspondence re: **Proposed Draft Plan of Subdivision (to create blocks on a plan of subdivision in order to facilitate a specific type of condominium [common element] townhouse development) – Candevcon Ltd. – Sunfield Investments (McMurphy) Inc. – 57 McMurphy Ave. South – West side of McMurphy Ave. South, south of Queen St. West – Ward 3 (I 38/2020 and OZS-2020-006)** to the Planning and Development Committee Meeting of June 8, 2020, be received:
 1. Anthony Melo, Brampton resident, dated May 24, 2020
 2. Michael Ben, Brampton resident, dated May 27, 2020
 3. John Armstrong, Brampton resident, dated May 19, 2020

Carried

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- 5.3. Staff report re: **Application to Amend the Official Plan and Zoning By-Law (to permit the development of a business park, comprising of office and warehouse space) – Glen Schnarr & Associates Inc. (c/o Quarre Properties Inc. & Heartland (Seven) Limited) – Prologis & Orlando – South of Countryside Drive, both sides of Coleraine Drive – Ward 10 (I 50/2020 and C11E15.002)**

Rob Nykyforchyn, Development Planner, Planning 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.

Item 14.4 was brought forward at this time.

The following motion was considered:

- PDC039-2020
1. That the staff report re: **Application to Amend the Official Plan and Zoning By-Law (to permit the development of a business park, comprising of office and warehouse space) – Glen Schnarr & Associates Inc. (c/o Quarre Properties Inc. & Heartland (Seven) Limited) – Prologis & Orlando – South of Countryside Drive, both sides of Coleraine Drive – Ward 10 (I 50/2020 and C11E15.002)**, to the Planning and Development Committee Meeting of June 8, 2020, be received; and,
 2. That Planning and Economic Development Department staff be directed to report back to the Planning and Development Services 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.
 3. That the correspondence from Paul Miledi, Brampton resident, dated June 5, 2020, re: Staff report re: **Application to Amend the Official Plan and Zoning By-Law (to permit the development of a business park, comprising of office and warehouse space) – Glen Schnarr & Associates Inc. (c/o Quarre Properties Inc. & Heartland (Seven) Limited) – Prologis & Orlando – South of Countryside Drive, both sides of Coleraine Drive – Ward 10 (I 50/2020 and C11E15.002)** to the Planning and Development Committee Meeting of June 8, 2020, be received.

Carried

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- 5.4. Staff report re: **Application to Amend the Zoning By-law and Draft Plan of Subdivision (to permit 17 single detached dwelling lots, six part lots and a restoration/enhancement block with associated buffer blocks) – 2185715 Ontario Inc. – Candevcon Ltd. – 11570 McVean Drive – West side of McVean Drive, between Countryside Road and Mayfield Road – Ward 10 (I 36/2020 and C08E17.012)**

Cynthia Owusu-Gyimah, Development Planner, Planning 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:

- PDC040-2020
1. That the staff report re: **Application to Amend the Zoning By-law and Draft Plan of Subdivision (to permit 17 single detached dwelling lots, six part lots and a restoration/enhancement block with associated buffer blocks) – 2185715 Ontario Inc. – Candevcon Ltd. – 11570 McVean Drive – West side of McVean Drive, between Countryside Road and Mayfield Road – Ward 10 (I 36/2020 and C08E17.012)** to the Planning and Development Services Committee Meeting of June 8, 2020, be received; and,
 2. That Planning and Development Services 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

- .5. Staff report re: **Application to Amend the Official Plan, Secondary Plan and Zoning By-law (to permit a 5 storey self-storage Building) – Smartcentres Inc. – 370 Main Street North – Ward 1 (I 21/2020 and OZS-2020-0003)**

Daniel Watchorn, Development Planner, Planning 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.

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A pre-recorded presentation by the applicants was presented at this time. The presentation by Jinny Tran, Smartcentres Inc., and Stephanie Kwast, Bousfields Inc., provided details on the history of Smartcentres Inc. and Smartstop Self Storage, details of the design, integration into the surrounding land uses, landscaping and traffic circulation details.

Following the presentations, it was indicated that there were no pre-registered delegations.

Committee requested that environmentally sustainable features, including energy use, be incorporated in the design of the proposed building.

Item 14.3 was brought forward at this time.

The following motion was considered:

- PDC041-2020
1. That the staff report re: **Application to Amend the Official Plan, Secondary Plan and Zoning By-law (To permit a 5 Storey Self Storage Building) – Smartcentres Inc. – 370 Main Street North – Ward 1 (I 21/2020 and OZS-2020-0003)** to the Planning and Development Committee Meeting of June 8, 2020, be received; and,
 2. That Planning and Development Services 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.
 3. That the following correspondence re: **Application to Amend the Official Plan, Secondary Plan and Zoning By-law (to permit a 5 storey self-storage Building) – Smartcentres Inc. – 370 Main Street North – Ward 1 (I 21/2020 and OZS-2020-0003)** to the Planning and Development Committee Meeting of June 8, 2020, be received:
 1. Mike and Janet Daurio, Brampton residents, dated March 17, 2020
 2. Rishi Bhatti, Brampton resident, dated March 17, 2020
 3. Beverly Mooney, Brampton resident, dated March 22, 2020
 4. Nanette Doherty, Brampton resident, dated March 22, 2020
 5. Randy Barnett, Brampton resident, dated May 30, 2020
 6. Maureen Sim, Brampton resident, dated June 5, 2020

Carried

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6. **Delegations** – nil

7. **Staff Presentations** – nil

8. **Planning**

8.1. Staff report re: **Second Unit Registration Update - All Wards (I 16/2020)**

Committee consideration of the matter included questions of clarification with respect to:

- Maximum occupancy
- Second Unit Guide for homeowners
- Parking provisions
- Construction and inspections
- Drywall and plumbing
- Safety inspection app - Mobile Inspect
 - Uses and capabilities
 - Financing and licensing fees

The following motion was introduced:

“That staff report back by July 2020 on how ‘Mobile Inspect’ can provide applicant changes required from inspections through email.”

The following motion was considered:

- PDC042-2020
1. That the staff report re: **Second Unit Registration Updates – All Wards (I 16/2020)**, to the Planning and Development Committee Meeting of June 8, 2020, be received; and
 2. That staff report back by July 2020 on how ‘Mobile Inspect’ can provide applicant changes required from inspections through email.

Carried

9. **Minutes**

^9.1. **Minutes – Cycling Advisory Committee – February 18, 2020**

PDC043-2020 That the **Minutes of the Cycling Advisory Committee Meeting of February 18, 2020**, Recommendations CYC-2020 to CYC-2020, to the Planning and Development Committee Meeting of June 8, 2020, be approved as published and circulated.

Carried

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The recommendations were approved as follows:

- CYC001-2020 That the agenda for the Cycling Advisory Committee meeting of February 18, 2020, be approved as published and circulated.
- CYC002-2020 That the delegation by David Laing, Chair, BikeBrampton, to the Cycling Advisory Committee meeting of February 18, 2020, re: **Community Cycling Program Review, Current Results and Future Plans** be received.
- CYC003-2020 1. That the discussion at the request of Kevin Montgomery, Co-Chair, to the Cycling Advisory Committee Meeting of February 18, 2020, re: **Winter Maintenance** be received;
2. That the Cycling Advisory Committee establish a sub-committee to discuss winter maintenance along recreational trails/pathways and sidewalks;
3. That the following Committee members be appointed to the sub-committee:
- Alina Grzejszczak
 - Laura Bowman
 - Stephen Laidlaw; and
4. That the Brampton Transit Advisory Committee and the Accessible Advisory Committee be invited to participate in the sub-committee meetings.
- CYC004-2020 1. That the verbal update by Tamara Kwast, Transportation Planner, Planning and Development Services, to the Cycling Advisory Committee Meeting of February 18, 2020, re: **Update and Request for Volunteers for Bike The Creek 2020 for Specific Tasks** be received; and
2. That Dayle Laing, Member, be selected to represent the Cycling Advisory Committee at the Bike the Creek Planning Committee meetings.
- CYC005-2020 That the Cycling Advisory Committee do now adjourn to meet again on April 21, 2020 at 7:00 p.m.

10. **Other/New Business** – nil

11. **Referred Matters** – nil

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12. **Deferred Matters** – nil

13. **Notice of Motion** – nil

14. **Correspondence**

14.1. Correspondence from Anthony Melo, Brampton resident, dated May 24, 2020, re: **Application to Amend the Zoning By-Law (to permit a residential development consisting of 237 townhouse units and a public park) – Mattamy (Credit River) Limited – Korsiak Urban Planning – 10201 Mississauga Road and 0 Mississauga Road – East of Mississauga Road, South of Canadian National Railway Line – Ward 6 (I 28/2020 and OZS-2020-0004)**

Dealt with under Item 5.1 – Recommendation PDC037-2020

14.2. Correspondence, re: **Proposed Draft Plan of Subdivision (to create blocks on a plan of subdivision in order to facilitate a specific type of condominium [common element] townhouse development) – Candevcon Ltd. – Sunfield Investments (McMurphy) Inc. – 57 McMurphy Ave. South – West side of McMurphy Ave. South, south of Queen St. West – Ward 3 (I 38/2020 and OZS-2020-006)**

1. Anthony Melo, Brampton resident, dated May 24, 2020
2. Michael Ben, Brampton resident, dated May 27, 2020
3. John Armstrong, Brampton resident, dated May 19, 2020

Dealt with under Item 5.2 – Recommendation PDC038-2020

14.3. Correspondence re: **Application to Amend the Official Plan, Secondary Plan and Zoning By-law (to permit a 5 storey self-storage Building) – Smartcentres Inc. – 370 Main Street North – Ward 1 (I 21/2020 and OZS-2020-0003):**

1. Mike and Janet Daurio, Brampton residents, dated March 17, 2020
2. Rishi Bhatti, Brampton resident, dated March 17, 2020
3. Beverly Mooney, Brampton resident, dated March 22, 2020
4. Nanette Doherty, Brampton resident, dated March 22, 2020
5. Randy Barnett, Brampton resident, dated May 30, 2020
6. Maureen Sim, Brampton resident, dated June 5, 2020

Dealt with under Item 5.5 – Recommendation PDC041-2020

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- 14.4. Correspondence from Paul Miledi, Brampton resident, dated June 5, 2020, re: Staff report re: **Application to Amend the Official Plan and Zoning By-Law (to permit the development of a business park, comprising of office and warehouse space) – Glen Schnarr & Associates Inc. (c/o Quarre Properties Inc. & Heartland (Seven) Limited) – Prologis & Orlando – South of Countryside Drive, both sides of Coleraine Drive – Ward 10 (I 50/2020 and C11E15.002)**

Dealt with under Item 5.3 – Recommendation PDC039-2020

15. **Councillor Question Period** – nil

16. **Public Question Period**

The public was given the opportunity to submit questions via e-mail to the City Clerk's Office regarding any decisions made during the meeting.

At this time, P. Fay, City Clerk, noted that correspondence was received by the City Clerk's Office regarding Item 5.1. – **Application to Amend the Zoning By-Law (to permit a residential development consisting of 237 townhouse units and a public park) – Mattamy (Credit River) Limited – Korsiak Urban Planning – 10201 Mississauga Road and 0 Mississauga Road – East of Mississauga Road, South of Canadian National Railway Line – Ward 6 (I 28/2020 and OZS-2020-0004)**

See Item 5.1

The following motion was considered:

- PDC044-2020 That the correspondence from Andrew Walker, Gagnon Walker Domes, dated May 28, 2020, re: **Application to Amend the Zoning By-Law (to permit a residential development consisting of 237 townhouse units and a public park) – Mattamy (Credit River) Limited – Korsiak Urban Planning – 10201 Mississauga Road and 0 Mississauga Road – East of Mississauga Road, South of Canadian National Railway Line – Ward 6 (I 28/2020 and OZS-2020-0004)** to the Planning and Development Committee Meeting of June 22, 2020, be received.

Carried

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

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17. **Closed Session** – nil

18. **Adjournment**

The following motion was considered:

PDC045-2020 That the Planning and Development Committee do now adjourn to meet again on Monday, June 22, 2020, at 7:00 p.m. or at the call of the Chair.

Carried

Regional Councillor M. Medeiros (Chair)

Monday, June 22, 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
Regional Councillor G. Dhillon – Wards 9 and 10 (joined the meeting at 7:08 p.m. – personal)
City Councillor D. Whillans – Wards 2 and 6
City Councillor J. Bowman – Wards 3 and 4
City Councillor C. Williams – Wards 7 and 8 (joined the meeting at 7:30 p.m.)
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
R. Conard, Director of Building, and Chief Building Official
E. Corazzola, Manager, Zoning and Sign By-law Services
D. VanderBerg, Manager, Development Services
D. Balasal, Policy Planner
N. Rea, Policy Planner
S. Dykstra, Development Planner
H. Katyal, Development Planner
C. Owusu-Gyimah, Development Planner
K. Henderson, Development Planner
City Clerk's Office:
P. Fay, City Clerk
C. Gravlev, Deputy City Clerk
S. Danton, Legislative Coordinator

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Note: In consideration of the current COVID-19 public health orders prohibiting public gatherings of more than 5 people and requirements for physical distancing between persons, in-person attendance at this Committee of Council 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 10:12 p.m.

1. Call to Order

As this meeting of the 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 Fortini, and Councillor Singh

Members absent during roll call: Councillor Dhillon, Councillor Williams

2. Approval of Agenda

The following motion was considered:

PDC046-2020 That the Agenda for the Planning and Development Committee Meeting of June 22, 2020, be approved, as amended, as follows:

To add:

- 10.1. Discussion at the request of Regional Councillor Vicente, re: **Right-of-Way Widening in the Village of Churchville Conservation District.**

Carried

Additional Business and Changes related to the Published Agenda
(no vote was required):

- 6.4. Delegation from Harpreet Sidhu and Yuvraj Chhina, property owners, 12 Church Street East, re: **Façade Improvement Grant – 12 Church Street East – East of Main Street**

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North, on the north side of Church Street East – Ward 1 (File BFIP-2019-009 and R68/2020)

- 6.5. Delegations re: **Application to Amend the Official Plan, Zoning By-Law and Proposed Draft Plan of Subdivision (to permit the development of a mix of detached, semi-detached and townhouse dwellings) - Glen Schnarr & Associates Inc. – Havenwood Properties (Central) Ltd. – East of Financial Drive, North of Steeles Avenue West – Ward 4 (I 39/2020 and File C04W02.006):**
1. Mohammad Al Abid, Brampton resident,
 2. Gokhan Shevket, Brampton resident
 3. Harpuneet Singh, Brampton resident
 4. Ujjal Mondal, Brampton resident
 5. Harbinder Panesar, Brampton resident
 6. Iqbal Brar, Brampton resident
- 6.6. Delegation from Akash Girn, Brampton resident, re: **Application to Amend the Zoning By-law (to permit 90 stacked townhouses) – Glen Schnarr & Associates Inc. – Kaneff Properties Ltd. – Block 102, Plan 43M-2015 and Block 27, Plan 43M-1990 – South side of Financial Drive, West of Mississauga Road – Ward 6 (I 37/2020 and File C05W03.008)**
- 6.7. Delegations re: **City-Initiated Amendment to the Zoning By-law – Two Unit Dwelling Parking Provisions – City Wide (R 15/2020)**
1. Jaswinder Pal Mokha, Brampton resident,
 2. Arvinder Kaur, Brampton resident
- 6.8. Delegation from Pritam Singh, Brampton resident, re: **City-initiated Amendment to the Zoning By-Law to Adjust Parking Permissions within Special Policy Area 16 in the Bram East Secondary Plan – Area 41 (I 26/2020)**
- 14.1. Correspondence re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision (to permit a residential townhouse development consisting of 43 townhouse units and 10 semi-detached dwelling units) – Coscorp Wanless Inc. – Weston Consulting Group Inc. – 1265, 1279, 1303, and 1323 Wanless Drive – South of Wanless Drive between Creditview Road and Chinguacousy Road – Ward 6 (I 30/2020 and File C03W15.008):**

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4. Ajindrapal Singh and Gurdeep Kaur, Brampton residents, dated June 16, 2020
 5. Arthur Abelha, Brampton resident, dated June 17, 2020
 6. Vamshidhar Reddy Chintalacheruvu and Bhagyalakshmi Puccha, Brampton residents, dated June 17, 2020
 7. Samir Mansuri, Brampton resident, dated June 5, 2020
 8. Menelaos and Sandy Tsontzidis, Brampton residents, dated June 18, 2020
 9. Vinay Chandra Gudipadu Narendranath and Lakshmi Sandhyasree Petluri, Brampton residents, dated June 19, 2020
 10. Karen Houlahan and Scott Stewart, Brampton residents, dated June 19, 2020
 11. Pratish Goshalia and Sapna Shah, Brampton residents, dated June 19, 2020
 12. Stephen Cecutti and Despina Spencer, Brampton residents, dated June 19, 2020
 13. James and Lourdes Sandra Fernandes, Brampton resident, dated June 19, 2020
 14. Ninder Singh and Puneet Hayer, Brampton residents, dated June 18, 2020
 15. John Moffat, Brampton resident, dated June 19, 2020
 16. Chitrassen Bhikajee, Brampton resident, dated June 22, 2020
- 14.2. Correspondence re: **Application to Amend the Official Plan, Zoning By-Law and Proposed Draft Plan of Subdivision (to permit the development of a mix of detached, semi-detached and townhouse dwellings) - Glen Schnarr & Associates Inc. – Havenwood Properties (Central) Ltd. – East of Financial Drive, North of Steeles Avenue West – Ward 4 (I 39/2020 and File C04W02.006):**
2. David Rantisi, Brampton resident, dated June 16, 2020
 3. Mohammad Al Abid, Brampton resident, dated May 21, 2020
 4. Khulud Bint Sheeraz, Brampton resident, dated June 9, 2020
 5. Ivraj Kanwar and Rupinder Mangat, Brampton residents, dated June 10, 2020
 6. Dharampal Jatana, Brampton resident, dated June 5, 2020
 7. Ujjal Mondal, Brampton resident, dated June 4, 2020
 8. Salem Khan, Brampton resident, dated June 18, 2020
 9. Marlene Heath, Brampton resident, dated June 15, 2020
 10. Prab Dhami, Brampton resident, dated June 17, 2020
 11. Rupinder Girn, Brampton resident, dated June 18, 2020
 12. Baljit Virk, Brampton resident, dated June 19, 2020

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13. Gokhan and Heather Shevket, Brampton residents, dated June 19, 2020
 14. Ron Singh, Brampton resident, dated June 19, 2020
 15. Harpuneet Singh, Brampton resident, dated June 19, 2020
 16. Amir Moin and Zain Amir, Brampton residents, dated June 19, 2020
 17. Iqbal Brar, Brampton resident, dated June 19, 2020
 18. Chris Bejnar, Brampton resident, dated June 22, 2020
- 14.3. Correspondence re: **Application to Amend the Zoning By-law (to permit 90 stacked townhouses) – Glen Schnarr & Associates Inc. – Kaneff Properties Ltd. – Block 102, Plan 43M-2015 and Block 27, Plan 43M-1990 – South side of Financial Drive, West of Mississauga Road – Ward 6 (I 37/2020 and File C05W03.008):**
2. Michael and Maria D’Souza, Brampton residents, dated June 15, 2020
 3. Jagjit Kang, Brampton resident, dated June 19, 2020
- 14.4. Correspondence re: **Application to Amend the Zoning By-law (to permit a concrete batching plant) – 2487557 Ontario Inc. – Gagnon Walker Domes Ltd. – 50 Wentworth Court – Ward 8 (I 40/2020 and File OZS-2020-0002):**
1. Peter Lisena, V.M.P.L Investments Company Ltd., dated June 16, 2020
 2. Frank Falvo, Falco Steel Fabricators Inc., dated June 18, 2020
 3. Livio Paniconi, Cori Investments Inc., dated June 18, 2020
 4. Hugo Sorenson, Oaken Holdings Inc., dated June 19, 2020
 5. Gigi Vanacore, Gigi Importing Ltd., dated June 22, 2020
- 14.5. Correspondence from Sarthak Shah, Brampton resident, dated June 18, 2020, re: Staff report re: **City-Initiated Amendment to the Zoning By-law – Two Unit Dwelling Parking Provisions – City Wide (R 15/2020)**

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

4. **Consent**

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

(Items 8.5, 8.6, 8.7, 8.8, 8.9, and 8.10 were removed from consent)

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5. Statutory Public Meeting Reports

5.1. Staff report re: **City-initiated Amendment to the Zoning By-Law to Adjust Parking Permissions within Special Policy Area 16 in the Bram East Secondary Plan – Area 41 (I 26/2020)**

Natasha Rea, Policy Planner, Planning, Building and Economic Development, presented an overview of the proposed amendment that included location of the subject lands, area context, history, next steps and contact information.

Pritam Singh, Brampton resident, outlined his understanding of the proposal, and staff confirmed it to be correct in terms of what is proposed in the draft amendment.

The following motion was considered:

- PDC047-2020
1. That the staff report re: **City-initiated Amendment to the Zoning By-Law to Adjust Parking Permissions within Special Policy Area 16 in the Bram East Secondary Plan – Area 41 (I 26/2020)**, to the Planning and Development Services Committee Meeting of June 22, 2020, be received;
 2. That staff be directed to report back to Planning and Development Services Committee with the results of the Public Meeting and a staff recommendation;
 3. That a copy of the report and Council resolution be forwarded to the Region of Peel for information; and,
 4. That the delegation from Pritam Singh, Brampton resident, re: **City-initiated Amendment to the Zoning By-Law to Adjust Parking Permissions within Special Policy Area 16 in the Bram East Secondary Plan – Area 41 (I 26/2020)**, to the Planning and Development Services Committee Meeting of June 22, 2020, be received.

Carried

5.2. Staff report re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision (to permit a residential townhouse development consisting of 43 townhouse units and 10 semi-detached dwelling units) – Coscorp Wanless Inc. – Weston Consulting Group Inc. – 1265, 1279, 1303, and 1323 Wanless Drive – South of Wanless Drive between Creditview Road and Chinguacousy Road – Ward 6 (I 30/2020 and File C03W15.008)**

Stephen Dykstra, Development Planner, Planning, Building and Economic

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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.

Michael Vani, Weston Consulting, provided an overview of the amended application.

The following the following members of the public addressed Committee and expressed their views, suggestions, concerns and questions with respect to the subject application:

- Scott Stewart, Brampton resident
- Despina Spencer, Brampton resident
- John Moffat, Brampton resident

Committee noted the difficulty in processing infill development applications and questioned how to address abutting properties that paid a premium to back onto green space.

The following motion was considered:

- PDC048-2020
1. That the staff report re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision (to permit a residential townhouse development consisting of 43 townhouse units and 10 semi-detached dwelling units) – Coscorp Wanless Inc. – Weston Consulting Group Inc. – 1265, 1279, 1303, and 1323 Wanless Drive – South of Wanless Drive between Creditview Road and Chinguacousy Road – Ward 6 (I 30/2020 and File C03W15.008)** to the Planning and Development Committee Meeting of June 22, 2020, be received;
 2. That Planning and Development Services 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;
 3. That the following delegations re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision (to permit a residential townhouse development consisting of 43 townhouse units and 10 semi-detached dwelling units) – Coscorp Wanless Inc. – Weston Consulting Group Inc. – 1265, 1279, 1303, and 1323 Wanless Drive – South of Wanless Drive between Creditview Road and Chinguacousy Road –**

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Ward 6 (I 30/2020 and File C03W15.008) to the Planning and Development Committee Meeting of June 22, 2020, be received:

1. Michael Vani, Weston Consulting
2. Scott Stewart, Brampton resident
3. Despina Spencer, Brampton resident
4. John Moffat, Brampton resident

4. That the following correspondence re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision (to permit a residential townhouse development consisting of 43 townhouse units and 10 semi-detached dwelling units) – Coscorp Wanless Inc. – Weston Consulting Group Inc. – 1265, 1279, 1303, and 1323 Wanless Drive – South of Wanless Drive between Creditview Road and Chinguacousy Road – Ward 6 (I 30/2020 and File C03W15.008)** to the Planning and Development Committee Meeting of June 22, 2020, be received:
 1. Mahfuzur Rahman Khalili, Brampton resident, dated June 4, 2020
 2. Nelson Chan, Brampton resident, dated June 4, 2020
 3. Harpal Jhooty, Brampton resident, dated June 11, 2020
 4. Ajindrapal Singh and Gurdeep Kaur, Brampton residents, dated June 16, 2020
 5. Arthur Abelha, Brampton resident, dated June 17, 2020
 6. Vamshidhar Reddy Chintalacheruvu and Bhagyalakshmi Puccha, Brampton residents, dated June 17, 2020
 7. Samir Mansuri, Brampton resident, dated June 5, 2020
 8. Menelaos and Sandy Tsontzidis, Brampton residents, dated June 18, 2020
 9. Vinay Chandra Gudipadu Narendranath and Lakshmi Sandhyasree Petluri, Brampton residents, dated June 19, 2020
 10. Karen Houlahan and Scott Stewart, Brampton residents, dated June 19, 2020
 17. Pratish Goshalia and Sapna Shah, Brampton residents, dated June 19, 2020
 18. Stephen Cecutti and Despina Spencer, Brampton residents, dated June 19, 2020
 19. James and Lourdes Sandra Fernandes, Brampton resident, dated June 19, 2020
 20. Ninder Singh and Puneet Hayer, Brampton residents, dated June 18, 2020
 21. John Moffat, Brampton resident, dated June 19, 2020
 22. Chitrassen Bhikajee, Brampton resident, dated June 22, 2020.

Carried

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- 5.3. Staff report re: **Application to Amend the Official Plan, Zoning By-Law and Proposed Draft Plan of Subdivision (to permit the development of a mix of detached, semi-detached and townhouse dwellings) - Glen Schnarr & Associates Inc. – Havenwood Properties (Central) Ltd. – East of Financial Drive, North of Steeles Avenue West – Ward 4 (I 39/2020 and File C04W02.006)**

Himanshu Katyal, 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.

The following the following members of the public addressed Committee and expressed their views, suggestions, concerns and questions with respect to the subject application:

- Mohammad Al Abid, Brampton resident
- Gokhan Shevket, Brampton resident
- Harpuneet Singh, Brampton resident
- Harbinder Panesar, Brampton resident
- Ron Singh, Brampton resident
- Akash Grin, Brampton resident, via pre-recorded video

Staff responded to questions of clarification from Committee with respect to the history of the surrounding land uses and builder premiums.

The following motion was considered:

- PDC049-2020
1. That the staff report re: **Application to Amend the Official Plan, Zoning By-Law and Proposed Draft Plan of Subdivision (to permit the development of a mix of detached, semi-detached and townhouse dwellings) – Glen Schnarr & Associates Inc. – Havenwood Properties (Central) Ltd. – East of Financial Drive, North of Steeles Avenue West – Ward 4 (I 39/2020 and File C04W02.006)** to the Planning and Development Committee Meeting of June 22, 2020, be received;
 2. That Planning and Development Services 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;
 3. That the following delegations re: **Application to Amend the Official Plan, Zoning By-Law and Proposed Draft Plan of Subdivision (to permit the development of a mix of detached, semi-detached and townhouse dwellings) –**

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Glen Schnarr & Associates Inc. – Havenwood Properties (Central) Ltd. – East of Financial Drive, North of Steeles Avenue West – Ward 4 (I 39/2020 and File C04W02.006)

to the Planning and Development Committee Meeting of June 22, 2020, be received:

- Mohammad Al Abid, Brampton resident
- Gokhan Shevket, Brampton resident
- Harpuneet Singh, Brampton resident
- Harbinder Panesar, Brampton resident
- Ron Singh, Brampton resident
- Akash Grin, Brampton resident, via pre-recorded video

4. That the following correspondence re: **Application to Amend the Official Plan, Zoning By-Law and Proposed Draft Plan of Subdivision (to permit the development of a mix of detached, semi-detached and townhouse dwellings) – Glen Schnarr & Associates Inc. – Havenwood Properties (Central) Ltd. – East of Financial Drive, North of Steeles Avenue West – Ward 4 (I 39/2020 and File C04W02.006)** to the Planning and Development Committee Meeting of June 22, 2020, be received:
1. Lolita Chaudry and Faisal Khan, Brampton residents, dated June 8, 2020
 2. David Rantisi, Brampton resident, dated June 16, 2020
 3. Mohammad Al Abid, Brampton resident, dated May 21, 2020
 4. Khulud Bint Sheeraz, Brampton resident, dated June 9, 2020
 5. Ivraj Kanwar and Rupinder Mangat, Brampton residents, dated June 10, 2020
 6. Dharampal Jatana, Brampton resident, dated June 5, 2020
 7. Ujjal Mondal, Brampton resident, dated June 4, 2020, and presentation slides, dated June 22, 2020
 8. Salem Khan, Brampton resident, dated June 18, 2020
 9. Marlene Heath, Brampton resident, dated June 15, 2020
 10. Prab Dhami, Brampton resident, dated June 17, 2020
 11. Rupinder Girn, Brampton resident, dated June 18, 2020
 12. Baljit Virk, Brampton resident, dated June 19, 2020
 13. Gokhan and Heather Shevket, Brampton residents, dated June 19, 2020
 14. Ron Singh, Brampton resident, dated June 19, 2020
 15. Harpuneet Singh, Brampton resident, dated June 19, 2020
 16. Amir Moin and Zain Amir, Brampton residents, dated June 19, 2020
 17. Iqbal Brar, Brampton resident, dated June 19, 2020
 18. Chris Bejnar, Brampton resident, dated June 22, 2020.

Carried

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- 5.4. Staff report re: **Application to Amend the Zoning By-law (to permit 90 stacked townhouses) – Glen Schnarr & Associates Inc. – Kaneff Properties Ltd. – Block 102, Plan 43M-2015 and Block 27, Plan 43M-1990 – South side of Financial Drive, West of Mississauga Road – Ward 6 (I 37/2020 and File C05W03.008)**

Kelly Henderson, Development Planner, 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

Delegation 6.6 was listed with respect to this item, in error, and was dealt with under item 5.3 – Recommendation PDC049-2020.

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

The following motion was considered:

- PDC050-2020
1. That the staff report re: **Application to Amend the Zoning By-law (to permit 90 stacked townhouses) – Glen Schnarr & Associates Inc. – Kaneff Properties Ltd. – Block 102, Plan 43M-2015 and Block 27, Plan 43M-1990 – South side of Financial Drive, West of Mississauga Road – Ward 6 (I 37/2020 and File C05W03.008)** to the Planning and Development Committee Meeting of June 22, 2020, be received;
 2. That Planning and Development Services 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; and,
 3. That the following correspondence re: **Application to Amend the Zoning By-law (to permit 90 stacked townhouses) – Glen Schnarr & Associates Inc. – Kaneff Properties Ltd. – Block 102, Plan 43M-2015 and Block 27, Plan 43M-1990 – South side of Financial Drive, West of Mississauga Road – Ward 6 (I 37/2020 and File C05W03.008)** to the Planning and Development Committee Meeting of June 22, 2020, be received:
 1. Harpreet Gill, Brampton resident, dated June 6, 2020
 2. Michael and Maria D’Souza, Brampton residents, dated June 15, 2020
 3. Jagjit Kang, Brampton resident, dated June 19, 2020.

Carried

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- 5.5. Staff report re: **Application to Amend the Zoning By-law (to permit a concrete batching plant) – 2487557 Ontario Inc. – Gagnon Walker Domes Ltd. – 50 Wentworth Court – Ward 8 (I 40/2020 and File OZS-2020-0002)**

Cynthia Owusu-Gyimah, Development Planner, 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:

- PDC051-2020
1. That the staff report re: **Application to Amend the Zoning By-law (to permit a concrete batching plant) – 2487557 Ontario Inc. – Gagnon Walker Domes Ltd. – 50 Wentworth Court – Ward 8 (I 40/2020 and File OZS-2020-0002)**, to the Planning and Development Committee Meeting of June 22, 2020, be received;
 2. That Planning and Development Services 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; and,
 3. That the following correspondence re: **Application to Amend the Zoning By-law (to permit a concrete batching plant) – 2487557 Ontario Inc. – Gagnon Walker Domes Ltd. – 50 Wentworth Court – Ward 8 (I 40/2020 and File OZS-2020-0002)**, to the Planning and Development Committee Meeting of June 22, 2020, be received:
 1. Peter Lisena, V.M.P.L Investments Company Ltd., dated June 16, 2020
 2. Frank Falvo, Falco Steel Fabricators Inc., dated June 18, 2020
 3. Livio Paniconi, Cori Investments Inc., dated June 18, 2020
 4. Hugo Sorenson, Oaken Holdings Inc., dated June 19, 2020
 5. Gigi Vanacore, Gigi Importing Ltd., dated June 22, 2020.

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6. Delegations

- 6.1. Possible delegations re: **Site Specific Amendments to the Sign By-law:**
- 1. 2850 Queen Street East – Ward 8**
 - 2. 17 Ray Lawson Boulevard – Ward 4**

Note: Notice regarding these items was published on the City's website on June 12, 2020.

In response to the Chair's inquiry, it was indicated that no questions or pre-registered delegations were received by the City Clerk's Office.

See Items 8.1 and 8.2

- 6.2. Delegation re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision (to permit a residential townhouse development consisting of 43 townhouse units and 10 semi-detached dwelling units) – Coscorp Wanless Inc. – Weston Consulting Group Inc. – 1265, 1279, 1303, and 1323 Wanless Drive – South of Wanless Drive between Creditview Road and Chinguacousy Road – Ward 6 (I 30/2020 and File C03W15.008):**
1. Tejas Jani, Brampton resident (**will not be present to delegate**)
 2. Scott Stewart, Brampton resident (speaking notes provided)
 3. Despina Spencer, Brampton resident

Dealt with under Item 5.2 – recommendation PDC048-2020

- 6.3. Delegation from Ryan Guetter, Weston Consulting, re: **Request for an Exemption from Section 22(2.1.1) of the Planning Act (to allow an application to amend the Brampton Flowertown Secondary Plan Area 6 to be submitted that will facilitate the development of 26 back-to-back townhouse units and 3 standard condominium townhouse units) – Sunfield Homes – Weston Consulting – 172 Church Street East – Ward 1 (R 126/2020 and PRE-2019-0023)**

Dealt with under Item 8.3 – Recommendation PDC054-2020

- 6.4. Delegation from Harpreet Sidhu and Yuvraj Chhina, property owners, 12 Church Street East, re: **Façade Improvement Grant – 12 Church Street East – East of Main Street North, on the north side of Church Street East – Ward 1 (File BFIP-2019-009 and R68/2020)**

Dealt with under Item 8.4 – Recommendation PDC055-2020

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- 6.5. Delegations re: **Application to Amend the Official Plan, Zoning By-Law and Proposed Draft Plan of Subdivision (to permit the development of a mix of detached, semi-detached and townhouse dwellings) - Glen Schnarr & Associates Inc. – Havenwood Properties (Central) Ltd. – East of Financial Drive, North of Steeles Avenue West – Ward 4 (I 39/2020 and File C04W02.006):**
1. Mohammad Al Abid, Brampton resident,
 2. Gokhan Shevket, Brampton resident
 3. Harpuneet Singh, Brampton resident
 4. Ujjal Mondal, Brampton resident
 5. Harbinder Panesar, Brampton resident
 6. Iqbal Brar, Brampton resident

Dealt with under Item 5.3 – Recommendation PDC049-2020

- 6.6. Delegation from Akash Girn, Brampton resident, re: **Application to Amend the Zoning By-law (to permit 90 stacked townhouses) – Glen Schnarr & Associates Inc. – Kaneff Properties Ltd. – Block 102, Plan 43M-2015 and Block 27, Plan 43M-1990 – South side of Financial Drive, West of Mississauga Road – Ward 6 (I 37/2020 and File C05W03.008)**

Dealt with under Item 5.3 – Recommendation PDC049-2020

- 6.7. Delegations re: **City-Initiated Amendment to the Zoning By-law – Two Unit Dwelling Parking Provisions – City Wide (R 15/2020)**
1. Jaswinder Pal Mokha, Brampton resident,
 2. Arvinder Kaur, Brampton resident

Dealt with under Item 8.5 – Recommendation PDC057-2020

- 6.8. Delegation from Pritam Singh, Brampton resident, re: **City-initiated Amendment to the Zoning By-Law to Adjust Parking Permissions within Special Policy Area 16 in the Bram East Secondary Plan – Area 41 (I 26/2020)**

Dealt with under Item 5.1 – Recommendation PDC047-2020

7. **Staff Presentations** – nil

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8. Planning

- 8.1. Staff report re: **Site Specific Amendment to the Sign By-Law 399-2002, as amended – 2850 Queen Street East – Canadian Tire – Ward 8 (R 246/2020 and File 26SI)**

See Item 6.1

Note: notice regarding this matter was published on the City's website on June 12, 2020

The following motion was considered:

- PDC052-2020
1. That the staff report re: **Site Specific Amendment to Sign By-Law 399-2002, as amended, Canadian Tire - 2850 Queen Street East – Ward 8 (R 246/2020)**, to the Planning and Development Services Committee Meeting of June 22, 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

- 8.2. Staff report re: **Site Specific Amendment to the Sign By-Law 399-2002 – 17 Ray Lawson Boulevard – Unit 9 – Metrolinx – Ward 4 (R 61/2020 and File 26SI)**

See Item 6.1

Note: notice regarding this matter was published on the City's website on June 12, 2020

The following motion was considered:

- PDC053-2020
1. That the staff report re: **Site Specific Amendment to the Sign By-Law 399-2002 – 17 Ray Lawson Boulevard – Unit 9 – Metrolinx – Ward 4 (R 61/2020 and File 26SI)** to the Planning and Development Committee Meeting of June 22, 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

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- 8.3. Staff report re: **Request for an Exemption from Section 22(2.1.1) of the Planning Act (to allow an application to amend the Brampton Flowertown Secondary Plan Area 6 to be submitted that will facilitate the development of 26 back-to-back townhouse units and 3 standard condominium townhouse units) – Sunfield Homes – Weston Consulting – 172 Church Street East – Ward 1 (R 126/2020 and PRE-2019-0023)**

Ryan Guetter, Weston Consulting, provided details on the proposed development and outlined a justification for the requested exemption.

The following motion was considered:

- PDC054-2020
1. That the staff report re: **Request for an Exemption from Section 22(2.1.1) of the Planning Act (to allow an application to amend the Brampton Flowertown Secondary Plan Area 6 to be submitted that will facilitate the development of 26 back-to-back townhouse units and 3 standard condominium townhouse units) – Sunfield Homes – Weston Consulting – 172 Church Street East – Ward 1 (R 126/2020 and PRE-2019-0023)** to the Planning and Development Committee Meeting of June 22, 2020, be received;
 2. That Council exempt the Secondary Plan Amendment application at 172 Church Street East (File No.: Pre-2019-0023) from Section 22(2.1.1) of the *Planning Act*; and,
 3. That the delegation from Ryan Guetter, Weston Consulting, re: **Request for an Exemption from Section 22(2.1.1) of the Planning Act (to allow an application to amend the Brampton Flowertown Secondary Plan Area 6 to be submitted that will facilitate the development of 26 back-to-back townhouse units and 3 standard condominium townhouse units) – Sunfield Homes – Weston Consulting – 172 Church Street East – Ward 1 (R 126/2020 and PRE-2019-0023)** to the Planning and Development Committee Meeting of June 22, 2020, be received.

Carried

- 8.4. Staff report re: **Façade Improvement Grant – Sidhu, Harpreet – 12 Church Street East – East of Main Street North, on the north side of Church Street East – Ward 1 (File BFIP-2019-009 and R68/2020)**

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Harpreet Sidhu, property owner, 12 Church Street East, provided a history of incidents that have occurred at the property and noted the improvements made to the building and grounds.

In response to questions from Committee, staff explained the recommendations in the subject report, and provided details on the process and requirements of the Façade Improvement grant program.
The following motion was considered:

The following motion was considered:

- PDC055-2020
1. That the staff report re: **Façade Improvement Grant, Sidhu, Harpreet – 12 Church Street East – Ward 1 (R68/2020 and File BFIP-2019-009)** to the Planning and Development Committee Meeting of June 22, 2020, be received;
 2. That application BFIP-2019-0009 (12 Church Street East) be **refused** for a grant under the Downtown Façade Improvement Program as the request does not satisfy the eligibility criteria for the Downtown Brampton Façade Improvement Program and is not consistent with the Downtown Façade Improvement Design Guidelines; and,
 3. That the delegation from Harpreet Sidhu, property owner, 12 Church Street East, re: **Façade Improvement Grant – 12 Church Street East – East of Main Street North, on the north side of Church Street East – Ward 1 (File BFIP-2019-009 and R68/2020)** to the Planning and Development Committee Meeting of June 22, 2020, be received.

Carried

8.5. Staff report re: **City-Initiated Amendment to the Zoning By-law – Two Unit Dwelling Parking Provisions – City Wide (R 15/2020)**

Jaswinder Pal Mokha, Brampton resident, expressed support for the proposed amendment.

A motion was introduced to defer the item until such time as the overall parking strategy is brought before Committee and Council for consideration.

The following motion was considered:

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PDC056-2020
Lost

*That the staff report re: **City Initiated Zoning By-Law Amendment – Two-Unit Dwelling Parking Provisions – City-Wide (R 15/2020)**, to the Planning and Development Committee meeting of June 22, 2020, be **deferred** until such time as the overall Parking Strategy is brought before Committee and Council.*

A recorded vote was requested and the motion lost as follows:

<u>Yea</u>	<u>Nay</u>	<u>Absent</u>
Whillans	Santos	nil
Palleschi	Vicente	
Bowman	Medeiros	
Williams	Fortini	
	Singh	
	Dhillon	

*Lost
4 Yeas
6 Nays
0 Absent*

Committee consideration of the matter included:

- Clarification that there are no changes to the City's street and overnight parking by-laws
- Second unit owners and tenants may come to a private agreement with respect to parking provisions
- Loss of a required parking space for a second unit tenant may result in illegal parking on streets and properties

The following motion was considered:

- PDC057-2020
1. That the staff report re: **City Initiated Zoning By-Law Amendment – Two-Unit Dwelling Parking Provisions – City-Wide (R 15/2020)**, to the Planning and Development Committee meeting of June 22, 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 Recommendation Report, May 29, 2020;

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3. That it is hereby determined that in adopting the Zoning By-law Amendment, Council has had regard for all matters of Provincial interest and the Provincial Policy Statements as set out in Section 2 and 3(5) respectively of the *Planning Act*, R.S.O. 1990, c.P.13, as amended;
4. That Committee hereby determines that no further public notice is to be given pursuant to Section 34(17) of the *Planning Act*,
5. That the delegation from Jaswinder Pal Mokha re: **City-Initiated Amendment to the Zoning By-law – Two Unit Dwelling Parking Provisions – City Wide (R 15/2020)** to the Planning and Development Committee Meeting of June 22, 2020, be received; and,
6. That the correspondence from Sarthak Shah, Brampton resident, dated June 18, 2020, re: Staff report re: **City-Initiated Amendment to the Zoning By-law – Two Unit Dwelling Parking Provisions – City Wide (R 15/2020)** to the Planning and Development Committee Meeting of June 22, 2020, be received.

A recorded vote was requested and the motion carried as follows:

<u>Yea</u>	<u>Nay</u>	<u>Absent</u>
Santos	Whillans	nil
Vicente	Palleschi	
Medeiros	Bowman	
Fortini	Williams	
Singh		
Dhillon		
		Carried
		6 Yeas
		4 Nays
		0 Absent

- 8.6. Staff report re: **Housing Brampton – Draft Residential Rental Conversion Policy – Development of an Application Review Pilot Program and Innovation Benchmarking – Citywide (R 305/2019 and File J.BA. AFFO)**

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In response to questions from Committee, staff confirmed that the extensive engagement process included residents and developers, and highlighted details of the draft policy.

The following motion was considered:

- PDC058-2020
1. That the staff report re: **Housing Brampton – Draft Residential Rental Conversion Policy – Development of an Application Review Pilot Program and Innovation Benchmarking – Citywide (R 305/2019 and File J.BA. AFFO)** to the Planning and Development Committee Meeting of June 22, 2020, be received;
 2. That the benchmarking report titled Affordable Housing Innovations, attached to the report as Appendix B, be endorsed, and guide the recommendations of the final Housing Brampton Strategy;
 3. That staff be directed to undertake the development of a rental protection bylaw, to hold a statutory public meeting with respect to a proposed amendment to the Official Plan to introduce residential rental conversion and demolition policies, and to report back to Council with recommendations;
 4. That staff be directed to initiate the completion of an Inclusionary Zoning Assessment Report to support the development of an inclusionary zoning program, in collaboration with the Region of Peel;
 5. That staff develop and report back to Council on a proposed framework for an affordable housing application review pilot program to expedite affordable housing projects; and,
 6. That a copy of the report be forwarded to the Region of Peel for information.

Carried

- 8.7. Staff report re: **Application to Amend the Zoning By-Law (to permit the parking of oversized motor vehicles (trailers) on a vacant property for 3 years) – Weston Consulting Inc. – IBL Container Refurbishing – 0 Airport Road – Northeast of Airport Road and Lacoste Boulevard – Ward 10 (C07E17.014 and R23/2020)**

In response to questions from Committee, staff noted enforcement activities occurring on the subject lands and outlined surrounding land uses.

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Committee noted the significant impact the current use of the land has had on the area residents.

The following motion was considered:

- PDC059-2020
1. That the staff report re: **Application to Amend the Zoning By-Law (to permit the parking of oversized motor vehicles (trailers) on a vacant property for 3 years) – Weston Consulting Inc. – IBL Container Refurbishing – 0 Airport Road – Northeast of Airport Road and Lacoste Boulevard – Ward 10 (R 23/2020)** to the Planning and Development Committee Meeting of June 22, 2020, be received; and,
 2. That the Zoning By-law Amendment application submitted by Weston Consulting for IBL Container Refurbishing, Ward: 10, File: C07E17.014, be **refused**, on the basis that it does not represent good planning, including that it is inconsistent with the Provincial Policy Statement, fails to conform to all applicable Provincial plans, the Region of Peel Official Plan and the City's Official Plan for the reasons set out in the report.

Carried

- 8.8. Staff report re: **Close Out Procedure for Inactive Development Applications and Site Plans – City-wide (R 98/2020 and GD.X.COPDA)**

The following motion was considered:

- PDC060-2020
1. That the staff report re: **Close Out Procedure for Inactive Development Applications and Site Plans – Citywide – (R 98/2020 and GD.X.COPDA)** to the Planning and Development Committee Meeting of June 22, 2020, be received;
 2. That the Close Out Procedure outlined within the report be approved; and,
 3. That staff be directed to add the clauses outlined within this report to all development review application forms for Official Plan Amendments, Zoning By-law Amendments, Site Plans, Draft Plans of Subdivision, and Draft Plans of Condominium, to the satisfaction of the City Solicitor.

Carried

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8.9. Staff report re: **City of Brampton Response to Provincial Policy Statement 2020 (I 58/2020)**

Staff confirmed that the Provincial Policy Statement 2020 will not obstruct the sustainable development priorities and policies to be incorporated in the Official Plan review.

The following motion was considered:

- PDC061-2020
1. That the staff report re: **City of Brampton Response to Provincial Policy Statement 2020 (I58/2020)**, to the Planning and Development Committee Meeting of June 22, 2020, be received; and,
 2. That a copy of the report be forwarded to the Region of Peel for information.

Carried

8.10. Staff report re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision – to facilitate a new residential subdivision development (single detached dwelling lots, park, stormwater management pond, environmental lands and a local road system) – 2185715 Ontario Inc. – Candevcon Ltd. – Southwest corner of Mayfield Road and McVean Drive – Ward 10 (R 67/2020 and File C08E17.011)**

Committee consideration of the matter included consensus to defer the item to the Planning and Development Committee Meeting of July 6, 2020, to allow time for staff to invite the applicant and stakeholders to participate in the meeting.

- PDC062-2020
- That the staff report re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision – to facilitate a new residential subdivision development (single detached dwelling lots, park, stormwater management pond, environmental lands and a local road system) – 2185715 Ontario Inc. – Candevcon Ltd. – Southwest corner of Mayfield Road and McVean Drive – Ward 10 (R 67/2020 and File C08E17.011)** to the Planning and Development Committee Meeting of June 22, 2020, be **deferred** to the Planning and Development Committee Meeting of July 6, 2020.

Carried

9. **Minutes** – nil

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10. Other/New Business

10.1. Discussion at the request of Regional Councillor Vicente, re: **Right-of-Way Widenings in the Village of Churchville Conservation District**

A motion was put forward with the operative clauses as follows:

“NOW THEREFORE the Council of The Corporation of the City of Brampton HEREBY RESOLVES as follows:

1. The City shall not require the immediate conveyance of lands for widening rights-of way as a condition of development approval within the Churchville Heritage District, unless the conveyance is required:
 - (a) to satisfy daylight or sightline requirements;
 - (b) to provide for signage at intersections; or
 - (c) by the Regional Municipality of Peel or other agency responding to the development application.

2. Notwithstanding paragraph 1 hereof, the City shall include conditions of development approval for applications within the Churchville Heritage District to be incorporated into appropriate development agreements and registered on title, that would require the future gratuitous conveyance of rights-of-way shown in the Official Plan to the City in the event and at such time as the City may in the future determine the conveyance is required for future municipal, utility or service infrastructure needs or requirements.”

Committee consideration of the matter included consensus to defer the item to the Council Meeting of June 24, 2020, to allow staff time to incorporate the prohibition of land conveyance for future widening of roads into the draft motion.

The following motion was considered:

PDC063-2020 That the discussion at the request of Regional Councillor Vicente, re: **Right-of-Way Widenings in the Village of Churchville Conservation District** be referred to the Council Meeting of June 24, 2020.

Carried

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11. **Referred Matters** – nil

12. **Deferred Matters** – nil

13. **Notice of Motion** – nil

14. **Correspondence**

14.1. Correspondence re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision (to permit a residential townhouse development consisting of 43 townhouse units and 10 semi-detached dwelling units) – Coscorp Wanless Inc. – Weston Consulting Group Inc. – 1265, 1279, 1303, and 1323 Wanless Drive – South of Wanless Drive between Creditview Road and Chinguacousy Road – Ward 6 (I 30/2020 and File C03W15.008):**

1. Mahfuzur Rahman Khalili, Brampton resident, dated June 4, 2020
2. Nelson Chan, Brampton resident, dated June 4, 2020
3. Harpal Jhooty, Brampton resident, dated June 11, 2020
4. Ajindrapal Singh and Gurdeep Kaur, Brampton residents, dated June 16, 2020
5. Arthur Abelha, Brampton resident, dated June 17, 2020
6. Vamshidhar Reddy Chintalacheruvu and Bhagyalakshmi Puccha, Brampton residents, dated June 17, 2020
7. Samir Mansuri, Brampton resident, dated June 5, 2020
8. Menelaos and Sandy Tsontzidis, Brampton residents, dated June 18, 2020
9. Vinay Chandra Gudipadu Narendranath and Lakshmi Sandhyasree Petluri, Brampton residents, dated June 19, 2020
10. Karen Houlahan and Scott Stewart, Brampton residents, dated June 19, 2020
11. Pratish Goshalia and Sapna Shah, Brampton residents, dated June 19, 2020
12. Stephen Cecutti and Despina Spencer, Brampton residents, dated June 19, 2020
13. James and Lourdes Sandra Fernandes, Brampton resident, dated June 19, 2020
14. Ninder Singh and Puneet Hayer, Brampton residents, dated June 18, 2020
15. John Moffat, Brampton resident, dated June 19, 2020
16. Chitrassen Bhikajee, Brampton resident, dated June 22, 2020

Dealt with under Item 5.2 – recommendation PDC048-2020

14.2. Correspondence re: **Application to Amend the Official Plan, Zoning By-Law and Proposed Draft Plan of Subdivision (to permit the development of a mix of detached, semi-detached and townhouse dwellings) - Glen Schnarr & Associates Inc. – Havenwood Properties (Central) Ltd. – East of Financial Drive, North of Steeles Avenue West – Ward 4 (I 39/2020 and File C04W02.006):**

1. Lolita Chaudry and Faisal Khan, Brampton residents, dated June 8, 2020
2. David Rantisi, Brampton resident, dated June 16, 2020

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3. Mohammad Al Abid, Brampton resident, dated May 21, 2020
4. Khulud Bint Sheeraz, Brampton resident, dated June 9, 2020
5. Ivraj Kanwar and Rupinder Mangat, Brampton residents, dated June 10, 2020
6. Dharampal Jatana, Brampton resident, dated June 5, 2020
7. Ujjal Mondal, Brampton resident, dated June 4, 2020
8. Salem Khan, Brampton resident, dated June 18, 2020
9. Marlene Heath, Brampton resident, dated June 15, 2020
10. Prab Dhami, Brampton resident, dated June 17, 2020
11. Rupinder Girm, Brampton resident, dated June 18, 2020
12. Baljit Virk, Brampton resident, dated June 19, 2020
13. Gokhan and Heather Shevket, Brampton residents, dated June 19, 2020
14. Ron Singh, Brampton resident, dated June 19, 2020
15. Harpuneet Singh, Brampton resident, dated June 19, 2020
16. Amir Moin and Zain Amir, Brampton residents, dated June 19, 2020
17. Iqbal Brar, Brampton resident, dated June 19, 2020
18. Chris Bejnar, Brampton resident, dated June 22, 2020

Dealt with under Item 5.3 – Recommendation PDC049-2020

- 14.3. Correspondence re: **Application to Amend the Zoning By-law (to permit 90 stacked townhouses) – Glen Schnarr & Associates Inc. – Kaneff Properties Ltd. – Block 102, Plan 43M-2015 and Block 27, Plan 43M-1990 – South side of Financial Drive, West of Mississauga Road – Ward 6 (I 37/2020 and File C05W03.008):**
1. Harpreet Gill, Brampton resident, dated June 6, 2020
 2. Michael and Maria D’Souza, Brampton residents, dated June 15, 2020
 3. Jagjit Kang, Brampton resident, dated June 19, 2020

Dealt with under Item 5.4 – Recommendation PDC050-2020

- 14.4. Correspondence re: **Application to Amend the Zoning By-law (to permit a concrete batching plant) – 2487557 Ontario Inc. – Gagnon Walker Domes Ltd. – 50 Wentworth Court – Ward 8 (I 40/2020 and File OZS-2020-0002):**
1. Peter Lisena, V.M.P.L Investments Company Ltd., dated June 16, 2020
 2. Frank Falvo, Falco Steel Fabricators Inc., dated June 18, 2020
 3. Livio Paniconi, Cori Investments Inc., dated June 18, 2020
 4. Hugo Sorenson, Oaken Holdings Inc., dated June 19, 2020
 5. Gigi Vanacore, Gigi Importing Ltd., dated June 22, 2020

Dealt with under Item 5.5 – Recommendation PDC051-2020

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- 14.5. Correspondence from Sarthak Shah, Brampton resident, dated June 18, 2020, re: Staff report re: **City-Initiated Amendment to the Zoning By-law – Two Unit Dwelling Parking Provisions – City Wide (R 15/2020)**

Dealt with under Item 8.5 – Recommendation PDC057-2020

15. **Councillor Question Period**

16. **Public Question Period**

The public was given the opportunity to submit questions via e-mail to the City Clerk's Office regarding any decisions made during the meeting.

In response to questions submitted by Steven Azzopardi, Brampton resident, regarding Item 5.3, staff confirmed that the roads contained in the subdivision will travel westward and do not travel north, and staff will follow up with him directly regarding a mapping enquiry.

P. Fay, City Clerk, confirmed that no other questions were submitted regarding decisions made during this meeting.

17. **Closed Session** – nil

18. **Adjournment**

The following motion was considered:

- PDC064-2020 That the Planning and Development Committee do now adjourn to meet again on Monday, July 6, 2020, at 7:00 p.m., or at the call of the Chair.

Carried

Regional Councillor M. Medeiros (Chair)

Monday, July 6, 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
Regional Councillor G. Dhillon – Wards 9 and 10
City Councillor D. Whillans – Wards 2 and 6
City Councillor J. Bowman – Wards 3 and 4
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, Building and Economic Development:

R. Forward, Commissioner

A. Parsons, Director, Development Services

R. Conard, Director of Building, and Chief Building Official

B. Bjerke, Director, Policy Planning

E. Corazzola, Manager, Zoning and Sign By-law Services

C. Crozier, Manager, Development Planning

D. VanderBerg, Manager, Development Planning

M. Gervais, Policy Planner

N. Mahmood, Policy Planner

M. Michniak, Development Planner

S. Dykstra, Development Planner

N. Jagtiani, Development Planner

S. Swinfield, Development Planner

Corporate Services:

A. Wilson-Peebles, Legal Counsel

City Clerk's Office:

P. Fay, City Clerk

C. Gravlev, Deputy City Clerk

S. Danton, Legislative Coordinator

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Note: In consideration of the current COVID-19 public health orders prohibiting public gatherings of more than 5 people and requirements for physical distancing between persons, in-person attendance at this Committee of Council 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 7:00 p.m., recessed at 10:30 p.m., reconvened at 10:41 p.m., and adjourned at 12:09 a.m.

1. Call to Order

As this meeting of the 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 Fortini, Councillor Singh, and Councillor Dhillon

Members absent during roll call: nil

2. Approval of Agenda

A motion was introduced to defer Item 8.3 – Staff report re: **Application to Amend the Official Plan and Zoning By-law (to permit 90-unit townhouse development) – The Biglieri Group Ltd. – Landmark Clarence Inc. – 17, 19, 21, 23, 27 and 29 Clarence Street – Ward 3 (R 35/2020 and File C01E04.015)** until such time as the item may be considered by way of an ‘in-person’ meeting.

The following motion was considered:

*PDC065-2020
Lost* *That Item 8.3 – Staff report re: **Application to Amend the Official Plan and Zoning By-law (to permit 90-unit townhouse development) – The Biglieri Group Ltd. – Landmark Clarence Inc. – 17, 19, 21, 23, 27 and 29 Clarence Street – Ward 3 (R 35/2020 and File C01E04.015)** be deferred until such time as the item may be considered by way of an ‘in-person’ meeting.*

A recorded vote was requested and the motion lost as follows:

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<u>Yea</u>	<u>Nay</u>	<u>Absent</u>
<i>Whillans</i>	<i>Santos</i>	<i>nil</i>
<i>Bowman</i>	<i>Vicente</i>	
<i>Medeiros</i>	<i>Palleschi</i>	
<i>Fortini</i>	<i>Williams</i>	
	<i>Singh</i>	
	<i>Dhillon</i>	

Lost
4 Yeas
6 Nays
0 Absent

The following motion was considered:

PDC066-2020 That the Agenda for the Planning and Development Committee Meeting of July 6, 2020, be approved, as amended, as follows:

To add:

- 10.1. Discussion at the request of City Councillor Singh, re:
Sustainable Development

To defer to the July 8, 2020, Council Meeting:

- 7.1. Staff presentation by Tristan Costa, Planner, Community Innovation and Resilience, Planning and Development Services, re: **Nurturing Neighbourhoods Program**
- 8.1. Staff report re: **Nurturing Neighbourhoods Program Partnerships (RM 64/2019)**

Carried

Note: Committee agreed to vary the order of the agenda and dealt with Item 8.4 prior to Item 8.3

Note: Later in the meeting on a two-thirds majority vote, Approval of the Agenda was reopened and the following delegation was added to the Agenda:

Re: **Application to Amend the Official Plan and Zoning By-law (to permit 90-unit townhouse development) – The Biglieri Group Ltd. –**

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Landmark Clarence Inc. – 17, 19, 21, 23, 27 and 29 Clarence Street – Ward 3 (R 35/2020 and File C01E04.015):

- Nicole Burrell, Brampton resident

Additional Business and Changes related to the Published Agenda (*no vote was required*):

6.1. Delegations re: **Application to Amend the Official Plan and Zoning By-Law (to permit the development of a stepped, seven (7) storey condominium apartment building with 72 residential units, two (2) townhouse blocks comprised of six (6) residential units per block for a total of twelve (12) residential townhouse units, and the addition of one (1) commercial retail unit to an existing commercial building on site.) – Jindal Developments Ltd. – GForce Planners – 1965-1975 Cottrelle Boulevard – West of McVean Drive, south of Cottrelle Boulevard – Ward 8 (I 42/2020 and File C08E08.008):**

1. Mani Chauhan, Jindal Developments
2. Nisha Sandhu, Brampton resident, via pre-recorded video
3. Geetesh Bhatt, Brampton resident
4. Amit Gupte, Brampton resident
5. Rajesh Rathi, Brampton resident
6. Snehal Kantawala, Brampton resident
7. Ravi Virk, Brampton resident
8. Cynthia Sri Pragash, Brampton resident
9. Rupinder Singh, Brampton resident, via pre-recorded video
10. Jasbeer Kaur Kharbanda, Brampton resident, via pre-recorded video
11. Ranjit Saini, Brampton resident, via pre-recorded video
12. Gurrinder Singh, Brampton resident, via pre-recorded video
13. Shadab Manzar, Brampton resident
14. Azad Goyat, Brampton resident

6.2. Delegations re: Staff report re: **Application to Amend the Official Plan and Zoning By-law (to permit 90-unit townhouse development) – The Biglieri Group Ltd. – Landmark Clarence Inc. – 17, 19, 21, 23, 27 and 29 Clarence Street – Ward 3 (R 35/2020 and File C01E04.015):**

1. Michael Testaguzza, The Biglieri Group Ltd.
2. Chetal Vichare, Brampton resident

6.3. Delegation from Jennifer Jaruczek, BILD re: **Phase One Interim Fee Increase for Development and Site Plan Applications (R 131/2020)**

6.4. Delegation from Kurt Franklin, Weston Consulting, re: **Application to Amend the Zoning By-Law (to permit a commercial and office development consisting of 14 buildings) – Brampton (Northeast) – Weston Consulting – 5085 Mayfield Road – East of Airport Road and South of Mayfield Road – Ward 10 (I 34/2020 and File OZS-2020-0005)**

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- 6.5. Delegation from Alistair Shields, KLM Planning Partners Inc., re: **Application to Amend the Zoning By-Law and Draft Plan of Subdivision (to permit approximately 1102 residential dwelling units, portions of two institutional blocks, valley lands with associated buffers, a commercial block, four open space blocks, four wetland compensation areas, and three stormwater management ponds) – Casa-North Investments Inc., Sandringham Place Inc., Berkinfield Management Inc. & Wolverleigh Construction Ltd. – KLM Planning Partners Inc. – 5603 Mayfield Road and 11825 Torbram Road – East of Torbram Road, South of Mayfield Road, North of Countryside Drive, and West of Airport Road – Ward 10 (I 54/2020 and File OZS-2019-0013)**
- 6.6. Delegation from Alistair Shields, KLM Planning Partners Inc., re: **Application to Amend the Zoning By-Law and Draft Plan of Subdivision, (to permit a 601 residential dwelling units, portions of two institutional blocks, valley lands, and a portion of open space block) – Berkinfield Management Inc. – KLM Planning Partners Inc. – West of Torbram Road between Mayfield Road and Countryside Drive – Ward 9 (I 53/2020 and File OZS-2019-0012)**
- 6.7. Delegation from Alistair Shields, KLM Planning Partners Inc., re: Staff report re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision (to permit the development of a residential neighbourhood with a secondary school, a stormwater management block and a road system) – 695904 Ontario Inc. (DG Group) – KLM Planning Partners Inc. – 2050 Countryside Drive – Northwest of Countryside Drive and Torbram Road; within the Countryside Villages Block Plan Area 48-2 – Ward 9 (I 9/2020 and File OZS-2019-0010)**
- 6.8. Delegation from **Nigel De Souza, Brampton resident, re: Application to Amend the Zoning By-law and Draft Plan of Subdivision (to permit the development of a subdivision of 20 single detached residential lots and 2 residential part blocks) – KLM Planning Partners Inc. – Muirland Holdings Inc. – 8403 Creditview Road – Southerly Extension of Porter Creek Hollow and Vernosa Drive – Ward 4 (I 66/2020 and File C03W03.016)**
- 8.1. Staff report re: **Nurturing Neighbourhoods Program Partnerships (RM 64/2019):**
- Replacement Appendix C: Final Progress Report
- 14.1. Correspondence re: **Application to Amend the Zoning By-law and Draft Plan of Subdivision (to permit the development of a subdivision of 20 single detached residential lots and 2 residential part blocks) –**

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KLM Planning Partners Inc. – Muirland Holdings Inc. – 8403 Creditview Road – Southerly Extension of Porter Creek Hollow and Vernosa Drive – Ward 4 (I 66/2020 and File C03W03.016):

1. Vikas Girdhar, Brampton resident, dated June 24, 2020
2. Biju Thayilchira, Brampton resident, dated June 30, 2020
3. Inderjeet Singh, Brampton resident, dated June 29, 2020
4. Nigel De Souza, Brampton resident, dated July 6, 2020
5. Shailesh Patel, Brampton resident, dated July 3, 2020

14.2. Correspondence re: **Application to Amend the Zoning By-Law (to permit a commercial and office development consisting of 14 buildings) – Brampton (Northeast) – Weston Consulting – 5085 Mayfield Road – East of Airport Road and South of Mayfield Road – Ward 10 (I 34/2020 and File OZS-2020-0005):**

1. Ryan Virtanen, KLM Planning Partners Inc., dated June 26, 2020
2. Marvin Boothe, Brampton resident, dated July 3, 2020
3. Amrit Aujla, Brampton resident, dated July 6, 2020

14.3. Correspondence re: **Application to Amend the Official Plan and Zoning By-law (to permit 90-unit townhouse development) – The Biglieri Group Ltd. – Landmark Clarence Inc. – 17, 19, 21, 23, 27 and 29 Clarence Street – Ward 3 (R 35/2020 and File C01E04.015):**

1. Chris Bejnar, Brampton resident, dated July 26, 2020
2. Alexis MacLeod, Brampton resident, dated July 2, 2020
3. Carol-Lyn Fobert, Brampton resident, dated July 2, 2020
4. Sandra Strangis, Brampton resident, dated July 2, 2020
5. Margaret McLuckie, Brampton resident, dated July 2, 2020, including petition of objection containing approximately 112 signatures
6. Magdalena Kolomycew, Brampton resident, dated July 3, 2020
7. Karen Pilon and Michael Atkins, Brampton residents, dated July 4, 2020
8. Lynn Fraser, Brampton resident, dated July 4, 2020
9. Monica Ghose, Brampton resident, dated July 5, 2020
10. Alicja and Peter Protasiewicz, Brampton residents, dated July 5, 2020
11. Chris Bejnar, Brampton resident, dated July 6, 2020
12. Bea Hannivan, Brampton resident, dated July 6, 2020
13. Susan Jackson, Brampton resident, dated July 4, 2020
14. Shawn Ferrie, Brampton resident, dated July 6, 2020

14.4. Correspondence re: **Comprehensive Zoning By-law Review: Proposed Amendments to the City's Zoning By-law Parking Standards – City-Wide (I 35/2020):**

1. Colin Chung, Glen Schnarr & Associates Inc., dated June 30, 2020
2. Kevin Montgomery, Brampton resident, dated July 3, 2020
3. Dan Kraszewski, D.J.K. Land Use Planning, dated July 6, 2020
4. Sylvia Menezes Roberts, Brampton resident, dated July 6, 2020

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- 14.5. Correspondence re: **Phase One Interim Fee Increase for Development and Site Plan Applications (R 131/2020):**
1. Jennifer Jaruczek, BILD, dated July 3, 2020
- 14.6. Correspondence re: **Application to Amend the Official Plan and the Zoning By-law (to permit a 17-story structure containing 379 dwelling units) – JTS Properties Inc. – Gagnon Walker Domes Ltd. – 80 Scott St – Ward 1 (R 77/2020 and File C01E06.054):**
1. Chris and Melanie McDonald, Brampton residents, dated July 2, 2020
 2. Tauseef Riaz, Brampton resident, dated July 2, 2020
 3. Margaret Hawley Johnston, Brampton resident, dated July 2, 2020
 4. Stephanie Vega, Brampton resident, dated July 2, 2020
- 14.7. Correspondence re: **Application to Amend the Zoning By-Law and Draft Plan of Subdivision (to permit approximately 1102 residential dwelling units, portions of two institutional blocks, valley lands with associated buffers, a commercial block, four open space blocks, four wetland compensation areas, and three stormwater management ponds) – Casa-North Investments Inc., Sandringham Place Inc., Berkinfield Management Inc. & Wolverleigh Construction Ltd. – KLM Planning Partners Inc. – 5603 Mayfield Road and 11825 Torbram Road – East of Torbram Road, South of Mayfield Road, North of Countryside Drive, and West of Airport Road – Ward 10 (I 54/2020 and File OZS-2019-0013):**
1. Carmen Jandu, Ventawood Management Inc., dated June 30, 2020
 2. Anthony Melo, Brampton resident, dated July 5, 2020
 3. Mark Crowe, Harbour View Investments Ltd., dated July 6, 2020
 4. Kash Aujla, Brampton resident, dated July 6, 2020
- 14.8. Correspondence re: **Application to Amend the Official Plan and Zoning By-Law (to permit the development of a stepped, seven (7) storey condominium apartment building with 72 residential units, two (2) townhouse blocks comprised of six (6) residential units per block for a total of twelve (12) residential townhouse units, and the addition of one (1) commercial retail unit to an existing commercial building on site.) – Jindal Developments Ltd. – GForce Planners – 1965-1975 Cottrelle Boulevard – West of McVean Drive, south of Cottrelle Boulevard – Ward 8 (I 42/2020 and File C08E08.008):**
1. Tony Moracci, Brampton resident, dated July 2, 2020
 2. Amit Gupte, Brampton resident, dated July 2, 2020
 3. Sandeep Kaur Sandhu, Brampton resident, dated July 2, 2020
 4. Cynthia Sri Pragash, Brampton resident, dated July 2, 2020
 5. Mayank Bhatt, Brampton resident, dated July 2, 2020
 6. Gurdev and Jatinder Kenth, Brampton residents, dated July 2, 2020
 7. Manpreet Panesar, Brampton resident, dated June 26, 2020
 8. B. Moore, Brampton resident, dated June 17, 2020

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9. Nisha Sandhu, Brampton resident, dated June 25, 2020
10. Joe Kwok, Brampton resident, dated June 17, 2020
11. Linda Sookram, Brampton resident, dated June 25, 2020
12. Aeysha Ahmad, Brampton resident, dated June 19, 2020
13. Dhaval Mehta, Brampton resident, dated June 24, 2020
14. Lalit Ahluwalia, Brampton resident, dated June 17, 2020
15. Andriett Ebanks, Brampton resident, dated June 17, 2020
16. Ravina Sangha, Brampton resident, dated June 28, 2020
17. Geeta Gupte, Brampton resident, dated July 2, 2020
18. Jyoti Singh, Brampton resident, dated July 2, 2020
19. Ravi Virk, Brampton resident, dated July 2, 2020
20. Gurdev and Jatinder Kenth, Brampton residents, dated July 2, 2020
21. Paresh Naik, Brampton resident, dated July 1, 2020
22. Rawel Riar, Brampton resident, dated June 30, 2020
23. Snehal Kantawala, Brampton resident, dated July 2, 2020
24. Chaudhary Shahzad, Brampton resident, dated July 2, 2020
25. Geetesh Bhatt, Brampton resident, dated July 2, 2020
26. Shedab Manzar, Brampton resident, dated June 29, 2020
27. Rupinder Singh, Brampton resident, dated July 2, 2020
28. Anupriya Dewan, Brampton resident, dated July 4, 2020
29. Cynthia Sri Pragash, on behalf of Brampton Matters, dated July 5, 2020, including a petition of objection containing approximately 900 signatures

- 14.9. Correspondence re: **Application to Amend the Official Plan and Zoning By-Law, and Proposed Draft Plan of Subdivision (to permit for infill redevelopment of the existing property into eight (8) semi-detached dwelling units.) – 2639509 Ontario Ltd. – Candevcon Ltd. – 10783 Creditview Road – East of Creditview Road, South of Buick Boulevard – Ward 6 (I 41/2020 and File C03W14.008):**
1. Shaji Varghese, Brampton resident, dated July 2, 2020

- 14.10. Correspondence re: **City Initiated Amendments to the Zoning By-law – City Wide (I 44/2020):**
1. Dan Kraszewski, D.J.K. Land Use Planning, dated July 6, 2020

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

4. Consent

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

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(Item 8.4 was removed from Consent)
(Item 12.1 was added to Consent)

5. Statutory Public Meeting Reports

5.1. Staff report re: Comprehensive Zoning By-law Review: Proposed Amendments to the City's Zoning By-law Parking Standards – City-Wide (I 35/2020)

Michelle Gervais, Policy Planner, Planning, Building and Economic Development, presented an overview of the proposed amendments that included context, history, next steps and contact information.

See Item 14.4

The following motion was considered:

- PDC067-2020
1. That the staff report re: **Comprehensive Zoning By-law Review: Proposed Amendments to the City's Zoning By-law Parking Standards – City-Wide (I 35/2020)**, to the Planning and Development Committee Meeting of July 6, 2020, be received;
 2. That Planning, Building and Economic Development Department staff be directed to report back to Planning and Development Committee with the results of the Public Meeting and final recommendations; and
 3. That the following correspondence re: **Comprehensive Zoning By-law Review: Proposed Amendments to the City's Zoning By-law Parking Standards – City-Wide (I 35/2020)** to the Planning and Development Committee Meeting of July 6, 2020, be received:
 1. Colin Chung, Glen Schnarr & Associates Inc., dated June 30, 2020
 2. Kevin Montgomery, Brampton resident, dated July 3, 2020
 3. Dan Kraszewski, D.J.K. Land Use Planning, dated July 6, 2020
 4. Sylvia Menezes Roberts, Brampton resident, dated July 6, 2020

Carried

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5.2. Staff report re: **City Initiated Amendments to the Zoning By-law – City Wide (I 44/2020)**

Michelle Gervais, Policy Planner, Planning, Building and Economic Development, presented an overview of the proposed amendments that included context, history, next steps and contact information.

Committee consideration of the matter included questions of clarification with respect to the following:

- Affordable housing – sustainable styles and desing
- Minimum side set-backs and below-grade entrances
- New development parking considerations

The following motion was considered:

- PDC068-2020
1. That the staff report re: **City Initiated Amendments to the Zoning By-law – City Wide (I 44/2020)**, to the Planning and Development Committee Meeting of July 6, 2020, be received;
 2. That Planning, Building and Economic Development Department staff be directed to report back to Planning and Development Committee with the results of the Public Meeting and final recommendations; and,
 3. That the correspondence from Dan Kraszewski, D.J.K. Land Use Planning, dated July 6, 2020, re: **City Initiated Amendments to the Zoning By-law – City Wide (I 44/2020)** to the Planning and Development Committee Meeting of July 6, 2020, be received.

Carried

5.3. Staff report re: **Application to Amend the Zoning By-Law (to permit a commercial and office development consisting of 14 buildings) – Brampton (Northeast) – Weston Consulting – 5085 Mayfield Road – East of Airport Road and South of Mayfield Road – Ward 10 (I 34/2020 and File OZS-2020-0005)**

Mark Michniak, 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.

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Kurt Franklin, Weston Consulting, provided an overview of the details of the application.

The following motion was considered:

See Items 6.4 and 14.2

- PDC069-2020
1. That the staff report re: **Application to Amend the Zoning By-Law (to permit a commercial and office development consisting of 14 buildings) – Brampton (Northeast) – Weston Consulting – 5085 Mayfield Road – East of Airport Road and South of Mayfield Road – Ward 10 (I 34/2020 and File OZS-2020-0005)**, to the Planning and Development Committee Meeting of July 6, 2020, be received;
 2. That Planning and Development Services 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; and
 3. That the delegation form Kurt Franklin, Weston Consulting, re: **Application to Amend the Zoning By-Law (to permit a commercial and office development consisting of 14 buildings) – Brampton (Northeast) – Weston Consulting – 5085 Mayfield Road – East of Airport Road and South of Mayfield Road – Ward 10 (I 34/2020 and File OZS-2020-0005)**, to the Planning and Development Committee Meeting of July 6, 2020, be received; and,
 4. That the following correspondence re: **Application to Amend the Zoning By-Law (to permit a commercial and office development consisting of 14 buildings) – Brampton (Northeast) – Weston Consulting – 5085 Mayfield Road – East of Airport Road and South of Mayfield Road – Ward 10 (I 34/2020 and File OZS-2020-0005)** to the Planning and Development Committee Meeting of July 6, 2020, be received:
 1. Ryan Virtanen, KLM Planning Partners Inc., dated June 26, 2020
 2. Marvin Boothe, Brampton resident, dated July 3, 2020
 3. Amrit Aujla, Brampton resident, dated July 6, 2020

Carried

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- 5.4. Staff report re: **Application to Amend the Zoning By-Law and Draft Plan of Subdivision (to permit approximately 1102 residential dwelling units, portions of two institutional blocks, valley lands with associated buffers, a commercial block, four open space blocks, four wetland compensation areas, and three stormwater management ponds) – Casa-North Investments Inc., Sandringham Place Inc., Berkinfield Management Inc. & Wolverleigh Construction Ltd. – KLM Planning Partners Inc. – 5603 Mayfield Road and 11825 Torbram Road – East of Torbram Road, South of Mayfield Road, North of Countryside Drive, and West of Airport Road – Ward 10 (I 54/2020 and File OZS-2019-0013)**

Mark Michniak, 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.

The following motion was considered:

In response to questions from Committee, staff provided details on the proposed levels of transit and density.

See Items 6.5 and 14.7

- PDC070-2020
1. That the staff report re: **Application to Amend the Zoning By-Law and Draft Plan of Subdivision (to permit approximately 1102 residential dwelling units, portions of two institutional blocks, valley lands with associated buffers, a commercial block, four open space blocks, four wetland compensation areas, and three stormwater management ponds) – Casa-North Investments Inc., Sandringham Place Inc., Berkinfield Management Inc. & Wolverleigh Construction Ltd. – KLM Planning Partners Inc. – 5603 Mayfield Road and 11825 Torbram Road – East of Torbram Road, South of Mayfield Road, North of Countryside Drive, and West of Airport Road – Ward 10 (I 54/2020 and File OZS-2019-0013)**, to the Planning and Development Committee Meeting of July 6, 2020, be received;
 2. That Planning and Development Services 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 application having been deemed complete, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal; and,

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3. That the following correspondence re: **Application to Amend the Zoning By-Law and Draft Plan of Subdivision (to permit approximately 1102 residential dwelling units, portions of two institutional blocks, valley lands with associated buffers, a commercial block, four open space blocks, four wetland compensation areas, and three stormwater management ponds) – Casa-North Investments Inc., Sandringham Place Inc., Berkinfield Management Inc. & Wolverleigh Construction Ltd. – KLM Planning Partners Inc. – 5603 Mayfield Road and 11825 Torbram Road – East of Torbram Road, South of Mayfield Road, North of Countryside Drive, and West of Airport Road – Ward 10 (I 54/2020 and File OZS-2019-0013)** to the Planning and Development Committee Meeting of July 6, 2020 be received:
1. Carmen Jandu, Ventawood Management Inc., dated June 30, 2020
 2. Anthony Melo, Brampton resident, dated July 5, 2020
 3. Mark Crowe, Harbour View Investments Ltd., dated July 6, 2020
 4. Kash Aujla, Brampton resident, dated July 6, 2020

Carried

- 5.5. Staff report re: **Application to Amend the Zoning By-Law and Draft Plan of Subdivision, (to permit a 601 residential dwelling units, portions of two institutional blocks, valley lands, and a portion of open space block) – Berkinfield Management Inc. – KLM Planning Partners Inc. – West of Torbram Road between Mayfield Road and Countryside Drive – Ward 9 (I 53/2020 and File OZS-2019-0012)**

Mark Michniak, 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.

The following motion was considered:

See Item 6.6

- PDC071-2020 1. That the staff report re: **Application to Amend the Zoning By-Law and Draft Plan of Subdivision, (to permit a 601 residential dwelling units, portions of two institutional blocks, valley lands, and a portion of open space block) – Berkinfield Management Inc. – KLM Planning Partners**

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Inc. – West of Torbram Road between Mayfield Road and Countryside Drive – Ward 9 (I 53/2020 and File OZS-2019-0012), to the Planning and Development Committee Meeting of July 6, 2020, be received; and,

2. That Planning and Development Services 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 application having been deemed complete, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Carried

- 5.6. Staff report re: **Application to Amend the Zoning By-law, and Proposed Draft Plan of Subdivision (to permit 8 single detached dwellings, a Natural Heritage System buffer block, 5 residential reserve blocks, a temporary access block, and the extension of Maybeck Drive) – Gagnon Walker Domes Professional Planners – Creditview 11 Holdings Inc. – 9401 Creditview Road – East side of Creditview Road, South of Williams Parkway – Ward 5 (I 55/2020 and File OZS-2020-0007 & 21T-20002B)**

Nasir Mahmood, 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.

In response to a question from Committee, staff noted the size of the subject lands.

The following motion was considered:

- PDC072-2020 1. That the staff report re: **Application to Amend the Zoning By-law, and Proposed Draft Plan of Subdivision (to permit 8 single detached dwellings, a Natural Heritage System buffer block, 5 residential reserve blocks, a temporary access block, and the extension of Maybeck Drive) – Gagnon Walker Domes Professional Planners – Creditview 11 Holdings Inc. – 9401 Creditview Road – East side of Creditview Road, South of Williams Parkway – Ward 5 (I 55/2020 and File OZS-2020-0007 & 21T-20002B)**, to the Planning and Development Committee Meeting of July 6, 2020, be received; and

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2. That Planning and Development Services Department 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

- 5.7. Staff report re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision (to permit the development of a residential neighbourhood with a secondary school, a stormwater management block and a road system) – 695904 Ontario Inc. (DG Group) – KLM Planning Partners Inc. – 2050 Countryside Drive – Northwest of Countryside Drive and Torbram Road; within the Countryside Villages Block Plan Area 48-2 – Ward 9 (I 9/2020 and File OZS-2019-0010)**

Stephen Dykstra, 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.

In response to a question from Committee, staff noted that the school boards are currently evaluating the proposal.

The following motion was considered:

See Item 6.7

- PDC073-2020
1. That the staff report re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision (to permit the development of a residential neighbourhood with a secondary school, a stormwater management block and a road system) – 695904 Ontario Inc. (DG Group) – KLM Planning Partners Inc. – 2050 Countryside Drive – Northwest of Countryside Drive and Torbram Road; within the Countryside Villages Block Plan Area 48-2 – Ward 9 (I 9/2020 and File OZS-2019-0010)**, to the Planning and Development Committee Meeting of July 6, 2020, be received; and,
 2. That Planning and Development Services staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff

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recommendation, subsequent to the application having been deemed complete, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Carried

- 5.8. Staff report re: **Application to Amend the Zoning By-law and Draft Plan of Subdivision (to permit the development of a subdivision of 20 single detached residential lots and 2 residential part blocks) – KLM Planning Partners Inc. – Muirland Holdings Inc. – 8403 Creditview Road – Southerly Extension of Porter Creek Hollow and Vernosa Drive – Ward 4 (I 66/2020 and File C03W03.016)**

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.

Nigel De Souza, Brampton resident, expressed his thoughts and concerns with respect to the subject application.

The following motion was considered:

See Item 14.1

- PDC074-2020
1. That the staff report re: **Application to Amend the Zoning By-law and Draft Plan of Subdivision (to permit the development of a subdivision of 20 single detached residential lots and 2 residential part blocks) – KLM Planning Partners Inc. – Muirland Holdings Inc. – 8403 Creditview Road – Southerly Extension of Porter Creek Hollow and Vernosa Drive – Ward 4 (I 66/2020 and File C03W03.016)**, to the Planning and Development Committee Meeting of July 6, 2020, be received;
 2. That Planning and Development Services 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; and

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3. That the delegation from Nigel De Souza, Brampton resident, re: **Application to Amend the Zoning By-law and Draft Plan of Subdivision (to permit the development of a subdivision of 20 single detached residential lots and 2 residential part blocks) – KLM Planning Partners Inc. – Muirland Holdings Inc. – 8403 Creditview Road – Southerly Extension of Porter Creek Hollow and Vernosa Drive – Ward 4 (I 66/2020 and File C03W03.016)**, to the Planning and Development Committee Meeting of July 6, 2020, be received; and,
4. That the following correspondence re: **Application to Amend the Zoning By-law and Draft Plan of Subdivision (to permit the development of a subdivision of 20 single detached residential lots and 2 residential part blocks) – KLM Planning Partners Inc. – Muirland Holdings Inc. – 8403 Creditview Road – Southerly Extension of Porter Creek Hollow and Vernosa Drive – Ward 4 (I 66/2020 and File C03W03.016)** to the Planning and Development Committee Meeting of July 6, 2020, be received:
 1. Vikas Girdhar, Brampton resident, dated June 24, 2020
 2. Biju Thayilchira, Brampton resident, dated June 30, 2020
 3. Inderjeet Singh, Brampton resident, dated June 29, 2020
 4. Nigel De Souza, Brampton resident, dated July 6, 2020
 5. Shailesh Patel, Brampton resident, dated July 3, 2020

Carried

- 5.9. Staff report re: **Application to Amend the Official Plan and Zoning By-Law (to permit the development of a stepped, seven (7) storey condominium apartment building with 72 residential units, two (2) townhouse blocks comprised of six (6) residential units per block for a total of twelve (12) residential townhouse units, and the addition of one (1) commercial retail unit to an existing commercial building on site.) – Jindal Developments Ltd. – GForce Planners – 1965-1975 Cottrelle Boulevard – West of McVean Drive, south of Cottrelle Boulevard – Ward 8 (I 42/2020 and File C08E08.008)**

Shelby Swinfield, 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.

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Committee consideration of the matter included direction to staff to arrange for a town hall meeting between area residents and the applicant to be held by November 2020, and to be held via electronic means if necessary.

The following the following members of the public addressed Committee and expressed their views, suggestions, concerns and questions with respect to the subject application:

1. Manni Chauhan, Jindal Developments
2. Nisha Sandhu, Brampton resident, via pre-recorded audio
3. Geetesh Bhatt, Brampton resident
4. Amit Gupte, Brampton resident
5. Rajesh Rathi, Brampton resident
6. Snehal Kantawala, Brampton resident
7. Ravi Virk, Brampton resident
8. Cynthia Sri Pragash, Brampton resident
9. Rupinder Singh, Brampton resident, via pre-recorded audio
10. Jasbeer Kaur Kharbanda, Brampton resident, via pre-recorded audio
11. Ranjit Saini, Brampton resident, via pre-recorded audio
12. Gurrinder Singh, Brampton resident, via pre-recorded audio
13. Shadab Manzar, Brampton resident
14. Azad Goyat, Brampton resident
15. Fabio Martinello, Martinello Designs
16. Tony, Brampton resident
17. Rajan Kanwar, Brampton resident

The following motion was considered:

See Items 6.1 and 14.8

- PDC075-2020
1. That the staff report re: **Application to Amend the Official Plan and Zoning By-Law (to permit the development of a stepped, seven (7) storey condominium apartment building with 72 residential units, two (2) townhouse blocks comprised of six (6) residential units per block for a total of twelve (12) residential townhouse units, and the addition of one (1) commercial retail unit to an existing commercial building on site.) – Jindal Developments Ltd. – GForce Planners – 1965-1975 Cottrelle Boulevard – West of McVean Drive, south of Cottrelle Boulevard – Ward 8 (I 42/2020 and File C08E08.008)**, to the Planning and Development Committee Meeting of July 6, 2020, be received;
 2. That Planning and Development Services staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff

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recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal;

3. That an additional 'town hall' meeting be convened by the developer with concerned residents, by November 2020, via electronic means if necessary;
4. That the following delegations re: **Application to Amend the Official Plan and Zoning By-Law (to permit the development of a stepped, seven (7) storey condominium apartment building with 72 residential units, two (2) townhouse blocks comprised of six (6) residential units per block for a total of twelve (12) residential townhouse units, and the addition of one (1) commercial retail unit to an existing commercial building on site.) – Jindal Developments Ltd. – GForce Planners – 1965-1975 Cottrelle Boulevard – West of McVean Drive, south of Cottrelle Boulevard – Ward 8 (I 42/2020 and File C08E08.008)** to the Planning and Development Committee Meeting of July 6, 2020, be received:
 1. Manni Chauhan, Jindal Developments
 2. Nisha Sandhu, Brampton resident, via pre-recorded audio
 3. Geetesh Bhatt, Brampton resident
 4. Amit Gupte, Brampton resident
 5. Rajesh Rathi, Brampton resident
 6. Snehal Kantawala, Brampton resident
 7. Ravi Virk, Brampton resident
 8. Cynthia Sri Pragash, Brampton resident
 9. Rupinder Singh, Brampton resident, via pre-recorded audio
 10. Jasbeer Kaur Kharbanda, Brampton resident, via pre-recorded audio
 11. Ranjit Saini, Brampton resident, via pre-recorded audio
 12. Gurrinder Singh, Brampton resident, via pre-recorded audio
 13. Shadab Manzar, Brampton resident
 14. Azad Goyat, Brampton resident
 15. Fabio Martinello, Martinello Designs
 16. Tony, Brampton resident
 17. Rajan Kanwar, Brampton resident
5. That the following correspondence re: **Application to Amend the Official Plan and Zoning By-Law (to permit the development of a stepped, seven (7) storey condominium apartment building with 72 residential units, two (2) townhouse blocks comprised of six (6) residential units per block for a total of twelve (12) residential townhouse units, and the addition of one (1) commercial retail unit to**

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an existing commercial building on site.) – Jindal Developments Ltd. – GForce Planners – 1965-1975 Cottrelle Boulevard – West of McVean Drive, south of Cottrelle Boulevard – Ward 8 (I 42/2020 and File C08E08.008) to the Planning and Development Committee Meeting of July 6, 2020, be received:

1. Tony Moracci, Brampton resident, dated July 2, 2020
2. Amit Gupte, Brampton resident, dated July 2, 2020
3. Sandeep Kaur Sandhu, Brampton resident, dated July 2, 2020
4. Cynthia Sri Pragash, Brampton resident, dated July 2, 2020
5. Mayank Bhatt, Brampton resident, dated July 2, 2020
6. Gurdev and Jatinder Kenth, Brampton residents, dated July 2, 2020
7. Manpreet Panesar, Brampton resident, dated June 26, 2020
8. B. Moore, Brampton resident, dated June 17, 2020
9. Nisha Sandhu, Brampton resident, dated June 25, 2020
10. Joe Kwok, Brampton resident, dated June 17, 2020
11. Linda Sookram, Brampton resident, dated June 25, 2020
12. Aeysha Ahmad, Brampton resident, dated June 19, 2020
13. Dhaval Mehta, Brampton resident, dated June 24, 2020
14. Lalit Ahluwalia, Brampton resident, dated June 17, 2020
15. Andriett Ebanks, Brampton resident, dated June 17, 2020
16. Ravina Sangha, Brampton resident, dated June 28, 2020
17. Geeta Gupte, Brampton resident, dated July 2, 2020
18. Jyoti Singh, Brampton resident, dated July 2, 2020
19. Ravi Virk, Brampton resident, dated July 2, 2020
20. Gurdev and Jatinder Kenth, Brampton residents, dated July 2, 2020
21. Paresh Naik, Brampton resident, dated July 1, 2020
22. Rawel Riar, Brampton resident, dated June 30, 2020
23. Snehal Kantawala, Brampton resident, dated July 2, 2020
24. Chaudhary Shahzad, Brampton resident, dated July 2, 2020
25. Geetesh Bhatt, Brampton resident, dated July 2, 2020
26. Shedab Manzar, Brampton resident, dated June 29, 2020
27. Rupinder Singh, Brampton resident, dated July 2, 2020
28. Anupriya Dewan, Brampton resident, dated July 4, 2020
29. Cynthia Sri Pragash, on behalf of Brampton Matters, dated July 5, 2020, including a petition of objection containing approximately 900 signatures

A recorded vote was requested and the motion carried as follows:

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<u>Yea</u>	<u>Nay</u>	<u>Absent</u>
Santos		
Vicente		
Whillans		
Palleschi		
Bowman		
Medeiros		
Fortini		
Williams		
Singh		
Dhillon		

Carried
10 Yeas
0 Nays
0 Absent

- 5.10. Staff report re: **Application to Amend the Official Plan and Zoning By-Law, and Proposed Draft Plan of Subdivision (to permit for infill redevelopment of the existing property into eight (8) semi-detached dwelling units.) – 2639509 Ontario Ltd. – Candevcon Ltd. – 10783 Creditview Road – East of Creditview Road, South of Buick Boulevard – Ward 6 (I 41/2020 and File C03W14.008)**

Shelby Swinfield, 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.

The following motion was considered:

See Item 14.9

- | | | |
|-------------|----|---|
| PDC076-2020 | 1. | That the staff report re: Application to Amend the Official Plan and Zoning By-Law, and Proposed Draft Plan of Subdivision (to permit for infill redevelopment of the existing property into eight (8) semi-detached dwelling units.) – 2639509 Ontario Ltd. – Candevcon Ltd. – 10783 Creditview Road – East of Creditview Road, South of Buick Boulevard – Ward 6 (I 41/2020 and File C03W14.008) , to the Planning and Development Committee Meeting of July 6, 2020, be received; |
| | 2. | That Planning and Development Services staff be directed to report back to the Planning and Development Committee |

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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; and

3. That the correspondence from Shaji Varghese, Brampton resident, dated July 2, 2020, re: **Application to Amend the Official Plan and Zoning By-Law, and Proposed Draft Plan of Subdivision (to permit for infill redevelopment of the existing property into eight (8) semi-detached dwelling units.) – 2639509 Ontario Ltd. – Candevcon Ltd. – 10783 Creditview Road – East of Creditview Road, South of Buick Boulevard – Ward 6 (I 41/2020 and File C03W14.008)** to the Planning and Development Committee Meeting of July 6, 2020, be received.

Carried

6. Delegations

- 6.1. Delegations re: **Application to Amend the Official Plan and Zoning By-Law (to permit the development of a stepped, seven (7) storey condominium apartment building with 72 residential units, two (2) townhouse blocks comprised of six (6) residential units per block for a total of twelve (12) residential townhouse units, and the addition of one (1) commercial retail unit to an existing commercial building on site.) – Jindal Developments Ltd. – GForce Planners – 1965-1975 Cottrelle Boulevard – West of McVean Drive, south of Cottrelle Boulevard – Ward 8 (I 42/2020 and File C08E08.008):**
 1. Manni Chauhan, Jindal Developments
 2. Nisha Sandhu, Brampton resident, via pre-recorded video
 3. Geetesh Bhatt, Brampton resident
 4. Amit Gupte, Brampton resident
 5. Rajesh Rathi, Brampton resident
 6. Snehal Kantawala, Brampton resident
 7. Ravi Virk, Brampton resident
 8. Cynthia Sri Pragash, Brampton resident
 9. Rupinder Singh, Brampton resident, via pre-recorded video
 10. Jasbeer Kaur Kharbanda, Brampton resident, via pre-recorded video
 11. Ranjit Saini, Brampton resident, via pre-recorded video
 12. Gurrinder Singh, Brampton resident, via pre-recorded video
 13. Shadab Manzar, Brampton resident

Dealt with under Item 5.9 – Recommendation PDC075-2020

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- 6.2. Delegations re: Staff report re: **Application to Amend the Official Plan and Zoning By-law (to permit 90-unit townhouse development) – The Biglieri Group Ltd. – Landmark Clarence Inc. – 17, 19, 21, 23, 27 and 29 Clarence Street – Ward 3 (R 35/2020 and File C01E04.015):**
1. Michael Testaguzza, The Biglieri Group Ltd.
 2. Chetal Vichare, Brampton resident

Dealt with under Item 8.3 – Recommendation PDC080-2020

- 6.3. Delegations re: **Phase One Interim Fee Increase for Development and Site Plan Applications (R 131/2020):**
1. Jennifer Jaruczek, BILD

Dealt with under Item 8.2 – Recommendation PDC078-2020

- 6.4. Delegations re: **Application to Amend the Zoning By-Law (to permit a commercial and office development consisting of 14 buildings) – Brampton (Northeast) – Weston Consulting – 5085 Mayfield Road – East of Airport Road and South of Mayfield Road – Ward 10 (I 34/2020 and File OZS-2020-0005):**
1. Kurt Franklin, Weston Consulting

Dealt with under Item 5.3 – Recommendation PDC069-2020

- 6.5. Delegations re: **Application to Amend the Zoning By-Law and Draft Plan of Subdivision (to permit approximately 1102 residential dwelling units, portions of two institutional blocks, valley lands with associated buffers, a commercial block, four open space blocks, four wetland compensation areas, and three stormwater management ponds) – Casa-North Investments Inc., Sandringham Place Inc., Berkinfield Management Inc. & Wolverleigh Construction Ltd. – KLM Planning Partners Inc. – 5603 Mayfield Road and 11825 Torbram Road – East of Torbram Road, South of Mayfield Road, North of Countryside Drive, and West of Airport Road – Ward 10 (I 54/2020 and File OZS-2019-0013):**
1. Alistair Shields, KLM Planning Partners Inc.

Dealt with under Item 5.4 – Recommendation PDC070-2020

- 6.6. Delegations re: **Application to Amend the Zoning By-Law and Draft Plan of Subdivision, (to permit a 601 residential dwelling units, portions of two institutional blocks, valley lands, and a portion of open space block) – Berkinfield Management Inc. – KLM Planning Partners Inc. – West of**

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Torbram Road between Mayfield Road and Countryside Drive – Ward 9 (I 53/2020 and File OZS-2019-0012):

1. Alistair Shields, KLM Planning Partners Inc.

Dealt with under Item 5.5 – Recommendation PDC071-2020

- 6.7. Delegations re: Staff report re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision (to permit the development of a residential neighbourhood with a secondary school, a stormwater management block and a road system) – 695904 Ontario Inc. (DG Group) – KLM Planning Partners Inc. – 2050 Countryside Drive – Northwest of Countryside Drive and Torbram Road; within the Countryside Villages Block Plan Area 48-2 – Ward 9 (I 9/2020 and File OZS-2019-0010):**

1. Alistair Shields, KLM Planning Partners Inc.

Dealt with under Item 5.7 – Recommendation PDC073-2020

7. Staff Presentations

- 7.1. Staff presentation by Tristan Costa, Planner, Community Innovation and Resilience, Planning and Development Services, re: **Nurturing Neighbourhoods Program**

Dealt with under Approval of Agenda – Recommendation PDC066-2020

8. Planning

- 8.1. Staff report re: **Nurturing Neighbourhoods Program Partnerships (RM 64/2019)**

Dealt with under Approval of Agenda – Recommendation PDC066-2020

- 8.2. Staff report re: **Phase One Interim Fee Increase for Development and Site Plan Applications (R 131/2020)**

Jennifer Jaruczek, BILD, reiterated the comments outlined in the correspondence dated July 3, 2020, and requested that consideration of the proposed fee increases be deferred until after the provincial emergency order has been lifted.

Committee consideration of the matter included the following:

- Development and building permit application and review process
- Potential impact to business attraction and retention
- Municipal benchmarking

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- Anticipated return date for the phase two report

A motion was introduced to defer the matter back to staff for further consideration and report back in conjunction with phase two.

The following motion was considered:

PDC077-2020
Lost

*That the staff report re: **Phase One Interim Fee Increase for Development and Site Plan Applications (R 131/2020)** be **referred** back to staff for further consideration and report back thereon in conjunction with reporting with respect to Phase Two.*

A recorded vote was requested and the motion lost as follows:

<u>Yea</u>	<u>Nay</u>	<u>Absent</u>
Whillans	Santos	nil
Palleschi	Vicente	
Bowman	Medeiros	
Williams	Fortini	
	Singh	
	Dhillon	

*Lost
4 Yeas
6 Nays
0 Absent*

The following motion was considered:

PDC078-2020

1. That the staff report re: **Phase One Interim Fee Increase for Development and Site Plan Applications (R 131/2020)**, to the Planning and Development Committee Meeting of July 6, 2020, be received;
2. That Schedule A to the Tariff of Fees By-law with respect to Planning and Other Municipal Applications By-law 85-96, as amended, be further amended to include the approved fees as set out in Appendix A of the report;
3. That staff be directed to report back to Council with the results of the Phase Two comprehensive fee review as part of the current Planning and Development Services Department Renewal Project;
4. That the delegation from Jennifer Jaruczek, BILD re: **Phase One Interim Fee Increase for Development and Site Plan**

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Applications (R 131/2020), to the Planning and Development Committee Meeting of July 6, 2020, be received; and,

5. That the correspondence from Jennifer Jaruczek, BILD, dated July 3, 2020, re: **Phase One Interim Fee Increase for Development and Site Plan Applications (R 131/2020)**, to the Planning and Development Committee Meeting of July 6, 2020, be received.

A recorded vote was requested and the motion carried as follows:

<u>Yea</u>	<u>Nay</u>	<u>Absent</u>
Santos	Palleschi	nil
Vicente	Williams	
Whillans		
Bowman		
Medeiros		
Fortini		
Singh		
Dhillon		
		Carried
		8 Yeas
		2 Nays
		0 Absent

- 8.3. Staff report re: **Application to Amend the Official Plan and Zoning By-law (to permit 90-unit townhouse development) – The Biglieri Group Ltd. – Landmark Clarence Inc. – 17, 19, 21, 23, 27 and 29 Clarence Street – Ward 3 (R 35/2020 and File C01E04.015)**

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

1. Michael Testaguzza, The Biglieri Group Ltd.
2. Chetal Vichare, Brampton resident
3. Bea Hannivan, Brampton resident
4. Nicole Burrell, Brampton resident

A procedural motion to extend the meeting beyond 11:55 p.m. was considered as follows:

- PDC079-2020 That the Planning and Development Committee Meeting of July 6, 2020, be extended to continue beyond 11:55 p.m. in accordance with Section 2.10 of the Procedure By-law.

Carried

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Committee consideration of the matter included:

- Compatibility of the proposed development
- Surrounding land uses
- Population density
- Traffic and transit considerations
- Request to prohibit short-term rental of the units
- Alignment with the City's 2040 Vision

The following motion was considered:

- PDC080-2020
1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law (to permit 90-unit townhouse development) – The Biglieri Group Ltd. – Landmark Clarence Inc. – 17, 19, 21, 23, 27 and 29 Clarence Street – Ward 3 (R 35/2020 and File C01E04.015)**, to the Planning and Development Committee Meeting of July 6, 2020, be received;
 2. That the Official Plan and Zoning By-law Amendment applications submitted by The Biglieri Group on behalf of Landmark Clarence Inc., Ward: 3, File: C01E04.015, as revised be approved, on the basis that they represent good planning, including that they are 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 Downtown Brampton Secondary Plan (Area 7) generally in accordance with Appendix 11 to the report be adopted, subsequent to the acceptance and approval of the Urban Design Brief by the Commissioner, Planning and Development Services;
 4. That the amendments to the Zoning By-law, generally in accordance with the Appendix 12 attached to the report be adopted;
 5. 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;
 6. That the following delegations re: Staff report re: **Application to Amend the Official Plan and Zoning By-law (to permit 90-unit townhouse development) – The Biglieri Group Ltd. – Landmark Clarence Inc. – 17, 19, 21, 23, 27 and 29 Clarence Street – Ward 3 (R 35/2020 and File C01E04.015)** to the Planning and Development Committee Meeting of July 6, 2020, be received:

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1. Michael Testaguzza, The Biglieri Group Ltd.
 2. Chetal Vichare, Brampton resident
 3. Bea Hannivan, Brampton resident
 4. Nicole Burrell, Brampton resident;
7. That the following correspondence re: **Application to Amend the Official Plan and Zoning By-law (to permit 90-unit townhouse development) – The Biglieri Group Ltd. – Landmark Clarence Inc. – 17, 19, 21, 23, 27 and 29 Clarence Street – Ward 3 (R 35/2020 and File C01E04.015)** to the Planning and Development Committee Meeting of July 6, 2020, be received:
1. Chris Bejnar, Brampton resident, dated July 26, 2020
 2. Alexis MacLeod, Brampton resident, dated July 2, 2020
 3. Carol-Lyn Fobert, Brampton resident, dated July 2, 2020
 4. Sandra Strangis, Brampton resident, dated July 2, 2020
 5. Margaret McLuckie, Brampton resident, dated July 2, 2020, including petition of objection containing approximately 112 signatures
 6. Magdalena Kolomycew, Brampton resident, dated July 3, 2020
 7. Karen Pilon and Michael Atkins, Brampton residents, dated July 4, 2020
 8. Lynn Fraser, Brampton resident, dated July 4, 2020
 9. Monica Ghose, Brampton resident, dated July 5, 2020
 10. Alicja and Peter Protasiewicz, Brampton residents, dated July 5, 2020
 11. Chris Bejnar, Brampton resident, dated July 6, 2020
 12. Bea Hannivan, Brampton resident, dated July 6, 2020
 13. Susan Jackson, Brampton resident, dated July 4, 2020
 14. Shawn Ferrie, Brampton resident, dated July 6, 2020

A recorded vote was requested and the motion carried as follows:

<u>Yea</u>	<u>Nay</u>	<u>Absent</u>
Santos	Whillans	nil
Vicente	Palleschi	
Williams	Bowman	
Fortini	Medeiros	
Williams		
Singh		

Carried
6 Yeas
4 Nays
0 Absent

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- 8.4. Staff report re **Application to Amend the Official Plan and the Zoning By-law (to permit a 17-story structure containing 379 dwelling units) – JTS Properties Inc. – Gagnon Walker Domes Ltd. – 80 Scott St – Ward 1 (R 77/2020 and File C01E06.054)**

Committee consideration of the matter included a proposed motion with the operative clause as follows:

“NOW THEREFORE staff are directed to ensure and confirm that two meetings are held during the site plan approval process between the applicant and selected area residents that are identified by staff to share information about the proposed site alterations, building location and elevations, landscape plans and tree protection plans. One of the meetings is to be held prior to the submission of a formal site plan application, and another during the formal review period, prior to any approval being issued. Minutes of the meeting shall be provided to staff for consideration in the municipal review and approval of the subject Site Plan and Site Plan agreement.”

The following motion was considered:

- PDC081-2020
1. That the staff report re **Application to Amend the Official Plan and the Zoning By-law (to permit a 17-story structure containing 379 dwelling units) – JTS Properties Inc. – Gagnon Walker Domes Ltd. – 80 Scott St – Ward 1 (R 77/2020 and File C01E06.054)**, to the Planning and Development Committee Meeting of July 6, 2020, be received;
 2. That the Official Plan Amendment and Zoning By-law Amendment application submitted by Gagnon Walker Domes Ltd. on behalf of JTS Properties Inc., Ward 1, File: C01E06.054, 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, 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 amendment to the Zoning By-law, generally in accordance with the attached Appendix 13 to the report be adopted;

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5. That the following correspondence re: **Application to Amend the Official Plan and the Zoning By-law (to permit a 17-story structure containing 379 dwelling units) – JTS Properties Inc. – Gagnon Walker Domes Ltd. – 80 Scott St – Ward 1 (R 77/2020 and File C01E06.054)** to the Planning and Development Committee Meeting of July 6, 2020, be received:
1. Chris and Melanie McDonald, Brampton residents, dated July 2, 2020
 2. Tauseef Riaz, Brampton resident, dated July 2, 2020
 3. Margaret Hawley Johnston, Brampton resident, dated July 2, 2020
 4. Stephanie Vega, Brampton resident, dated July 2, 2020
6. **WHEREAS** GWD Ltd. on behalf of JTS Properties Inc. has made an application to amend the Official Plan and the Zoning By-law to permit the development of a 17-storey tiered residential building located at 80 Scott Street;

AND WHEREAS it is desirable that the application to amend the Official Plan and the Zoning By-law be approved on the basis 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 represents good planning;

AND WHEREAS development of the subject property is subject to Site Plan Control By-law 96-86, as amended;

AND WHEREAS, By-law 96-89 requires the owner to submit a Site Plan Application under Section 41 of the Planning Act;

AND WHEREAS the review of a Site Plan Application is not subject to a public process;

AND WHEREAS residents in the vicinity of 80 Scott Street may have concerns with the impact that the proposed development will have on their properties and may wish to provide comments on the proposed Site Plan Control Application.

NOW THEREFORE staff are directed to ensure and confirm that two meetings are held during the site plan approval process between the applicant and selected area residents that are identified by staff to share information about the proposed site alterations, building location and elevations,

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landscape plans and tree protection plans. One of the meetings is to be held prior to the submission of a formal site plan application, and another during the formal review period, prior to any approval being issued. Minutes of the meeting shall be provided to staff for consideration in the municipal review and approval of the subject Site Plan and Site Plan agreement.

A recorded vote was requested and the motion carried as follows:

<u>Yea</u>	<u>Nay</u>	<u>Absent</u>
Santos		
Vicente		
Whillans		
Palleschi		
Bowman		
Medeiros		
Fortini		
Williams		
Singh		
Dhillon		
		Carried
		10 Yeas
		0 Nays
		0 Absent

9. **Minutes** – nil

10. **Other/New Business** – nil

10.1. Discussion at the request of City Councillor Singh, re: **Sustainable Development**

Committee consideration of the matter included a request that staff report back on increasing the minimum sustainability threshold required by new development applications as part of the Sustainability Matrix Scoring System.

The following motion was considered:

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PDC082-2020 That staff be requested to report back on increasing the minimum sustainability threshold sought and required by new development applications as part of the Sustainability Matrix Scoring System.

Carried

11. **Referred Matters** – nil

12. **Deferred Matters**

^ 12.1. Staff report re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision – to facilitate a new residential subdivision development (single detached dwelling lots, park, stormwater management pond, environmental lands and a local road system) – 2185715 Ontario Inc. – Candevcon Ltd. – Southwest corner of Mayfield Road and McVean Drive – Ward 10 (R 67/2020 and File C08E17.011)**

Note: deferred to this meeting pursuant to Recommendation PDC062-2020, as follows:

PDC062-2020 That the staff report re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision – to facilitate a new residential subdivision development (single detached dwelling lots, park, stormwater management pond, environmental lands and a local road system) – 2185715 Ontario Inc. – Candevcon Ltd. – Southwest corner of Mayfield Road and McVean Drive – Ward 10 (R 67/2020 and File C08E17.011)** to the Planning and Development Committee Meeting of June 22, 2020, be **deferred** to the Planning and Development Committee Meeting of July 6, 2020.

The following motion was considered:

PDC083-2020 1. That the staff report titled: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision – to facilitate a new residential subdivision development (single detached dwelling lots, park, stormwater management pond, environmental lands and a local road system) – 2185715 Ontario Inc. – Candevcon Ltd. – Southwest corner of Mayfield Road and McVean Drive – Ward 10 (R 67/2020 and File C08E17.011)**, dated May 29, 2020, to the Planning and Development Committee Meeting of June 22, 2020, be received;

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2. That the Zoning By-law Amendment 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 for the reasons set out in the Planning Recommendation Report, dated May 29, 2020;
3. That the amendments to the Zoning By-law, generally in accordance with the attached Appendix 9 to the report be adopted;
4. That Council authorize the Mayor and Clerk to sign the subdivision agreement; and,
5. That pursuant to Section 34 (17) of the Planning Act, R.S.O. c. P13 no further notice of public meeting is required.

Carried

13. Notice of Motion – nil

14. Correspondence

14.1. Correspondence re: Application to Amend the Zoning By-law and Draft Plan of Subdivision (to permit the development of a subdivision of 20 single detached residential lots and 2 residential part blocks) – KLM Planning Partners Inc. – Muirland Holdings Inc. – 8403 Creditview Road – Southerly Extension of Porter Creek Hollow and Vernosa Drive – Ward 4 (I 66/2020 and File C03W03.016):

1. Vikas Girdhar, Brampton resident, dated June 24, 2020
2. Biju Thayilchira, Brampton resident, dated June 30, 2020
3. Inderjeet Singh, Brampton resident, dated June 29, 2020

Dealt with under Item 5.8 – Recommendation PDC074-2020

14.2. Correspondence re: Application to Amend the Zoning By-Law (to permit a commercial and office development consisting of 14 buildings) – Brampton (Northeast) – Weston Consulting – 5085 Mayfield Road – East of Airport Road and South of Mayfield Road – Ward 10 (I 34/2020 and File OZS-2020-0005):

1. Ryan Virtanen, KLM Planning Partners Inc., dated June 26, 2020
2. Marvin Boothe, Brampton resident, dated July 3, 2020

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Dealt with under Item 5.3 – Recommendation PDC069-2020

- 14.3. Correspondence re: **Application to Amend the Official Plan and Zoning By-law (to permit 90-unit townhouse development) – The Biglieri Group Ltd. – Landmark Clarence Inc. – 17, 19, 21, 23, 27 and 29 Clarence Street – Ward 3 (R 35/2020 and File C01E04.015):**
1. Chris Bejnar, Brampton resident, dated July 26, 2020
 2. Alexis MacLeod, Brampton resident, dated July 2, 2020
 3. Carol-Lyn Fobert, Brampton resident, dated July 2, 2020
 4. Sandra Strangis, Brampton resident, dated July 2, 2020
 5. Margaret McLuckie, Brampton resident, dated July 2, 2020, including petition of objection containing approximately 112 signatures

Dealt with under Item 8.3 – Recommendation PDC080-2020

- 14.4. Correspondence re: **Comprehensive Zoning By-law Review: Proposed Amendments to the City’s Zoning By-law Parking Standards – City-Wide (I 35/2020):**
1. Colin Chung, Glen Schnarr & Associates Inc., dated June 30, 2020

Dealt with under Item 5.1 – Recommendation PDC067-2020

- 14.5. Correspondence re: **Phase One Interim Fee Increase for Development and Site Plan Applications (R 131/2020):**
1. Jennifer Jaruczek, BILD, dated July 3, 2020

Dealt with under Item 8.2 – Recommendation PDC078-2020

- 14.6. Correspondence re: **Application to Amend the Official Plan and the Zoning By-law (to permit a 17-story structure containing 379 dwelling units) – JTS Properties Inc. – Gagnon Walker Domes Ltd. – 80 Scott St – Ward 1 (R 77/2020 and File C01E06.054)**
1. Chris and Melanie McDonald, Brampton residents, dated July 2, 2020
 2. Tauseef Riaz, Brampton resident, dated July 2, 2020
 3. Margaret Hawley Johnston, Brampton resident, dated July 2, 2020
 4. Stephanie Vega, Brampton resident, dated July 2, 2020

Dealt with under Item 8.4 – Recommendation PDC081-2020

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- 14.7. Correspondence re: **Application to Amend the Zoning By-Law and Draft Plan of Subdivision (to permit approximately 1102 residential dwelling units, portions of two institutional blocks, valley lands with associated buffers, a commercial block, four open space blocks, four wetland compensation areas, and three stormwater management ponds) – Casa-North Investments Inc., Sandringham Place Inc., Berkinfield Management Inc. & Wolverleigh Construction Ltd. – KLM Planning Partners Inc. – 5603 Mayfield Road and 11825 Torbram Road – East of Torbram Road, South of Mayfield Road, North of Countryside Drive, and West of Airport Road – Ward 10 (I 54/2020 and File OZS-2019-0013):**

1. Carmen Jandu, Ventawood Management Inc., dated June 30, 2020

Dealt with under Item 5.4 – Recommendation PDC070-2020

- 14.8 Correspondence re: **Application to Amend the Official Plan and Zoning By-Law (to permit the development of a stepped, seven (7) storey condominium apartment building with 72 residential units, two (2) townhouse blocks comprised of six (6) residential units per block for a total of twelve (12) residential townhouse units, and the addition of one (1) commercial retail unit to an existing commercial building on site.) – Jindal Developments Ltd. – GForce Planners – 1965-1975 Cottrelle Boulevard – West of McVean Drive, south of Cottrelle Boulevard – Ward 8 (I 42/2020 and File C08E08.008):**

1. Tony Moracci, Brampton resident, dated July 2, 2020
2. Amit Gupte, Brampton resident, dated July 2, 2020
3. Sandeep Kaur Sandhu, Brampton resident, dated July 2, 2020
4. Cynthia Sri Pragash, Brampton resident, dated July 2, 2020
5. Mayank Bhatt, Brampton resident, dated July 2, 2020
6. Gurdev and Jatinder Kenth, Brampton residents, dated July 2, 2020
7. Manpreet Panesar, Brampton resident, dated June 26, 2020
8. B. Moore, Brampton resident, dated June 17, 2020
9. Nisha Sandhu, Brampton resident, dated June 25, 2020
10. Joe Kwok, Brampton resident, dated June 17, 2020
11. Linda Sookram, Brampton resident, dated June 25, 2020
12. Aeysha Ahmad, Brampton resident, dated June 19, 2020
13. Dhaval Mehta, Brampton resident, dated June 24, 2020
14. Lalit Ahluwalia, Brampton resident, dated June 17, 2020
15. Andriett Ebanks, Brampton resident, dated June 17, 2020
16. Ravina Sangha, Brampton resident, dated June 28, 2020
17. Geeta Gupte, Brampton resident, dated July 2, 2020
18. Jyoti Singh, Brampton resident, dated July 2, 2020
19. Ravi Virk, Brampton resident, dated July 2, 2020
20. Gurdev and Jatinder Kenth, Brampton residents, dated July 2, 2020
21. Paresh Naik, Brampton resident, dated July 1, 2020
22. Rawel Riar, Brampton resident, dated June 30, 2020
23. Snehal Kantawala, Brampton resident, dated July 2, 2020

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- 24. Chaudhary Shahzad, Brampton resident, dated July 2, 2020
- 25. Geetesh Bhatt, Brampton resident, dated July 2, 2020
- 26. Shedab Manzar, Brampton resident, dated June 29, 2020
- 27. Rupinder Singh, Brampton resident, dated July 2, 2020

Dealt with under Item 5.9 – Recommendation PDC075-2020

- 14.9. Correspondence re: **Application to Amend the Official Plan and Zoning By-Law, and Proposed Draft Plan of Subdivision (to permit for infill redevelopment of the existing property into eight (8) semi-detached dwelling units.) – 2639509 Ontario Ltd. – Candevcon Ltd. – 10783 Creditview Road – East of Creditview Road, South of Buick Boulevard – Ward 6 (I 41/2020 and File C03W14.008):**
 - 1. Shaji Varghese, Brampton resident, dated July 2, 2020

Dealt with under Item 5.10 – Recommendation PDC076-2020

- 15. **Councillor Question Period** – nil

- 16. **Public Question Period**

In response to a question from Sylvia Roberts, Brampton resident, staff noted that development applications are reviewed by transit staff to ensure adequate transit service levels for high density development proposals.

In response to a question from Chris McDonald, Brampton resident, staff noted that City staff, the applicant and area residents are engaged in the site plan approval process to ensure compatibility of new development within existing neighbourhoods.

- 17. **Closed Session** – nil

- 18. **Adjournment**

The following motion was considered:

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PDC084-2020 That the Planning and Development Committee do now adjourn to meet again on Monday, July 27, 2020, at 7:00 p.m., or at the call of the Chair.

Carried

Regional Councillor M. Medeiros (Chair)

Monday, July 27, 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 (joined meeting at 7:03 p.m.; left at 7:25 p.m. – technical issues)
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
City Councillor H. Singh – Wards 9 and 10

Members Absent:

Regional Councillor G. Dhillon – Wards 9 and 10 (personal)

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
C. Caruso, Manager, Development Services
A. McNeill, Strategic Leader, Policy Planning
M. Michniak, Development Planner
D. Jenkins, Development Planner
K. Henderson, Development Planner
A. Balram, Policy Planner
S. Shah, Policy Planner

Corporate Services:

A. Wilson-Peebles, Legal Counsel

City Clerk's Office:

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

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Note In consideration of the current COVID-19 public health orders prohibiting public gatherings of more than 5 people and requirements for physical distancing between persons, in-person attendance at this Committee of Council 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 7:00 p.m. and adjourned at 10:17 p.m.

1A. Call to Order

As this meeting of the 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 Vicente, Councillor Whillans, Councillor Palleschi, Councillor Bowman, Councillor Medeiros, Councillor Fortini, and Councillor Singh

Members absent during roll call: Councillor Santos (technical difficulty, joined meeting at 7:03 p.m.), Councillor Dhillon

1B. Approval of Agenda

Peter Fay, City Clerk, noted that a request to withdraw from the agenda was received from the delegates re. Item 5.1 – Delegation from Jotvinder Sodhi, Sukhwinder Dhillon, Harinder Cheema and Sukjot Naroo, Home Owners Welfare Association, re: **Affordable Housing, Public/Road Safety, Stop Employment Zoning Transfer To Residential, Driveway Extension Penalties To Be Extended Due to COVID-19**. The delegates have requested to go to a meeting in September.

The following motion was considered:

PDC085-2020 That the Agenda for the Planning and Development Committee Meeting of July 27, 2020, be approved as amended as follows:

To add:

- 5.5. Delegations re: **Application to Amend the Official Plan and Zoning By-law (to permit 12 stacked townhouse dwelling units) – Habitat for Humanity GTA – Macedil Holdings Inc. – 25 William Street – Ward 1 (R 101/2020 and File C01E07.037):**
1. Bruce McCall-Richmond, Glen Schnarr & Associates Inc.
 2. Jamie Payne, Habitat for Humanity Greater Toronto Area

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- 9.1. Staff report re: **Application to Amend the Official Plan and Zoning By-law (to permit 12 stacked townhouse dwelling units) – Habitat for Humanity GTA – Macedil Holdings Inc. – 25 William Street – Ward 1 (R 101/2020 and File C01E07.037)**

To withdraw:

- 5.1. Delegation from Jotvinder Sodhi, Sukhwinder Dhillon, Harinder Cheema and Sukjot Naroo, Home Owners Welfare Association, re: **Affordable Housing, Public/Road Safety, Stop Employment Zoning Transfer To Residential, Driveway Extension Penalties To Be Extended Due to COVID-19**

Carried

Note: Later in the meeting on a two-thirds majority vote, Approval of the Agenda was reopened and the following was added to the Agenda:

Re: **Application to Amend the Official Plan and Zoning By-law (to permit 12 stacked townhouse dwelling units) – Habitat for Humanity GTA – Macedil Holdings Inc. – 25 William Street – Ward 1 (R 101/2020 and File C01E07.037):**

- Delegation from Agnes Szekely, Brampton resident

Re: **Application to Amend the Official Plan and Zoning By-law (to permit 12 stacked townhouse dwelling units) – Habitat for Humanity GTA – Macedil Holdings Inc. – 25 William Street – Ward 1 (R 101/2020 and File C01E07.037):**

Correspondence from:

- Agnes Szekely, Brampton resident, dated July 27, 2020
- Andrew Szekely, Brampton resident, dated July 27, 2020
- Kerri O’Callaghan, Brampton resident, dated July 27, 2020
- Horchover Giles, Brampton resident, dated July 27, 2020
- Nick Gavican, Brampton resident, dated July 27, 2020
- Al Nault, Brampton resident, dated July 27, 2020
- Kate Boardman, Brampton resident, dated July 27, 2020
- Michelle White, Brampton resident, dated July 27, 2020

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Additional Business and Changes related to the Published Agenda (*no vote was required*):

- 5.2. Delegations re: **Application to Amend the Official Plan and Zoning By-law (to permit the development of a phased retirement community with two 12-storey towers with 3-storey podium wings housing a total of 518 retirement homes suites and seniors apartments; a one-storey Main Street connecting the phases and providing ancillary personal service, dining, medical and recreational uses; and 316 parking spaces) – Schlegel Villages Inc. – Wellings Planning Consultants Inc. – 425 Great Lakes Drive – Ward 9 (I 75/2020 and File OZS-2020-0009):**
2. Brad Schlegel, Schlegel Villages Inc.; Glenn Wellings, Wellings Planning Consultants Inc.; and Robert Anderson, Anderson Wellsman Architects Inc.
 3. Rick Wesselman, Chairman, The Villages of Rosedale Inc.
- 5.3. Delegations re: **Application to Amend Zoning By-law and Draft Plan of Subdivision (to permit development of industrial and commercial uses) – Glenshore Investments Inc. – MHBC Planning Urban Design & Landscape Architecture – 5203 Old Castlemore Road, North of Castlemore Road and West of Highway 50 – Ward 10 (I 71/2020 and File OZS-2020-0010):**
1. Melinda MacRory and Oz Kemal, MHBC Planning, Urban Design and Landscape Architecture, via pre-recorded video
- 5.4. Delegations re: **Conceptual Land Use Plan – Heritage Heights Secondary Plan (Areas 51 & 52) – Ward 6 (R 154/2020)**
1. Sony Rai, Sustainable Vaughan
 2. Sylvia Roberts, Brampton resident
 3. David Laing, Brampton resident
 4. Alexander Adams, Planning Student/Brampton Centre Community Lead for Future Majority
 5. James Reed, Brampton resident, via pre-recorded video
 6. Keith Brooks, Program Director, Environmental Defence
 7. Chris Drew, Brampton resident
 8. Peter Miasek, Transport Action Ontario
- 13.1. Correspondence re: **Application to Amend the Official Plan and Zoning By-law (to permit the development of a phased retirement community with two 12-storey towers**

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with 3-storey podium wings housing a total of 518 retirement homes suites and seniors apartments; a one-storey Main Street connecting the phases and providing ancillary personal service, dining, medical and recreational uses; and 316 parking spaces) – Schlegel Villages Inc. – Wellings Planning Consultants Inc. – 425 Great Lakes Drive – Ward 9 (I 75/2020 and File OZS-2020-0009):

12. Bob Bergey, Terry Miller, Kerry Byam, Bill Sterritt and Kulu Hunjan, PCC564 Board of Directors, dated July 16, 2020
 13. Hank Braun and Carol Festa, Brampton residents, dated July 17, 2020
 14. Patricia and John Lee, Brampton residents, dated July 18, 2020
 15. Jack Crossley, Brampton resident, dated July 18, 2020
 16. Don and Shirley McKay, Brampton residents, dated July 18, 2020
 17. Raymond and Juliana Desouza, Brampton residents, dated July 21, 2020
 18. Sharon and Tom Wall, Brampton residents, dated July 21, 2020
 19. Rick Wesselman, Brenda Blaber, Paul Robin, and Martin Guthrie, The Villages of Rosedale Inc., dated July 21, 2020
 20. John Nevins, Brampton resident, dated July 22, 2020
 21. Nancy and Terry Doherty, Brampton residents, dated July 21, 2020
 22. Pervez Iqbal, Brampton resident, dated July 22, 2020
 23. Gillian and Kerry Byam, Brampton residents, dated July 21, 2020
 24. Eileen Sindrey, Brampton resident, dated July 13, 2020
 25. Marian Sheard and Gayle Wilding, Brampton residents, dated July 23, 2020
 26. Mee Kin Wong, Brampton resident, July 23, 2020
 27. Carol Downing, Brampton resident, dated July 23, 2020
 28. Pat Todd, Brampton resident, dated July 24, 2020
 29. Ron and Joan MacGibbon. Brampton resident, dated July 24, 2020
 30. Pam Templeman, Brampton resident, dated July 25, 2020
 31. Ann Girvan, Brampton resident, dated July 26, 2020
 32. Charles and Jody Mercer, Brampton residents, dated July 27, 2020
- 13.3. Correspondence re: **Conceptual Land Use Plan – Heritage Heights Secondary Plan (Areas 51 & 52) – Ward 6 (R 154/2020):**
2. Rob Chanona, DSV Solutions Inc., dated July 17, 2020

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3. Todd Letts, CEO, Brampton Board of Trade, dated July 17, 2020
 4. Nando Iannicca, Regional Chair and CEO, Region of Peel, dated July 22, 2020
 5. Mark Flowers, Davies Howe, dated July 23, 2020
 6. Sam Bottner, Brampton resident, dated July 24, 2020
 7. Emma West, Bousfields Inc, dated July 24, 2020
 8. Michael Gagnon, Gagnon Walker Domes Ltd., and Colin Chung, Glen Schnarr & Associates Inc., dated July 24, 2020
 9. Michael Gagnon and Andrew Walker, Gagnon Walker Domes Ltd., dated July 24, 2020
 10. David Faye, David Faye and Associates Inc., dated July 26, 2020
- 13.4. Correspondence re: **Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision (to create twelve (12) single detached residential lots) – 830460 Ontario Ltd. – Candevcon Ltd. – 150 Don Minaker Drive – West side of Don Minaker Drive, North of Ebenezer Road – Ward 8 (R 163/2020 and File C09E06.008):**
1. Mohan and Sherly Kangappaden, Brampton residents, dated July 23, 2020
 2. M.A. Rafey Kaleem, Brampton resident, dated July 27, 2020

2. Declarations of Interest under the Municipal Conflict of Interest Act

Regional Councillor Vicente declared a conflict of interest with respect to Items 5.5 and 9.1 as he owns property on the subject street.

3. 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.

(7.2, 7.3, 7.4)
(Item 7.1 was removed from Consent)
(Item 13.4 was added to Consent)

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4. Statutory Public Meeting Reports

- 4.1. Staff report re: **Application to Amend the Official Plan, Secondary Plan and Zoning By-law (to permit the development of a phased retirement community with a 5-storey building housing 70 assisted living/ independent living units; a 2-storey medical office/pharmacy/convenience commercial building; a 5-storey seniors condominium building with 60 2-bedroom units; and 121 parking spaces) – Chacon Retirement Village Inc. – Candevcon Ltd. – 9664 Goreway Drive – Ward 8 (I 74/2020 and File OZS-2020-0008)**

Dana Jenkins, 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:

- PDC086-2020
1. That the staff report re: **Application to Amend the Official Plan, Secondary Plan and Zoning By-law (to permit the development of a phased retirement community with a 5-storey building housing 70 assisted living/ independent living units; a 2-storey medical office/pharmacy/convenience commercial building; a 5-storey seniors condominium building with 60 2-bedroom units; and 121 parking spaces) – Chacon Retirement Village Inc. – Candevcon Ltd. – 9664 Goreway Drive – Ward 8 (I 74/2020 and File OZS-2020-0008)** to the Planning and Development Committee Meeting of July 27, 2020, be received; and,
 2. That Planning and Development Services 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

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- 4.2. Staff report re: **Application to Amend the Official Plan and Zoning By-law (to permit the development of a phased retirement community with two 12-storey towers with 3-storey podium wings housing a total of 518 retirement homes suites and seniors apartments; a one-storey Main Street connecting the phases and providing ancillary personal service, dining, medical and recreational uses; and 316 parking spaces) – Schlegel Villages Inc. – Wellings Planning Consultants Inc. – 425 Great Lakes Drive – Ward 9 (I 75/2020 and File OZS-2020-0009)**

Dana Jenkins, 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, the following members of the public addressed Committee and expressed their views, suggestions, concerns and questions with respect to the subject application:

1. Susan Melito, Brampton resident
2. Brad Schlegel, Schlegel Villages Inc.; Glenn Wellings, Wellings Planning Consultants Inc.; and Robert Anderson, Anderson Wellsman Architects Inc.
3. Rick Wesselman, Chairman, The Villages of Rosedale Inc.;

In response to a question from Committee, Brad Schlegel, Schlegel Villages Inc., noted the estimated number of staff the proposal would employ.

The following motion was considered:

- PDC087-2020
1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law (to permit the development of a phased retirement community with two 12-storey towers with 3-storey podium wings housing a total of 518 retirement homes suites and seniors apartments; a one-storey Main Street connecting the phases and providing ancillary personal service, dining, medical and recreational uses; and 316 parking spaces) – Schlegel Villages Inc. – Wellings Planning Consultants Inc. – 425 Great Lakes Drive – Ward 9 (I 75/2020 and File OZS-2020-0009)** to the Planning and Development Committee Meeting of July 27, 2020, be received;
 2. That Planning, Building and Economic Development Services 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;

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3. That the following delegations re: **Application to Amend the Official Plan and Zoning By-law (to permit the development of a phased retirement community with two 12-storey towers with 3-storey podium wings housing a total of 518 retirement homes suites and seniors apartments; a one-storey Main Street connecting the phases and providing ancillary personal service, dining, medical and recreational uses; and 316 parking spaces) – Schlegel Villages Inc. – Wellings Planning Consultants Inc. – 425 Great Lakes Drive – Ward 9 (I 75/2020 and File OZS-2020-0009)** to the Planning and Development Committee Meeting of July 27, 2020, be received:
 1. Susan Melito, Brampton resident
 2. Brad Schlegel, Schlegel Villages Inc.; Glenn Wellings, Wellings Planning Consultants Inc.; and Robert Anderson, Anderson Wellsman Architects Inc.
 3. Rick Wesselman, Chairman, The Villages of Rosedale Inc.;

4. That the following correspondence re: **Application to Amend the Official Plan and Zoning By-law (to permit the development of a phased retirement community with two 12-storey towers with 3-storey podium wings housing a total of 518 retirement homes suites and seniors apartments; a one-storey Main Street connecting the phases and providing ancillary personal service, dining, medical and recreational uses; and 316 parking spaces) – Schlegel Villages Inc. – Wellings Planning Consultants Inc. – 425 Great Lakes Drive – Ward 9 (I 75/2020 and File OZS-2020-0009)** to the Planning and Development Committee Meeting of July 27, 2020, be received:
 1. Terrence and Rosemary Miller, Brampton residents, dated July 10, 2020
 2. Maria and Eugenio Isabella, Brampton residents, dated July 10, 2020
 3. Kenneth and Marilyn Benson, Brampton residents, dated July 11, 2020
 4. Ratilal and Hansa Haria, Brampton residents, dated July 13, 2020
 5. David and Adrienne Mascarenhas, Brampton residents, dated July 13, 2020
 6. Muriel Cox, Brampton resident, dated July 13, 2020
 7. Cathy Field, Brampton resident, dated July 7, 2020 and July 14, 2020
 8. Shieva P. Eccles, Brampton resident, dated July 13, 2020

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9. Patrick Kua, Brampton resident, dated July 14, 2020
10. Chris and Bob Hyndman, Brampton resident, dated July 10, 2020
11. Linda Borsato, Pat Kindree, Robert Desoisa, Board of Directors – PSCC 1060, Brampton residents, dated July 16, 2020
12. Bob Bergey, Terry Miller, Kerry Byam, Bill Sterritt and Kulu Hunjan, PCC564 Board of Directors, dated July 16, 2020
13. Hank Braun and Carol Festa, Brampton residents, dated July 17, 2020
14. Patricia and John Lee, Brampton residents, dated July 18, 2020
15. Jack Crossley, Brampton resident, dated July 18, 2020
16. Don and Shirley McKay, Brampton residents, dated July 18, 2020
17. Raymond and Juliana Desouza, Brampton residents, dated July 21, 2020
18. Sharon and Tom Wall, Brampton residents, dated July 21, 2020
19. Rick Wesselman, Brenda Blaber, Paul Robin, and Martin Guthrie, The Villages of Rosedale Inc., dated July 21, 2020
20. John Nevins, Brampton resident, dated July 22, 2020
21. Nancy and Terry Doherty, Brampton residents, dated July 21, 2020
22. Pervez Iqbal, Brampton resident, dated July 22, 2020
23. Gillian and Kerry Byam, Brampton residents, dated July 21, 2020
24. Eileen Sindrey, Brampton resident, dated July 13, 2020
25. Marian Sheard and Gayle Wilding, Brampton residents, dated July 23, 2020
26. Mee Kin Wong, Brampton resident, July 23, 2020
27. Carol Downing, Brampton resident, dated July 23, 2020
28. Pat Todd, Brampton resident, dated July 24, 2020
29. Ron and Joan MacGibbon. Brampton resident, dated July 24, 2020
30. Pam Templeman, Brampton resident, dated July 25, 2020
31. Ann Girvan, Brampton resident, dated July 26, 2020
32. Charles and Jody Mercer, Brampton residents, dated July 27, 2020

Carried

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- 4.3. Staff report re: **Application to Amend Zoning By-law and Draft Plan of Subdivision (to permit development of industrial and commercial uses) – Glenshore Investments Inc. – MHBC Planning Urban Design & Landscape Architecture – 5203 Old Castlemore Road, North of Castlemore Road and West of Highway 50 – Ward 10 (I 71/2020 and File OZS-2020-0010)**

Mark Michniak, 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.

Melinda MacRory and Oz Kemal, MHBC Planning, Urban Design and Landscape Architecture, via pre-recorded video, presented an overview of the details of the application.

The following motion was considered:

- PDC088-2020
1. That the staff report re: **Application to Amend Zoning By-law and Draft Plan of Subdivision (to permit development of industrial and commercial uses) – Glenshore Investments Inc. – MHBC Planning Urban Design & Landscape Architecture – 5203 Old Castlemore Road – North of Castlemore Road and West of Highway 50 – Ward 10 (I 71/2020 and File OZS-2020-0010)** to the Planning and Development Committee Meeting of July 27, 2020, be received;
 2. That Planning and Development Services 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;
 3. That the delegation from Melinda MacRory and Oz Kemal, MHBC Planning, Urban Design and Landscape Architecture, via pre-recorded video re: **Application to Amend Zoning By-law and Draft Plan of Subdivision (to permit development of industrial and commercial uses) – Glenshore Investments Inc. – MHBC Planning Urban Design & Landscape Architecture – 5203 Old Castlemore Road, North of Castlemore Road and West of Highway 50 – Ward 10 (I 71/2020 and File OZS-2020-0010)** to the Planning and Development Committee Meeting of July 27, 2020, be received.

Carried

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5. Delegations

- 5.1. Delegation from Jotvinder Sodhi, Sukhwinder Dhillon, Harinder Cheema and Sukjot Naroo, Home Owners Welfare Association, re: **Affordable Housing, Public/Road Safety, Stop Employment Zoning Transfer To Residential, Driveway Extension Penalties To Be Extended Due to COVID-19**

Dealt with under Approval of Agenda – Recommendation PDC085-2020

- 5.2. Delegations re: **Application to Amend the Official Plan and Zoning By-law (to permit the development of a phased retirement community with two 12-storey towers with 3-storey podium wings housing a total of 518 retirement homes suites and seniors apartments; a one-storey Main Street connecting the phases and providing ancillary personal service, dining, medical and recreational uses; and 316 parking spaces) – Schlegel Villages Inc. – Wellings Planning Consultants Inc. – 425 Great Lakes Drive – Ward 9 (I 75/2020 and File OZS-2020-0009):**
1. Susan Melito, Brampton resident
 2. Brad Schlegel, Schlegel Villages Inc.; Glenn Wellings, Wellings Planning Consultants Inc.; and Robert Anderson, Anderson Wellsman Architects Inc.
 3. Rick Wesselman, Chairman, The Villages of Rosedale Inc.

Dealt with under Item 4.2 – Recommendation PDC087-2020

- 5.3. Delegation from Melinda MacRory and Oz Kemal, MHBC Planning, Urban Design and Landscape Architecture, via pre-recorded video, re: **Application to Amend Zoning By-law and Draft Plan of Subdivision (to permit development of industrial and commercial uses) – Glenshore Investments Inc. – MHBC Planning Urban Design & Landscape Architecture – 5203 Old Castlemore Road, North of Castlemore Road and West of Highway 50 – Ward 10 (I 71/2020 and File OZS-2020-0010)**

Dealt with under Item 4.3 – Recommendation PDC088-2020

- 5.4. Delegations re: **Conceptual Land Use Plan – Heritage Heights Secondary Plan (Areas 51 & 52) – Ward 6 (R 154/2020)**
1. Sony Rai, Sustainable Vaughan
 2. Sylvia Roberts, Brampton resident
 3. David Laing, Brampton resident
 4. Alexander Adams, Planning Student/Brampton Centre Community Lead for Future Majority
 5. James Reed, Brampton resident, via pre-recorded video
 6. Keith Brooks, Program Director, Environmental Defence
 7. Chris Drew, Brampton resident

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8. Peter Miasek, Transport Action Ontario

Dealt with under Item 6.1 – Recommendation PDC089-2020

5.5. Delegations re: **Application to Amend the Official Plan and Zoning By-law (to permit 12 stacked townhouse dwelling units) – Habitat for Humanity GTA – Macedil Holdings Inc. – 25 William Street – Ward 1 (R 101/2020 and File C01E07.037):**

1. Bruce McCall-Richmond, Glen Schnarr & Associates Inc.
2. Jamie Payne, Habitat for Humanity Greater Toronto Area

Dealt with under Item 9.1 – Recommendation PDC095-2020

6. Staff Presentations

6.1. Staff presentation by Anand Balram, Senior Policy Planner, Planning and Development Services, re: **Conceptual Land Use Plan – Heritage Heights Secondary Plan (Areas 51&52) – Ward 6 (P 25/2020)**

Anand Balram, Senior Policy Planner, Planning and Development Services, and Andrew McNeill, Strategic Leader, Policy Planning, Planning, Building and Economic Development, presented an overview of the proposed land use plan.

Items 7.5, 5.4, and 13.3 were brought forward at this time.

The following the following members of the public addressed Committee and expressed their views, suggestions, concerns and questions with respect to the proposed land use plan:

1. Sony Rai, Sustainable Vaughan
2. Sylvia Roberts, Brampton resident
3. David Laing, Brampton resident
4. Alexander Adams, Planning Student/Brampton Centre Community Lead for Future Majority
5. James Reed, Brampton resident, via pre-recorded video
6. Keith Brooks, Program Director, Environmental Defence
7. Chris Drew, Brampton resident
8. Peter Miasek, Transport Action Ontario

The following motion was considered:

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- PDC089-2020
1. That the staff report re: **Conceptual Land Use Plan – Heritage Heights Secondary Plan (Areas 51 & 52) – Ward 6 (R 154/2020)** to the Planning and Development Committee Meeting of July 27, 2020, be received;
 3. That Council endorse the Heritage Heights Concept Plan and direct staff to continue to engage relevant stakeholders, adjacent municipalities, other levels of government and the public to continue to refine the plan and advance the policy framework that will implement the principles of the concept plan as part of the Heritage Heights Secondary Plan;
 4. That Council direct staff to work with the Mayor and Members of Council to engage the Province to seek provincial support for the Heritage Heights concept plan and make adjustments to the GTA West Corridor and Transmission Corridor planning as appropriate through the Heritage Heights community;
 5. That the presentation by Anand Balram, Senior Policy Planner, Planning and Development Services, and Andrew McNeill, Strategic Leader, Policy Planning, Planning, Building and Economic Development, re: **Conceptual Land Use Plan – Heritage Heights Secondary Plan (Areas 51&52) – Ward 6 (P 25/2020)** to the Planning and Development Committee Meeting of July 27, 2020, be received;
 6. That the following delegations re: **Conceptual Land Use Plan – Heritage Heights Secondary Plan (Areas 51 & 52) – Ward 6 (R 154/2020)** to the Planning and Development Committee Meeting of July 27, 2020, be received:
 1. Sony Rai, Sustainable Vaughan
 2. Sylvia Roberts, Brampton resident
 3. David Laing, Brampton resident
 4. Alexander Adams, Planning Student/Brampton Centre Community Lead for Future Majority
 5. James Reed, Brampton resident, via pre-recorded video
 6. Keith Brooks, Program Director, Environmental Defence
 7. Chris Drew, Brampton resident
 8. Peter Miasek, Transport Action Ontario
 7. That the following correspondence re: **Conceptual Land Use Plan – Heritage Heights Secondary Plan (Areas 51 & 52) – Ward 6 (R 154/2020)** to the Planning and Development Committee Meeting of July 27, 2020, be received:

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1. Darren Vella, Innovative Planning Solutions, President and Director of Planning, dated July 16, 2020
2. Rob Chanona, DSV Solutions Inc., dated July 17, 2020
3. Todd Letts, CEO, Brampton Board of Trade, dated July 17, 2020
4. Nando Iannicca, Regional Chair and CEO, Region of Peel, dated July 22, 2020
5. Mark Flowers, Davies Howe, dated July 23, 2020
6. Sam Bottner, Brampton resident, dated July 24, 2020
7. Emma West, Bousfields Inc, dated July 24, 2020
8. Michael Gagnon, Gagnon Walker Domes Ltd., and Colin Chung, Glen Schnarr & Associates Inc., dated July 24, 2020
9. Michael Gagnon and Andrew Walker, Gagnon Walker Domes Ltd., dated July 24, 2020
10. David Faye, David Faye and Associates Inc., dated July 26, 2020

A recorded vote was requested and the motion carried as follows:

<u>Yea</u>	<u>Nay</u>	<u>Absent</u>
Vicente		Santos
Whillans		Fortini
Palleschi		Dhillon
Bowman		
Medeiros		
Williams		
Singh		
		Carried
		7 Yeas
		0 Nays
		3 Absent

7. Planning

- 7.1. Staff report re: **Application to Amend the Zoning By-law (to permit a 402-unit residential development) – Nyx Capital Corp. – Nyx Henderson Ltd. – 12 Henderson Avenue – Ward 3 (File C01W05.044 and R 87/2020)**

Committee consideration of the matter included questions of clarification with respect to the next steps of the application, and consensus to defer the matter to the next meeting of the Planning and Development Committee.

The following motion was considered:

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PDC090-2020 That the staff report re: **Application to Amend the Zoning By-law (to permit a 402-unit residential development) – Nyx Capital Corp. – Nyx Henderson Ltd. – 12 Henderson Avenue – Ward 3 (File C01W05.044 and R 87/2020)** be **deferred** to the Planning and Development Committee Meeting of September 14, 2020.

A recorded vote was requested and the motion carried as follows:

<u>Yea</u>	<u>Nay</u>	<u>Absent</u>
Vicente		Santos
Whillans		Dhillon
Palleschi		
Bowman		
Medeiros		
Fortini		
Williams		
Singh		
		Carried
		8 Yeas
		0 Nays
		2 Absent

^ 7.2. Staff report re: **Application to Amend the Zoning By-law (to facilitate a new residential development – Medium density residential including apartments and stacked townhouses, and an amenity area) – Brampton (Northeast) Shopping Centres Limited & Brampton Bramalea Christian Fellowship Inc. (c/o LIV (Bramalea) Ltd.) – KLM Planning Partners Inc. – Southeast of Bramalea Road and Inspire Boulevard – Ward 9 (R 123/2020 and File C05E17.006)**

- PDC091-2020 1. That the staff report re: **Application to Amend the Zoning By-law (to facilitate a new residential development – Medium density residential including apartments and stacked townhouses, and an amenity area) – Brampton (Northeast) Shopping Centres Limited & Brampton Bramalea Christian Fellowship Inc. (c/o LIV (Bramalea) Ltd.) – KLM Planning Partners Inc. – Southeast of Bramalea Road and Inspire Boulevard – Ward 9 (R 123/2020 and File C05E17.006)** to the Planning and Development Committee Meeting of July 27, 2020 be received;
2. That the Zoning By-law Amendment be approved, on the basis that it represents good planning, including that it is generally consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden

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Horseshoe, the Region of Peel Official Plan and the City's Official Plan for the reasons set out in the Planning Recommendation Report subject to the recommended holding provisions, dated July 3, 2020;

3. That the amendments to the Zoning By-law, generally in accordance with the attached Appendix 10 to the report be adopted; and,
4. That pursuant to Section 34 (17) of the Planning Act, R.S.O. c. P13 no further notice of public meeting is required.

Carried

^ 7.3. Staff report re: **Façade and Building Improvement Grant – Sunita Kapil – Kapwin Holdings Inc. – 6 George Street South – East side of George Street South and south of Queen Street West – Ward 3 (R 159/2020 and File BFIP-2020-0001)**

- PDC092-2020
1. That the staff report re: **Façade and Building Improvement Grant – Sunita Kapil – Kapwin Holdings Inc. – 6 George Street South – East side of George Street South and south of Queen Street West – Ward 3 (R 159/2020 and File BFIP-2020-0001)** to the Planning and Development Committee Meeting of July 27, 2020, be received;
 2. That application BFIP-2020-0001 be approved for a maximum grant of \$15,505.86 under the Downtown Façade Improvement Program and a maximum grant of \$30,000.00 under the Downtown Building Improvement Program, for a total grant of \$45,505.86, subject to the applicant maintaining the rules of the programs as set out in the approved Implementation Guidelines and meeting the following conditions on or before September 10, 2020 failing which this approval shall be null and void:
 - a) That satisfactory detailed drawings for the façade and building improvements be submitted to the City of Brampton; and,
 - b) That the applicant enters into the necessary agreements with the City of Brampton.
 3. That notwithstanding the above, the Façade Improvement grant may increase by up to 10%, as permitted under the Implementation Guidelines for the program, if the applicant , provides the required documentation for architectural/design

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fees, to the satisfaction of the Director of Development Services;

4. That the Director of Development services be authorized to grant extensions to the September 10, 2020 deadline provided in Recommendation 2 for the provisions of satisfactory drawings if, in the opinion of the Director of Development Services, adequate progress has been demonstrated towards fulfilling the conditions; and,
5. That the Commissioner of the Planning and Development Services Department be authorized to sign the Façade and Building Improvement Program Agreements in relation to the approved projects with content satisfactory to the Commissioner of the Planning and Development Services Department, or designate, and in a form approved by the City Solicitor, or designate, and that staff be authorized to take the necessary steps to implement the terms of the agreement.

Carried

^ 7.4. Staff report re: Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision (to create twelve (12) single detached residential lots) – 830460 Ontario Ltd. – Candevcon Ltd. – 150 Don Minaker Drive – West side of Don Minaker Drive, North of Ebenezer Road – Ward 8 (R 163/2020 and File C09E06.008)

- PDC093-2020
1. That the staff report re: **Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision (to create twelve (12) single detached residential lots) – 830460 Ontario Ltd. – Candevcon Ltd. – 150 Don Minaker Drive – West side of Don Minaker Drive, North of Ebenezer Road – Ward 8 (R 163/2020 and File C09E06.008)** to the Planning and Development Committee Meeting of July 27, 2020, be received;
 2. That the application to amend the Official Plan and Zoning By-law and proposed Draft Plan of Subdivision submitted by Candevcon Limited on behalf of 830460 ONTARIO LIMITED, Ward: 8, File: C09E06.008 & 21T-19010B, as revised, be approved, on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, it conforms to the Growth Plan for the Greater Golden Horseshoe, The Region of Peel Official Plan, and the

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general principles of the City of Brampton Official Plan for the reasons set out in the Recommendation Report;

3. That the amendments to the Official Plan, generally in accordance with Appendix 10 attached to the report, be adopted;
4. That the amendments to the Zoning By-law, generally in accordance with Appendix 11 attached to the report, be adopted;
5. That Council authorize the Mayor and Clerk to sign the subdivision agreement; and,
6. That the following correspondence re: **Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision (to create twelve (12) single detached residential lots) – 830460 Ontario Ltd. – Candevcon Ltd. – 150 Don Minaker Drive – West side of Don Minaker Drive, North of Ebenezer Road – Ward 8 (R 163/2020 and File C09E06.008)**:
 1. Mohan and Sherly Kangappaden, Brampton residents, dated July 23, 2020
 2. M.A. Rafey Kaleem, Brampton resident, dated July 27, 2020

Carried

- 7.5. Staff report re: **Conceptual Land Use Plan – Heritage Heights Secondary Plan (Areas 51 & 52) – Ward 6 (R 154/2020)**

Dealt with under Item 6.1 – Recommendation PDC089-2020

- 7.6. Staff report re: **Proposed Amendment 1 to A Place to Grow: Growth Plan for the Greater Golden Horseshoe and the Proposed Land Needs Assessment Methodology (R178/2020)**

The following motion was considered:

- PDC094-2020 1. That the staff report re: **Proposed Amendment 1 to A Place to Grow: Growth Plan for the Greater Golden Horseshoe and the Proposed Land Needs Assessment Methodology (R178/2020)** to the Planning and Development Committee Meeting of July 27, 2020, be received;

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2. That the comments responding to the Ministry of Municipal Affairs and Housing (MMAH) regarding Proposed Amendment 1 to *A Place to Grow: Growth Plan for the Greater Golden Horseshoe* and the *Proposed Land Needs Assessment Methodology*, included as Appendix 'A' and 'B' to the report, be submitted as the City of Brampton's formal response; and
3. That a copy of the report be sent to the Region of Peel for information.

Carried

8. **Minutes** – nil

9. **Other/New Business**

9.1. Staff report re: **Application to Amend the Official Plan and Zoning By-law (to permit 12 stacked townhouse dwelling units) – Habitat for Humanity GTA – Macedil Holdings Inc. – 25 William Street – Ward 1 (R 101/2020 and File C01E07.037)**

Item 5.5 was brought forward at this time.

The following the following members of the public addressed Committee and expressed their views, suggestions, concerns and questions with respect to the subject application:

1. Bruce McCall-Richmond, Glen Schnarr and Associates Inc.
2. Agnes Szekely, Brampton resident

In response to a question from Committee, Peter Fay, City Clerk, outlined the timeline and ratification process with respect to Council approval of the Planning and Development Committee's recommendations.

Peter Fay, City Clerk, noted that a number of items of correspondence were received by the City Clerk's Office after the subject report was added to the agenda. The correspondence was circulated to staff and Members of Committee via email.

The following motion was considered:

- PDC095-2020
1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law (to permit 12 stacked townhouse dwelling units) – Habitat for Humanity GTA – Macedil**

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Holdings Inc. – 25 William Street – Ward 1 (R 101/2020 and File C01E07.037) to the Planning and Development Committee Meeting of July 27, 2020, be received;

2. That the Official Plan and Zoning By-law Amendment application submitted by Habitat for Humanity GTA on behalf of Macedil Holdings Inc., Ward 1, File: C01E07.037, 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 Downtown Brampton Secondary Plan (Area 7) generally in accordance with Appendix 12 to the report be adopted;
4. That the amendments to the Zoning By-law, generally in accordance with Appendix 13 to the report be adopted; and
5. That no further notice or public meeting be required for the attached Official Plan Amendment and Zoning By-law Amendment pursuant to the *Planning Act*, as amended;
6. That the following delegations re: **Application to Amend the Official Plan and Zoning By-law (to permit 12 stacked townhouse dwelling units) – Habitat for Humanity GTA – Macedil Holdings Inc. – 25 William Street – Ward 1 (R 101/2020 and File C01E07.037)** to the Planning and Development Committee Meeting of July 27, 2020, be received:
 1. Bruce McCall-Richmond, Glen Schnarr and Associates Inc.
 2. Agnes Szekely, Brampton resident
7. That the following correspondence re: **Application to Amend the Official Plan and Zoning By-law (to permit 12 stacked townhouse dwelling units) – Habitat for Humanity GTA – Macedil Holdings Inc. – 25 William Street – Ward 1 (R 101/2020 and File C01E07.037)** to the Planning and Development Committee Meeting of July 27, 2020, be received:
 1. Agnes Szekely, Brampton resident, dated July 27, 2020
 2. Andrew Szekely, Brampton resident, dated July 27, 2020
 3. Kerri O'Callaghan, Brampton resident, dated July 27, 2020
 4. Horchover Giles, Brampton resident, dated July 27, 2020
 5. Nick Gavican, Brampton resident, dated July 27, 2020

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6. Al Nault, Brampton resident, dated July 27, 2020
7. Kate Boardman, Brampton resident, dated July 27, 2020
8. Michelle White, Brampton resident, dated July 27, 2020.

Carried

10. **Referred Matters** – nil

11. **Deferred Matters** – nil

12. **Notice of Motion** – nil

13. **Correspondence**

13.1. Correspondence re: **Application to Amend the Official Plan and Zoning By-law (to permit the development of a phased retirement community with two 12-storey towers with 3-storey podium wings housing a total of 518 retirement homes suites and seniors apartments; a one-storey Main Street connecting the phases and providing ancillary personal service, dining, medical and recreational uses; and 316 parking spaces) – Schlegel Villages Inc. – Wellings Planning Consultants Inc. – 425 Great Lakes Drive – Ward 9 (I 75/2020 and File OZS-2020-0009):**

1. Terrence and Rosemary Miller, Brampton residents, dated July 10, 2020
2. Maria and Eugenio Isabella, Brampton residents, dated July 10, 2020
3. Kenneth and Marilyn Benson, Brampton residents, dated July 11, 2020
4. Ratilal and Hansa Haria, Brampton residents, dated July 13, 2020
5. David and Adrienne Mascarenhas, Brampton residents, dated July 13, 2020
6. Muriel Cox, Brampton resident, dated July 13, 2020
7. Cathy Field, Brampton resident, dated July 7, 2020 and July 14, 2020
8. Shieva P. Eccles, Brampton resident, dated July 13, 2020
9. Patrick Kua, Brampton resident, dated July 14, 2020
10. Chris and Bob Hyndman, Brampton resident, dated July 10, 2020
11. Linda Borsato, Pat Kindree, Robert Desoisa, Board of Directors – PSCC 1060, Brampton residents, dated July 16, 2020
12. Bob Bergey, Terry Miller, Kerry Byam, Bill Sterritt and Kulu Hunjan, PCC564 Board of Directors, dated July 16, 2020
13. Hank Braun and Carol Festa, Brampton residents, dated July 17, 2020
14. Patricia and John Lee, Brampton residents, dated July 18, 2020
15. Jack Crossley, Brampton resident, dated July 18, 2020
16. Don and Shirley McKay, Brampton residents, dated July 18, 2020
17. Raymond and Juliana Desouza, Brampton residents, dated July 21, 2020
18. Sharon and Tom Wall, Brampton residents, dated July 21, 2020

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19. Rick Wesselman, Brenda Blaber, Paul Robin, and Martin Guthrie, The Villages of Rosedale Inc., dated July 21, 2020
20. John Nevins, Brampton resident, dated July 22, 2020
21. Nancy and Terry Doherty, Brampton residents, dated July 21, 2020
22. Pervez Iqbal, Brampton resident, dated July 22, 2020
23. Gillian and Kerry Byam, Brampton residents, dated July 21, 2020
24. Eileen Sindrey, Brampton resident, dated July 13, 2020
25. Marian Sheard and Gayle Wilding, Brampton residents, dated July 23, 2020
26. Mee Kin Wong, Brampton resident, July 23, 2020
27. Carol Downing, Brampton resident, dated July 23, 2020
28. Pat Todd, Brampton resident, dated July 24, 2020
29. Ron and Joan MacGibbon. Brampton resident, dated July 24, 2020
30. Pam Templeman, Brampton resident, dated July 25, 2020
31. Ann Girvan, Brampton resident, dated July 26, 2020
32. Charles and Jody Mercer, Brampton residents, dated July 27, 2020

Dealt with under Item 4.2 – Recommendation PDC087-2020

- 13.2. Correspondence from David Laing, Member, Brampton Environment Advisory Committee, re: **Williams Parkway Reconstruction Project**

The following motion was considered:

- PDC096-2020 That the correspondence from David Laing, Member, Brampton Environment Advisory Committee, re: **Williams Parkway Reconstruction Project** to the Planning and Development Committee Meeting of July 27, 2020, be received.

Carried

- 13.3. Correspondence re: **Conceptual Land Use Plan – Heritage Heights Secondary Plan (Areas 51 & 52) – Ward 6 (R 154/2020)**:
1. Darren Vella, Innovative Planning Solutions, President and Director of Planning, dated July 16, 2020
 2. Rob Chanona, DSV Solutions Inc., dated July 17, 2020
 3. Todd Letts, CEO, Brampton Board of Trade, dated July 17, 2020
 4. Nando Iannicca, Regional Chair and CEO, Region of Peel, dated July 22, 2020
 5. Mark Flowers, Davies Howe, dated July 23, 2020
 6. Sam Bottner, Brampton resident, dated July 24, 2020
 7. Emma West, Bousfields Inc, dated July 24, 2020
 8. Michael Gagnon, Gagnon Walker Domes Ltd., and Colin Chung, Glen Schnarr & Associates Inc., dated July 24, 2020
 9. Michael Gagnon and Andrew Walker, Gagnon Walker Domes Ltd., dated July 24, 2020

**Minutes
Planning & Development Committee**

10. David Faye, David Faye and Associates Inc., dated July 26, 2020

Dealt with under Item 6.1 – Recommendation PDC089-2020

13.4. Correspondence re: **Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision (to create twelve (12) single detached residential lots) – 830460 Ontario Ltd. – Candevcon Ltd. – 150 Don Minaker Drive – West side of Don Minaker Drive, North of Ebenezer Road – Ward 8 (R 163/2020 and File C09E06.008):**

1. Mohan and Sherly Kangappaden, Brampton residents, dated July 23, 2020
2. M.A. Rafey Kaleem, Brampton resident, dated July 27, 2020

Dealt with under Item 7.4 – Recommendation PDC093-2020

14. **Councillor Question Period** – nil

15. **Public Question Period** – nil

16. **Closed Session** – nil

17. **Adjournment**

The following motion was considered:

PDC097-2020 That the Planning and Development Committee do now adjourn to meet again on September 14, 2020, at 7:00 p.m., or at the call of the Chair.

Carried

Regional Councillor M. Medeiros (Chair)

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 Widenings 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

Regional Councillor M. Medeiros, Chair



BRAMPTON

Minutes Planning and Development Committee The Corporation of the City of Brampton

Monday, October 5, 2020

Members Present: Regional Councillor M. Medeiros
Regional Councillor P. Fortini
Regional Councillor R. Santos
Regional Councillor P. Vicente
City Councillor D. Whillans
Regional Councillor M. Palleschi
City Councillor J. Bowman
City Councillor C. Williams
City Councillor H. Singh
Regional Councillor G. Dhillon

Staff Present: Chief Administrative Officer, D. Barrick
R. Forward, Commissioner, Planning, Building and Economic Development
A. Parsons, Director, Planning, Building and Economic Development
R. Conard, Director, Building, and Chief Building Official
B. Bjerke, Director, Policy Planning
J. Humble, Manager, Land Use Planning
S. Ganesh, Manager, Development Services
E. Corazzola, Manager, Zoning and Sign By-law Services
J. Avbar, Manager, Enforcement and Property Standards
M. Michniak, Development Planner
H. Katyal, Development Planner
T. Sidhu, Development Planner
C. LaRota, Policy Planner
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 this Planning and Development

Committee meeting was limited and physical distancing was maintained in Council Chambers at all times during the meeting.

The meeting was called to order at 7:00 p.m. and recessed at 8:27 p.m.

As this meeting of the 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 Dhillon

Members absent during roll call: Councillor Singh

Councillor Singh joined the meeting at 7:06 p.m. – technical difficulties

2. Approval of Agenda

Prior to the start of Committee business, Alan Parsons, Director, Planning, Building and Economic Development, introduced and welcomed Steve Ganesh as a new manger in Development Services.

Steve Ganesh, Manager, Development Services provided a brief background of his work experience and expressed his enthusiasm to be a part of the Development Services team.

The following motion was considered:

PDC108-2020

That the Agenda for the Planning and Development Committee Meeting of October 5, 2020, be approved as amended as follows:

To add:

11.3-4. Correspondence from Michael Cara, Overland LLP, dated October 5, 2020, re: Item 7.3 – Implementing the Springbrook Settlement Area Tertiary Plan

Carried

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.

(7.1, 11.2)

Item 7.1, as revised, was added to Consent

5. **Statutory Public Meeting Reports**

- 5.1 Staff report re: Application to Amend the Official Plan, Zoning By-law, and Proposed Draft Plan of Subdivision (to permit 78 stacked townhouse units) – Your Home Developments (Ebenezer) Inc – Candevcon East Ltd. – File OZS-2020-0012 and 21T20004B

Mark Michniak, 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:

PDC109-2020

1. That the report re: **Application to Amend the Official Plan, Zoning By-Law, and Proposed Draft Plan of Subdivision (to permit 78 stacked townhouse units) – Your Home Developments (Ebenezer) Inc. – Candevcon East Limited – 4316 Ebenezer Road – Ward 8 – File OZS-2020-0012 and 21T-20004B**, to the Planning and Development Committee Meeting of October 5, 2020, be received;
2. That Planning and Development Services 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; and,
3. That the following correspondence re: **Application to Amend the Official Plan, Zoning By-Law, and Proposed Draft Plan of Subdivision (to permit 78 stacked townhouse units) – Your Home Developments (Ebenezer) Inc.**

– Candevcon East Limited – 4316 Ebenezer Road – Ward 8 – File OZS-2020-0012 and 21T-20004B, to the Planning and Development Committee Meeting of October 5, 2020, be received:

1. Leana Jaswal, Brampton resident, dated September 15, 2020
2. Joti Jaswal, Brampton resident, dated September 15, 2020
3. Madanjit Jaswal, Brampton resident, dated September 15, 2020
4. Ivan Kralovic, Brampton resident, dated October 3, 2020

Carried

6. Public Delegations

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

Jotvinder Sodhi, Home Owners Welfare Association, expressed his thoughts and opinions with respect to affordable housing and employment land zoning.

Committee noted that the City's Building Division and second unit inspectors adhere to a code of ethics and a high standard of professionalism; all complaints are taken seriously and investigated.

The following motion was considered:

PDC110-2020

That the delegation from Jotvinder Sodhi, Home Owners Welfare Association, re: **Affordable Housing and Zoning Changes**, to the Planning and Development Committee Meeting of October 5, 2020, be received.

Carried

6.2 Delegation from Phil and Joanne Sequeira, Brampton residents, re: **Shed Set-backs and Zoning**

Phil and Joanne Sequeira, Brampton residents, noted that they were served with a Notice to Comply with respect to the set-back of the shed in their rear yard. Although it does not meet the required 2-foot setback from property lines, they requested leave from the order as the shed was installed over 10 years ago, and consent from abutting neighbours was received.

In response to questions from Committee, staff noted the City's process for investigating Building Code and Property Standards matters. It was noted that the shed cannot be granted legal non-conforming status as the Zoning By-law

set-back requirements were established prior to its installation. The residents were encouraged to file a Committee of Adjustment application and staff noted that they will work with residents throughout the process to find a mutually agreeable solution.

The following motion was considered:

PDC111-2020

That the delegation from Phil and Joanne Sequeira, Brampton residents, re: **Shed Set-backs and Zoning**, to the Planning and Development Committee Meeting of October 5, 2020, be received.

Carried

7. Staff Presentations and Planning Reports

- 7.1 ^Staff report re: Application to Amend the Zoning By-law (to permit 44 townhouse units) – Mattamy (Brampton North) Homes Ltd. – Korsiak Urban Planning – File C04W14.010

PDC112-2020

1. That the staff report re: **Application to Amend the Zoning By-law (to permit 44 townhouse units) – Mattamy (Brampton North) Homes Ltd. – Korsiak Urban Planning – File C04W14.010**, to the Planning and Development Committee Meeting of October 5, 2020, be received;
2. That the Zoning By-law Amendment application submitted by Korsiak Urban Planning on behalf of Mattamy (Brampton North) Homes Ltd., Ward: 6, File: C04W14.010, 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 and the Region of Peel Official Plan and the City's Official Plan, for the reasons set out in the Recommendation Report; and,
3. That the amendments to the Zoning By-law, generally in accordance with the attached Appendix 11 to the report be adopted.

Carried

- 7.2 Staff report re: Application to Amend the Zoning By-law (to permit a Concrete Batching Plant) – 2487557 Ontario Inc. – Gagnon Walker Domes Ltd. – File OZS-2020-0002

The following motion was considered:

PDC113-2020

1. That the staff report re: **Application to Amend the Zoning By-law (to permit a Concrete Batching Plant) – 2487557 Ontario Inc. – Gagnon Walker Domes Ltd. – File OZS-2020-0002**, to the Planning and Development Services Meeting of October 5, 2020, be received;
2. That the Zoning By-law Amendment application submitted by Gagnon Walker Domes Ltd. on behalf of 2487557 Ontario Inc., Ward 8, File: OZS-2020-0002 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; and,
3. That the amendment to the Zoning By-law, generally in accordance with the attached Appendix 13 to the report be adopted.

Carried

7.3 Staff report re: City-initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45 – Implementing the Springbrook Settlement Area Tertiary Plan

Committee acknowledged the correspondence from Michael Cara, Overland LLP, dated October 5, 2020, received at the beginning of the meeting and added to the agenda.

Committee noted future development plans for intensification and high order transit service along Queen Street. There was consensus to refer the matter back to staff for further consideration to ensure all opportunities for sustainable intensification along the Queen Street corridor within the subject lands are identified in the plan.

The following motion was considered:

PDC114-2020

That the staff report re: **City-initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45 - Implementing the Springbrook Settlement Area Tertiary Plan** and associated correspondence be **referred** back to staff for further consideration and a report back prior to the end of 2020.

A recorded vote was requested and the motion carried unanimously as follows:

Yea (10): Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Santos, Regional Councillor Vicente, City Councillor Whillans, Regional Councillor Palleschi, City Councillor Bowman, City Councillor Williams, City Councillor Singh, Regional Councillor Dhillon,

Carried (10 to 0)

8. **Committee Minutes** – nil

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

10. **Referred/Deferred Matters** – nil

11. **Correspondence**

11.1 Correspondence re: Application to Amend the Official Plan, Zoning By-law and Draft Plan of Subdivision – Your Home Developments (Ebenezer) Inc. – Candevcon East Ltd. – 4316 Ebenezer Road – Ward 8 (File OZS-2020-0012):

1. Leana Jaswal, Brampton resident, dated September 15, 2020
2. Joti Jaswal, Brampton resident, dated September 15, 2020
3. Madanjit Jaswal, Brampton resident, dated September 15, 2020
4. Ivan Kralovic, Brampton resident, dated October 3, 2020

Dealt with under item 5.1 – Recommendation PDC109-2020

11.2 ^ Correspondence from Nando Iannicca, Regional Chair, Region of Peel, dated September 24, 2020, re: **Comments of Proposed Amendment #1 and Land Needs Assessment Methodology for A Place to Grow: Growth Plan for the Greater Golden Horseshoe**

PDC115-2020

That the correspondence from Nando Iannicca, Regional Chair, Region of Peel, dated September 24, 2020, re: **Comments of Proposed Amendment #1 and Land Needs Assessment Methodology for A Place to Grow: Growth Plan for the Greater Golden Horseshoe**, to the Planning and Development Committee Meeting of October 5, 2020, be received.

Carried

11.3 Correspondence re: City-initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45 - Implementing the Springbrook Settlement Area Tertiary Plan:

1. Colin Chung, Glen Schnarr & Associates Inc., dated October 1, 2020
2. James Holzapfel, Brampton resident, dated October 2, 2020, and October 5, 2020

3. Robert Walters, Weston Consulting, dated October 5, 2020
4. Michael Cara, Overland LLP, dated October 5, 2020

Dealt with under Item 7.3 – Recommendation PDC114-2020

12. **Councillor Question Period** – nil

13. **Public Question Period**

The public was given the opportunity to submit questions via e-mail to the City Clerk's Office regarding any decisions made during this meeting.

P. Fay, City Clerk, confirmed that no questions were submitted.

14. **Closed Session** – nil

15. **Adjournment**

The following motion was considered:

PDC116-2020

That the Planning and Development Committee do now adjourn to meet again on Monday, October 26, 2020, at 1:00 p.m., or at the call of the Chair.

Carried

Regional Councillor M. Medeiros, Chair



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, October 26, 2020

- Members Present:
- Regional Councillor M. Medeiros - Wards 3 and 4
 - Regional Councillor P. Fortini - Wards 7 and 8
 - Regional Councillor R. Santos - Wards 1 and 5
 - Regional Councillor P. Vicente - Wards 1 and 5
 - City Councillor D. Whillans - Wards 2 and 6
 - Regional Councillor M. Palleschi - Wards 2 and 6
 - City Councillor J. Bowman - Wards 3 and 4
 - City Councillor C. Williams - Wards 7 and 8
 - City Councillor H. Singh - Wards 9 and 10
 - Regional Councillor G. Dhillon - Wards 9 and 10
- Staff Present:
- Chief Administrative Officer, David Barrick
 - Richard Forward, Commissioner Planning and Development Services
 - Allan Parsons, Director, Development Services
 - Rick Conard, Director of Building and Chief Building Official
 - Bob Bjerke, Director, Policy Planning
 - Jeffrey Humble, Manger, Land Use Policy, Planning, Building and Economic Development
 - Elizabeth Corazzola, Manager, Zoning and Sign By-law Services, Planning, Building and Economic Development
 - Michelle Gervais, Policy Planner, Planning, Building and Economic Development
 - Sameer Akhtar, City Solicitor
 - Peter Fay, City Clerk
 - Charlotte Gravlev, Deputy City Clerk
 - Shauna 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 this Planning and Development Committee meeting was limited and physical distancing was maintained in Council Chambers at all times during the meeting.

The meeting was called to order at 1:07p.m., and adjourned at 2:45 p.m.

As this meeting of the 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 Dhillon, Councillor Singh, Councillor Fortini, Councillor Williams, Councillor Bowman, Councillor Palleschi, Councillor Whillans, Councillor Vicente, Councillor Santos, Councillor Medeiros

Members absent during roll call: nil

Councillor Whillans left the meeting at 2:31 p.m. (personal)

2. **Approval of Agenda**

The following motion was considered:

PDC117-2020

That the Agenda for the Planning and Development Committee Meeting of October 26, 2020, be approved as published and circulated.

Carried

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.

(7.3, 7.4)

(Item 7.4 was added into consent)

5. Statutory Public Meeting Reports

Nil

6. Public Delegations (5 minutes maximum)

- 6.1 Possible delegations re: Amendment to Business Licensing By-law 332-2013 - Amendment to the definition of "Lodging House" in Schedule 17

Note: notice regarding this matter was published on the City's website on October 15, 2020

P. Fay, City Clerk, confirmed that no delegation requests were received for this matter.

See Item 7.2

7. Staff Presentations and Planning Reports

- 7.1 Presentation by Rick Conard, Director of Building and Chief Building Official, re: Technology Improvement Roadmap

Rick Conard, Director of Building and Chief Building Official, presented an overview of the technology updates implemented by the Building Division that included the following:

- current and future solutions
 - digitization of property records
 - on-line applications
 - remote virtual inspections
 - on-line appointment booking system
 - real time inspection results
 - on-line payment
- revised Building Division webpage
- online records request
- online applications for residential and two-unit dwellings
- online inspection requests and status
- Queue management and booking request
- smartphone solution for inspectors

- logistic mapping for inspectors
- Phase 2 - contractor app, public portal, and next steps

An informational video was shown that highlights the functions and capabilities of the software.

Committee consideration of the matter included questions of clarification with respect to the anticipated timelines of phase 2 of the project and budget considerations, and a request for Council Office staff to receive training on the new program.

The following motion was considered:

PDC118-2020

That the presentation by Rick Conard, Director of Building and Chief Building Official, re: **Technology Improvement Roadmap** to the Planning and Development Committee Meeting of October 26, 2020, be received.

Carried

7.2 Staff report re: City Initiated Zoning By-law Amendment to Align Lodging House Definition with Provincial Legislation

In response to questions of clarification from Committee, staff noted the following:

- a business license is required for lodging houses with more than 4 occupants
 - a business licence is no longer required for a lodging house with up to 4 occupants
- the amendment harmonizes the provincial legislation, Building Code, Fire Code, and the City's Business Licensing by-law
- the amendment does not allow lodging houses outside of the areas permitted by the Zoning By-law
- enforcement of illegal lodging houses and lodging houses in contravention of the Fire Code or Building Code is not impacted by the amendment
- student housing and basement dwelling definitions under review

The following motion was considered:

PDC119-2020

1. That the staff report re: **City Initiated Zoning By-Law Amendment to Align Lodging House Definition with Provincial Legislation** to the Planning and Development Committee meeting of October 26, 2020, be received;

2. That the Zoning By-law Amendment attached hereto 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 Recommendation Report dated September 30, 2020;

3. That staff be directed to prepare an amendment to Schedule 17 of Business Licensing By-law 332-2013 to amend the definition of "Lodging House" to generally correspond with the proposed Zoning By-law amendment attached to the report as Appendix 1; and

4. That Council hereby determines that no further public notice is to be given pursuant to Section 34(17) of the *Planning Act*.

Carried

7.3 ^ Staff report re: City-initiated Zoning By-law Amendments to Clarify and Improve Residential Development Standards

PD120-2020

1. That the staff report re: **City-initiated Zoning By-law Amendments to Clarify and Improve Residential Development Standards - City-wide**, to the Planning and Development Committee meeting of October 26, 2020, be received;

2. That the Zoning By-law Amendments attached to the report as Appendices 1 through 7 be adopted, on the basis that they represent good planning, including that they are consistent with the Provincial Policy Statement, conform 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 Recommendation Report dated September 30, 2020; and

3. That Council hereby determines that no further public notice is to be given pursuant to Section 34(17) of the *Planning Act*.

Carried

7.4 ^Staff report re: Application to Amend the Official Plan and Zoning By-law and Proposed Draft Plan of Subdivision - Malone Given Parsons Ltd. - Shayma Dick Holdings Inc. - File C05W06.007 and 21T-06026B

PDC121-2020

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law and Proposed Draft Plan of Subdivision - Malone Given Parsons Ltd. - Shayma Dick Holdings Inc. - File C05W06.007 and 21T-06026B**, to the Planning and Development Committee Meeting of October 26, 2020, be received;

2. That the application to amend the Official Plan and Zoning By-law, and Proposed Draft Plan of Subdivision, submitted by Malone Given Parsons Ltd. on behalf of Shayma Dick Holdings Inc., Kendalwood Land Development Inc. and 2570616 Ontario Inc., Ward: 6, Files C05W06.007 & 21T-06026B, be approved on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, and 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 report;

3. That the amendments to the Official Plan including the BramWest Secondary Plan and the Riverview Heights Block Plan in general accordance with the by-law attached as Appendix 9 to the report be adopted;

4. That the amendments to the Zoning By-law, in general accordance with by-law attached as Appendix 10 to the report be adopted;

5. That the implementing Draft Plan of Subdivision Conditions in general accordance with Appendix 11 to the report be approved.

Carried

7.5 Staff report re: Review of Regulatory Model Governing Two-unit Dwellings

In response to questions from Committee, staff provided details on the following:

- business justification for request for additional staff members
 - consistent and sharp increase in basement unit applications
 - the City is receiving permit requests at a rate 10x higher than comparable municipalities
- investigate the potential to license second units
- history of permitting second units in the City
- permitted parking and enforcement
- sufficient infrastructure, especially in mature neighbourhoods, and ability to handle potential population increase
 - request for staff to investigate previously approved subdivisions and if the applicant submitted studies (traffic, functional servicing, sustainability, etc.) are still relevant and the infrastructure has withstood the evolving neighbourhoods; will report back to Committee at a future date
- right of access
- anticipated return date of the short-term rental report

The following motion was considered:

PDC122-2020

1. That the staff report re: **Review of Regulatory Model for Two-Unit Dwellings**, to the Planning and Development Committee Meeting of October 26, 2020, be received;

2. That staff be directed to review amending the Zoning By-law to only allow an above grade door in the side yard where there is a minimum 4' continuous path of travel leading up to and including the door.

3. That staff be directed to review amending the Official Plan Policies for second units to enable the Committee of Adjustment to consider and approve, where appropriate, minor variance applications involving the implementing Provisions for Two-Unit Dwelling set out in the Zoning By-law.

4. That a letter be sent to the Province from the Mayor on behalf of Council recommending to the Province to add a third clause, clause (c), to the definition of unsafe building in the Building Code Act to include the occupancy of a space as a dwelling without an occupancy permit having been issued by the Chief Building Official and that 16(1)(d) of the Building Code Act be amended to include a reference to 15.9(6)(c). That the letter include support for adoption of a new Section in the Ontario Building Code that would provide consistent rules for the creation of a two-unit dwelling irrespective of the age of the building. That the letter include a recommendation to amend the Planning Act to include a definition for "Obstruction" and include a reasonable time frame within which entry must be granted before an officer may charge the occupant with obstruction and; that the letter include a request to review the Municipal Tax model with the goal of providing an equitable way to collect municipal taxes, taking into consideration homes with multiple dwelling units.

5. That Council support the strengthening of the City's Licensing By-law through the comprehensive Licensing By-Law review to support the requirement to be a licensed contractor to work within the City of Brampton.

Yea (10): Regional Councillor M. Medeiros, Regional Councillor P. Fortini, Regional Councillor Santos , Regional Councillor Vicente, City Councillor Whillans, Regional Councillor Palleschi, City Councillor Bowman, City Councillor Williams, City Councillor Singh, and Regional Councillor G. Dhillon

Carried (10 to 0)

7.6 Supplementary Staff Report re: City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45 - Implementing the Springbrook Settlement Area Tertiary Plan

In response to questions from Committee, staff confirmed that the proposed official plan amendment will meet Committee's request for increased density in

specified areas, and provided clarification on the land use schedule attached to the report.

Committee acknowledged the proposed revised Appendix 'A' to the Official Plan Amendment, dated October 26, 2020.

The following motion was considered:

PDC123-2020

1. That the supplementary staff report re: **City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45 - Implementing the Springbrook Settlement Area Tertiary Plan**, to the Planning and Development Committee meeting of October 26, 2020, be received;

2. That the Official Plan Amendment be approved, 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 Report;

3. That the revised Official Plan Amendment, attached as Appendix 'A' to the report, dated October 26, 2020, be adopted; and,

4. That staff be directed to initiate a separate planning process for lands fronting Queen Street West, where higher densities are envisioned, and hold a statutory public meeting to present the proposed changes.

Carried

8. Committee Minutes

8.1 Minutes - Brampton Heritage Board - October 20, 2020

Committee discussion of the matter included questions of clarification with respect to the status and next steps of the Heritage Property located at 12061 Hurontario Road - Brampton Heritage Board Recommendation HB026-2020.

The following motion was considered:

PDC124-2020

Moved by Regional Councillor Vicente

That the **Minutes of the Brampton Heritage Board Meeting of October 20, 2020**, Recommendations HB025-2020 to HB035-2020, to the Planning and Development Committee Meeting of October 26, 2020, be approved.

The recommendations were approved as follows:

HB025-2020

That the agenda for the Brampton Heritage Board Meeting of October 20, 2020 be approved as published and circulated.

HB026-2020

1. That the delegation from Rob El-Sayed, Church of Archangel Michael and St. Tekla, re: **Request for Delisting the Heritage Property located at 12061 Hurontario Street (Snelgrove Baptist Church) – Ward 2**, to the Brampton Heritage Board Meeting of October 20, 2020, be received; and,

2. That staff report back to the Board in early 2021 with information on the subject property, to include photographs.

HB027-2020

1. That the delegation from Mark Jachecki, property owner, re: **Heritage Incentive Grant Increase for Window Replacement – 87 Elizabeth Street South – Ward 3**, to the Brampton Heritage Board Meeting of October 20, 2020, be received; and,

2. That the request from Mr. Jachecki for consideration of an increased grant amount for window replacement at 87 Elizabeth Street South be **referred** to staff for consideration.

HB028-2020

1. That the report titled: Recommendation Report: Designated Heritage Property Incentive Grant Increase and Update to the Designated Heritage Property incentive Grant By-Law and Application Kit, to the Brampton Heritage Board Meeting of October 20, 2020, be received;

2. That the increase in the Designated Heritage Property Incentive Grant to a maximum matching grant of \$10,000 be approved;

3. That the Designated Heritage Property Incentive Grant funds be moved to a capital account in the Policy Planning budget; and
4. That Council pass the by-law amending By-law 266-2011, attached as Appendix D.

HB029-2020

That the delegation from David Eckler, AREA Architects, re: **Item 11.2 – Staff Report re: Heritage Permit Application and Revised Designation Report for 23 Centre Street South – Ward 3**, to the Brampton Heritage Board Meeting of October 20, 2020, be received.

HB030-2020

1. That the report titled: **Recommendation Report: Heritage Permit Application for the Removal of the Kitchen Tail and Conservation of the Remainder of the Dwelling at 23 Centre Street South (Kilpatrick-Young House) and Demolition of Outbuildings on the Property and Revised Designation Report – 23 Centre Street South - Ward 3** (HE.x 23 Centre Street South), to the Brampton Heritage Board meeting of October 20, 2020, be received;

2. That the Heritage Permit application for the removal of the kitchen tail and conservation of the remainder of the dwelling known as the Kilpatrick-Young House be approved in accordance with Section 33 of the Ontario Heritage Act (the “Act”) subject to the following terms and conditions:

a) That prior to the issuance of site plan approval and any heritage permit or building permit, including a demolition permit, for the works associated with this heritage permit, the Owner shall:

i. Provide a Heritage Conservation Plan, prepared by a qualified heritage consultant and to the satisfaction of the Brampton Heritage Board and the Director of Policy Planning, in support of a subsequent heritage permit application for the conservation of the dwelling at 23 Centre Street South known as the Kilpatrick-Young House;

ii. Provide measured drawings and photo documentation of the interior and exterior portion of the building to be removed to the satisfaction of the Director of Policy Planning and for submission to the Archives at the Peel Art Gallery Museum and Archives (PAMA);

iii Provide financial securities as specified in the Heritage Conservation Plan in a

form and amount satisfactory to the Commissioner of Planning and Development Services to secure all work included in the Heritage Building Protection Plan and Heritage Conservation Plan; and,

iv. Enter into a Heritage Easement Agreement (the “HEA”) with respect to the conservation of the Kilpatrick-Young House with the City, with content satisfactory to the Commissioner of Planning and Development Services, and in a form satisfactory to the City Solicitor.

b) That prior to the release of financial securities, the owner provide a letter, prepared and signed by a qualified heritage expert, certifying that all works as outlined in the approved Heritage Conservation Plan have been completed, and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Director of Policy Planning, Planning and Development Services; and,

c) That the owner notify Heritage Planning staff of the removal date for the kitchen tail so that Heritage staff can be in attendance.

d) That until such time as the conservation work on the property at 23 Centre Street South can be completed, the owner ensure that the Property Standards By-law, as amended, is adhered to.

3. That the Heritage Impact Assessment (the “HIA”) prepared by AREA Architects, attached as Appendix B to this report, be received and that the recommendations/mitigation options contained therein be approved.

4. That the Notice of Intention to Designate 23 Centre Street South be withdrawn in order to facilitate for the issuance of a new Notice of Intention to Designate with a revised statement of cultural heritage value and heritage attributes.

5. That staff be authorized to publish and serve the Notice of Withdrawal to Designate the property at 23 Centre Street South in accordance with the requirements of the Act.

6. That the revised Designation Report for 23 Centre Street South, attached as Appendix D to this report, be approved.

7. That the designation of the property at 23 Centre Street South under Part IV, Section 29 of the Act be approved;

8. That staff be authorized to publish and serve the revised Notice of Intention to designate the property at 23 Centre Street South in accordance with the requirements of the Act;

9. That, in the event that no objections to the designation are received, a by-law be passed to designate the subject property;

10. 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,

11. 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.

HB031-2020

That the correspondence from Krista Hulshof, Vice President, Ontario Barn Preservation, re: **Preservation of Barns in Ontario**, to the Brampton Heritage Board Meeting of October 20, 2020, be received.

HB032-2020

1. That the verbal advisory from Paul Willoughby, Board Member, re: **Riverwalk Urban Design Master Plan - Community Liaison Team**, to the Brampton Heritage Board Meeting of October 20, 2020, be received; and,

2. That Paul Willoughby be named the Board's representative on the Riverwalk Urban Design Master Plan - Community Liaison Team.

HB033-2020

1. That the report from Cassandra Jasinski, Heritage Planner, Policy Planning, dated October 20, 2020, to the Brampton Heritage Board meeting of October 20, 2020, City of Brampton's Comments Regarding the Proposed Regulation under the Ontario Heritage Act (Bill 108), be received;

2. That the Brampton Heritage Board endorse the comments and concerns of staff, outlined in the report and in the Appendix, and the recommendations below;

3. That the proposed comments in response to the relevant Environmental Registry of Ontario (ERO) notice regarding Proposed Regulation under the

Ontario Heritage Act (Bill 108), included as an appendix to this report, be submitted as the City of Brampton's formal response;

4. That the Mayor write to the Premier of Ontario and the Ministry of Heritage, Sport, Tourism and Culture Industries before the commenting period of 45-days expires on November 5, 2020 to highlight the City's concern with the timing of the consultation period and the coming into and effect of the proposed amendments, given the ongoing COVID-19 Pandemic;

5. That the Mayor and/or designate be authorized to make a written and/or a verbal submission on the Proposed Regulation, when it is referred, to the appropriate Legislative Committee for review;

6. That a copy of this report and any associated Council resolution be submitted to the Province, through the Environmental Registry of Ontario, the Ministry of Heritage, Sport, Tourism and Culture Industries, Brampton Members of Provincial Parliament, and to the Region of Peel and the Association of Municipalities of Ontario.

HB034-2020

1. That the report titled: Designation, Demolition and Reconstruction of the Heritage Property at 15 Bramalea Road – Ward 7 (HE.x 15 Bramalea Road), to the Brampton Heritage Board Meeting of September 15, 2020, be received;

2. That City Council state its intention to designate the property at 15 Bramalea Road under Part IV, Section 29 of the Ontario Heritage Act, as amended (the "Act") in accordance with the Statement of Significance, reasons for designation and list of heritage attributes attached as Appendix A to this report;

3. That staff be authorized to publish and serve the Notice of Intention to designate 15 Bramalea Road 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;

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; and

7. That City Council approve the request made under section 34 of the Act to demolish the subject property, to allow for the construction of a new warehouse

building and the construction of two new office buildings, including the reconstruction of the existing one-storey front heritage office wing, as approved by the Local Planning Appeal Tribunal (the “LPAT”) in principle on September 13, 2019, substantially in accordance with the Heritage Impact Assessment by Goldsmith Borgal & Company Ltd., dated 15 February, 2019 (final revised submission), including the addendum dated June 6, 2019 and attached as Appendix B to this report, and the Conservation Plan (Stage 1) prepared by Goldsmith Borgal & Company Ltd., dated June 6, 2019 (final revised submission) and attached as Appendix C to this report, all subject to the following additional conditions:

a) That the reconstruction of the heritage office wing includes the salvage, reuse and reinstatement of the existing white brick veneer and top aggregate panels with pebble dash from the existing one-storey front heritage office wing; and

b) That prior to the issuance of any permit for all or any part of the property located at 15 Bramalea Road, including a heritage permit, a building permit or a permit related to the demolition, shoring and excavation of the subject property, the Owner shall:

i. Provide a Conservation and Reconstruction Plan (Stage 2) to the satisfaction of the Director of Policy Planning, Planning, Building and Economic Development to provide the final details for the conservation and reconstruction of the one-storey front wing facing Bramalea Road that has not been provided in the Conservation Plan (Stage 1); and

ii. Provide full documentation of the existing heritage property at 15 Bramalea Road, including two (2) sets of archival quality 8” x 10” colour photographs with borders in a glossy or semi-gloss finish and one (1) digital set on a CD in tiff format keyed to a location map, elevations and measured drawings to the satisfaction of the Directory of Policy Planning, Planning, Building and Economic Development.

HB035-2020

That the Brampton Heritage Board do now adjourn to meet again on Tuesday, November 17, 2020 at 7:00 p.m. or at the call of the Chair.

Carried

9. **Other Business/New Business**

Nil

10. **Referred/Deferred Matters**

Nil

11. **Correspondence**

Nil

12. **Councillor Question Period**

Nil

13. **Public Question Period**

The public was given the opportunity to submit questions via e-mail to the City Clerk's Office regarding any decisions made under this section of the agenda.

P. 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:

PDC125-2020

That the Planning and Development Committee do now adjourn to meet again on Monday, November 16, 2020, at 7:00 p.m., or at the call of the Chair.

Carried

Regional Councillor M. Medeiros, Chair



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, November 16, 2020

- Members Present:
- Regional Councillor M. Medeiros - Wards 3 and 4
 - Regional Councillor P. Fortini - Wards 7 and 8
 - Regional Councillor R. Santos - Wards 1 and 5
 - Regional Councillor P. Vicente - Wards 1 and 5
 - City Councillor D. Whillans - Wards 2 and 6
 - Regional Councillor M. Palleschi - Wards 2 and 6
 - City Councillor J. Bowman - Wards 3 and 4
 - City Councillor C. Williams - Wards 7 and 8
 - City Councillor H. Singh - Wards 9 and 10
 - Regional Councillor G. Dhillon - Wards 9 and 10
- Staff Present:
- D. Barrick, Chief Administrative Officer
 - R. Forward, Commissioner Planning and Development Services
 - A. Parsons, Director, Planning, Building and Economic Development
 - B. Bjerke, Director, Policy Planning, Planning, Building and Economic Development
 - J. Humble, Manager, Planning, Building and Economic Development
 - S. Ganesh, Manager, Planning, Building and Economic Development
 - D. VanderBerg, Manager, Planning, Building and Economic Development
 - M. Gervais, Policy Planner, Planning, Building and Economic Development
 - C. Caruso, Central Area Planner, Planning, Building and Economic Development
 - S. Dykstra, Development Planner, Planning, Building and Economic Development
 - K. Freeman, Development Planner, Planning, Building and Economic Development

K. Henderson, Development Planner, Planning, Building and Economic Development
H. Katyal, Development Planner, Planning, Building and Economic Development
J. Lee, Development Planner, Planning, Building and Economic Development
M. Michniak, Development Planner, Planning, Building and Economic Development
S. Akhtar, City Solicitor
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 this Planning and Development Committee meeting was limited and physical distancing was maintained in Council Chambers at all times during the meeting.

The meeting was called to order at 7:00 p.m., recessed at 9:10 p.m., reconvened at 9:20 p.m., and adjourned at 10:39 p.m.

As this meeting of the 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 Fortini, Councillor Singh, Councillor Dhillon

Members absent during roll call: nil

2. Approval of Agenda

The following motion was considered:

PDC126-2020

That the Agenda for the Planning and Development Committee Meeting of November 16, 2020, be approved as amended as follows:

To add:

9.1. Discussion at the request of Councillor Fortini, re: Development Charges

Carried

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.

(8.1, 11.1)

(Items 7.1 and 7.2 were removed from consent)

5. Statutory Public Meeting Reports

5.1 Staff report re: Application to Amend the Official Plan, Zoning By-law, and Proposed Draft Plan of Subdivision (to permit the development of a mix of dwellings) - Glen Schnarr & Associates Inc. - Georgian Mayfield Inc. - File OZS-2019-0014 & 21T-19023B

Himanshu Katyal, 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.

Jason Afonso, Glen Schnarr & Associates Inc., presented the key design features including building materials and landscaping, and noted the policy framework guiding the application.

Items 6.2 and 11.2 were brought forward at this time.

Following the presentations, the following members of the public addressed Committee and expressed their views, suggestions, concerns and questions with respect to the subject application:

1. Hoang Nguyen, Brampton resident
2. Rajeev Saini, Brampton resident
3. Jotvinder Sodhi, Brampton resident

4. Balihar Singh, Brampton resident
5. Sanket Radadia, Brampton resident

In response to questions of clarification from Committee, staff noted the following:

- the proposal includes upscale and high quality design features and building materials to ensure compatibility with the surrounding area
- the current land use designations allow for a variety of residential dwellings; an amendment to the Official Plan is required to permit the proposed apartment building
- the policies of the applicable legislation apply at the time the application is submitted
- the review of the application includes circulation to the Region of Peel
- a total of three petitions of objection have been received since March
- further enquiries will be provided to the area councillors directly so they may convey the information to interested residents

The following motion was considered:

PDC127-2020

1. That the staff report re: **Application to Amend the Official Plan, Zoning By-law, and Proposed Draft Plan of Subdivision (to permit the development of a mix of dwellings) - Glen Schnarr & Associates Inc. - Georgian Mayfield Inc. - File OZS-2019-0014 & 21T19023B** to the Planning and Development Committee Meeting of November 16, 2020, be received;

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;

3. That the following delegations re: Application to Amend the Official Plan, Zoning By-law, and Proposed Draft Plan of Subdivision (to permit the development of a mix of dwellings) - Glen Schnarr & Associates Inc. - Georgian Mayfield Inc. - File OZS-2019-0014 & 21T19023B, to the Planning and Development Committee Meeting of November 16, 2020, be received:

1. Jason Afonso, Glen Schnarr & Associates Inc.
2. Hoang Nguyen, Brampton resident
3. Rajeev Saini, Brampton resident
4. Jotvinder Sodhi, Brampton resident
5. Balihar Singh, Brampton resident
6. Sanket Radadia, Brampton resident

4. That the following correspondence re: Application to Amend the Official Plan, Zoning By-law, and Proposed Draft Plan of Subdivision (to permit the development of a mix of dwellings) - Glen Schnarr & Associates Inc. - Georgian Mayfield Inc. - File OZS-2019-0014 & 21T19023B, to the Planning and Development Committee Meeting of November 16, 2020, be received:

1. Rajeev Saini, Brampton resident, dated October 24, 2020, including a petition of objection containing approximately 25 signatures
2. Rajeev Saini, Brampton resident, dated November 12, 2020, including a petition of objection containing approximately 488 signatures
3. Simran Deol, Brampton resident, dated March 20, 2020
4. Sanket Radadia, Brampton resident, dated March 20, 2020 and November 10, 2020
5. Shaminder Kahlon, Brampton resident, dated March 10, 2020
6. Sukh Dharni, Brampton resident, dated October 26, 2020
7. Sunny Dhillon, Brampton resident, dated March 22, 2020
8. Surjit Deol, Brampton resident, dated March 20, 2020
9. Vinayak Rajadhyaksha, Brampton resident, dated March 30, 2020
10. Dipak Zinzuwadia, Brampton resident, dated March 22, 2020
11. Hanish Chopra, Brampton resident, dated March 23, 2020
12. Harmanveer Brar, Brampton resident, dated November 9, 2020
13. Harminder Deol, Brampton resident, dated March 20, 2020
14. Joti Deol, Brampton resident, dated March 20, 2020

15. Jose and Denise Parada, Brampton residents, dated November 10, 2020
16. Jotvinder Sodhi, Brampton resident, dated August 29, 2020 and September 11, 2020
17. JP Dhillon, Brampton resident, dated March 22, 2020
18. Marco Marcante, Royal Pine Homes, dated April 1, 2020
19. Rajeev Saini, Brampton resident, dated August 18, 2020, August 30, 2020, September 1, 2020, September 11, 2020, October 24, 2020, October 26, 2020, and October 30, 2020
20. Rosie Kaur, Brampton resident, dated October 27, 2020
21. Yadwinder Dhanjal, Brampton resident, dated November 16, 2020

Carried

- 5.2 Staff report re: Application to Amend the Official Plan and Zoning By-law (to permit a mixed-use development) - Technoarch, Architects & Designers - Chatrath Holdings Inc. - File C03W06.008

Kevin Freeman, 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.

David Riley, SGL Planning & Design Inc., highlighted the proposed density and residential unit amendments.

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

The following motion was considered:

PDC128-2020

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law (to permit a mixed-use development) - Technoarch, Architects & Designers - Chatrath Holdings Inc. - File C03W06.008** to the Planning and Development Committee Meeting of November 16, 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

- 5.3 Staff report re: Application to Amend the Zoning By-law (to permit a 9-storey apartment building with commercial uses at grade) - Glen Schnarr & Associates Inc. - G.C. Jain Investments Ltd. - File OZS-2020-0013

Kevin Freeman, 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.

Item 6.3 was brought forward at this time.

Vanessa Develter, Glen Schnarr & Associates Inc., presented a summary of the application which included the current and proposed land use designations, proposed site plan, proposed building elevations, and tertiary plan details.

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

The following motion was considered:

PDC129-2020

1. That the staff report re: **Application to Amend the Zoning By-law (to permit a 9-storey apartment building with commercial uses at grade) - Glen Schnarr & Associates Inc. - G.C. Jain Investments Ltd. - File OZS-2020-0013** to the Planning and Development Committee Meeting of November 16, 2020, be received;

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; and,

3. That the delegation from Vanessa Develter, Glen Schnarr & Associates Inc., re: Application to Amend the Zoning By-law (to permit a 9-storey apartment building with commercial uses at grade) - Glen Schnarr & Associates Inc. - G.C. Jain Investments Ltd. - File OZS-2020-0013, to the Planning and Development Committee Meeting of November 16, 2020, be received.

Carried

- 5.4 Staff report re: Application to Amend the Zoning By-law (to permit a 9-storey apartment building containing 82 units and 58 parking spaces) - Fifth Avenue Development Group Inc. - D.J.K. Land Use Planning - File OZS-2020-0025

Carmen Caruso, Central Area 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.

Item 11.3 was brought forward at this time.

The following motion was considered:

PDC130-2020

1. That staff report re: **Application to Amend the Zoning By-law (to permit a 9-storey apartment building containing 82 units and 58 parking spaces) - Fifth Avenue Development Group Inc. - D.J.K. Land Use Planning - File OZS-2020-0025**, to the Planning and Development Committee Meeting of November 16, 2020, be received,

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; and,

3. That the following correspondence, re: Application to Amend the Zoning By-law (to permit a 9-storey apartment building containing 82 units and 58 parking spaces) - Fifth Avenue Development Group Inc. - D.J.K. Land Use Planning - File OZS-2020-0025, to the Planning and Development Committee Meeting of November 16, 2020, be received:

1. Steven and Judy Booth, Brampton residents, dated October 23, 2020
2. Judiane Lang, Brampton resident, dated October 22, 2020
3. Michelle Wheeler and Mark Atwell, Brampton residents, dated October 20, 2020
4. Bernard Casser, Brampton resident, dated October 29, 2020
5. Carol Amey, Brampton resident, dated November 1, 2020
6. Jackie Stapper, Brampton resident, dated October 13, 2020, and November 2, 2020
7. Cor Stapper, Brampton resident, dated November 2, 2020
8. Sherry Lennips, Brampton resident, dated October 27, 2020
9. Tina Sacchetti, Brampton resident, dated October 12, 2020
10. Darlene and David Loney, Brampton residents, dated November 4, 2020
11. Ana Canadinho DeLima, Brampton resident, dated November 10, 2020

Carried

- 5.5 Staff report re: Application to Amend the Zoning By-law (to permit truck parking and outdoor storage of tractor trailers as a temporary use) - 2538948 Ontario Inc. - Blackthorn Development Corp. - File OZS-2020-0024

Mark Michniak, 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

Items 6.4 and 11.7 were brought forward at this time.

Rick Ainsley, Caledon resident, noted that he is a resident of Caledon and resides in close proximity to the subject lands. Mr. Ainsley expressed his thoughts and concerns with respect to the application and its potential negative environmental effects on the surrounding land and ground water.

Staff confirmed that the comprehensive evaluation of the proposal will include consultation with internal environmental staff, the Region of Peel and applicable conservation authorities.

The following motion was considered:

PD131-2020

1. That the staff report re: **Application to Amend the Zoning By-law (to permit truck parking and outdoor storage of tractor trailers as a temporary use) - 2538948 Ontario Inc.- Blackthorn Development Corp. - File OZS-2020-0024**, to the Planning and Development Committee Meeting of November 16, 2020, be received;
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; and,
3. That the delegation and correspondence dated November 16, 2020, from Rick Ainsley, Caledon resident, re: Application to Amend the Zoning By-law (to permit truck parking and outdoor storage of tractor trailers as a temporary use) - 2538948 Ontario Inc.- Blackthorn Development Corp. - File OZS-2020-0024, to the Planning and Development Committee Meeting of November 16, 2020, be received.

Carried

- 5.6 Staff report re: Application to Temporarily Amend the Zoning By-law (to permit additional retail/commercial uses) - 2644083 Ontario Inc. - Asternik International Corp. - File OZS-2020-0016

Stephen Dykstra, 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.

Item 11.4 was brought forward at this time.

PDC132-2020

1. That the staff report re: Staff report re: **Application to Temporarily Amend the Zoning By-law (to permit additional retail/commercial uses) - 2644083 Ontario Inc. - Asternik International Corp. - File OZS-2020-0016**, to the

Planning and Development Services Committee Meeting of November 16, 2020 be received;

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; and,

3. That the correspondence from Charles Cheyne, Brampton resident, dated November 5, 2020, re: Staff report re: Application to Temporarily Amend the Zoning By-law (to permit additional retail/commercial uses) - 2644083 Ontario Inc. - Asternik International Corp. - File OZS-2020-0016, to the Planning and Development Committee Meeting of November 16, 2020, be received.

Carried

5.7 Staff report re: Proposed Draft Plan of Subdivision (to create a development block) - Madan Sharma - Kennedy Road Owners Group (KROG) - File OZS-2020-0020 and 21T-20007B

Jacqueline Lee, 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:

PDC133-2020

1. That staff report re: **Proposed Draft Plan of Subdivision (to create a development block) - Madan Sharma - Kennedy Road Owners Group (KROG) - File OZS-2020-0020 and 21T-20007B** to the Planning and Development Committee Meeting of November 26, 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.

6. Public Delegations (5 minutes maximum)

- 6.1 *Delegation from Catherine Truong, Director of Development, RioCan Management, re: Application to Amend the Zoning By-law (to permit the redevelopment of the Shoppers World Mall) - SvN Architects + Planners - RioCan Management Inc. - File OZS-2019-0009

Catherine Truong, Director of Development, RioCan Management, provided a brief background on RioCan and an overview of the proposal.

Item 7.4 was brought forward at this time.

Committee discussion of the matter included:

- consideration for Hurontario LRT stop located along the property; integration into development plans
- inclusion of sustainable development features

The following motion was considered:

PDC134-2020

1. That the staff report re: **Application to Amend the Zoning By-law (to permit the redevelopment of the Shoppers World Mall) - SvN Architects + Planners - RioCan Management Inc. - File OZS-2019-0009**, to the Planning and Development Committee meeting of November 16, 2020, be received;
2. That the Zoning By-law Amendment application submitted by SvN Architects + Planners – RioCan Management Inc. 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 Zoning By-law generally in accordance with the attached Appendix 13 to the report be adopted;
4. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34(17) of the Planning Act, R.S.O. c.P. 13, as amended; and,
5. That the delegation from Catherine Truong, Director of Development, RioCan Management, re: Application to Amend the Zoning By-law (to permit the

redevelopment of the Shoppers World Mall) - SvN Architects + Planners - RioCan Management Inc. - File OZS-2019-0009, to the Planning and Development Committee Meeting of November 16, 2020, be received.

Carried

- 6.2 Delegations re: Application to Amend the Official Plan, Zoning By-law, and Proposed Draft Plan of Subdivision (to permit the development of a mix of dwellings) -Glen Schnarr & Associates Inc. - Georgian Mayfield Inc. - File OZS-2019-0014 & 21T19023B:

Dealt with under Item 5.1 - Recommendation PDC127-2020

- 6.3 Delegation re: Application to Amend the Zoning By-law (to permit a 9-storey apartment building with commercial uses at grade) - Glen Schnarr & Associates Inc. - G.C. Jain Investments Ltd. - File OZS-2020-0013

Dealt with under Item 5.3 - Recommendation PDC129-2020

- 6.4 Delegation re: Application to Amend the Zoning By-law (to permit truck parking and outdoor storage of tractor trailers as a temporary use) - 2538948 Ontario Inc.- Blackthorn Development Corp. - File OZS-2020-0024

Dealt with under Item 5.5 - PDC131-2020

- 6.5 Delegations re: Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision (to develop approximately 20 single detached residential units and a parkette) - 2047189 Ontario Inc. - Candevcon Ltd. - File C07E12.015:

Nikki Gill, Brampton resident, noted the lack of green space in the area.

Jenny Gill, Brampton resident, expressed concern with the increasing traffic and stated there is insufficient parkland in the area.

Mishail Pawa, Brampton resident, requested more parklands in the area and noted the nearest park is too far away for children and seniors.

Item 7.2 was brought forward at this time.

Committee consideration of the matter included a suggestion that the proposed parkland is insufficient and does not meet the needs of the area residents.

Staff noted that the City has requested the maximum allowable amount of parkland from the applicant, as permitted under the *Planning Act*. Changing the proposed parkland lot lines would exceed the permitted amount.

The following motion was considered:

PDC135-2020

1. That the staff report re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision (to develop approximately 20 single detached residential units and a parkette) - 2047189 Ontario Inc. - Candevcon Ltd. - File C07E12.015**, to the Planning and Development Committee Meeting of November 16th 2020, be received;
2. That the Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by Candevcon Limited. on behalf of 2047189 Ontario Inc.,, File: C07E12.015 and 21T-18006B, be approved, on the basis that they represent good planning, including that they are consistent with the Provincial Policy Statement, conform 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 this recommendation report;
3. That the amendments to the Zoning By-law, generally in accordance with the attached Appendix 11 to this report be adopted;
4. That no further notice or public meeting be required for the attached Zoning Bylaw Amendment pursuant to Section 34(17) of the Planning Act, R.S.O. c.P. 13, as amended.
5. That the following delegations re: Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision (to develop approximately 20 single detached residential units and a parkette) - 2047189 Ontario Inc. - Candevcon Ltd. - File C07E12.015, to the Planning and Development Committee Meeting of November 16, 2020, be received:
 1. Nikki Gill, Brampton resident
 2. Jenny Gill, Brampton resident
 3. Mishail Pawa, Brampton resident
6. That the correspondence from Jasmer Grewal, Brampton resident, dated November 10, 2020, re: Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision (to develop approximately 20 single detached residential units and a parkette) - 2047189 Ontario Inc. - Candevcon Ltd. - File C07E12.015, to the Planning and Development Committee Meeting of November 16, 2020, be received.

A recorded vote was requested and the motion carried as follows:

Yea (8): Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Santos , Regional Councillor Vicente, City Councillor Whillans, Regional Councillor Palleschi, City Councillor Bowman, and City Councillor Williams

Nay (2): City Councillor Singh, and Regional Councillor Dhillon

Carried (8 to 2)

- 6.6 Delegation re: Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision (to permit a residential community) - 2128743 Ontario Inc. - Weston Consulting Group Inc. -File C03W15.008:

Tom Baskerville, Coscorp Wanless Inc., noted that changes to the proposal have been made to address concerns raised by the City and the Region of Peel, including road alignment. Traffic studies support the development, and the proposal includes increased landscaping and a buffer.

Committee consideration of the matter included consensus to amend the motion with the addition of the following clauses:

"That the application be permitted a right of way in on the west side, and the right of way out on the east side of the development, and,

That the developer be requested to work with staff and that staff be requested to work with the developer as expeditiously as possible on the site plan agreement"

The following motion was considered:

PDC136-2020

1. That the staff report re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision (to permit a residential community) - 2128743 Ontario Inc. - Weston Consulting Group Inc. - File C03W15.00**, to the Planning and Development Committee Meeting of November 16, 2020, be received;
2. That the Zoning By-law Amendment be approved, on the basis that it represents good planning, including that it is generally 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 subject to the recommended holding provisions, dated October 23, 2020;

3. That the application be permitted a right of way in on the west side, and the right of way out on the east side of the development, and,
4. That the developer be requested to work with staff and that staff be requested to work with the developer as expeditiously as possible on the site plan agreement;
5. That the amendments to the Zoning By-law, generally in accordance with the attached Appendix 11 to the report be adopted.
6. That the delegation from Tom Baskerville, Coscorp Wanless Inc., re: Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision (to permit a residential community) - 2128743 Ontario Inc. - Weston Consulting Group Inc. -File C03W15.008, to the Planning and Development Committee Meeting of November 16, 2020, be received.
7. That the correspondence from Arthur Abelha, Brampton resident, dated November 13, 2020, re: Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision (to permit a residential community) - 2128743 Ontario Inc. - Weston Consulting Group Inc. - File C03W15.00, to the Planning and Development Committee Meeting of November 16, 2020, be received.

Carried

7. Staff Presentations and Planning Reports

7.1 Staff report re: City-initiated Zoning By-law Amendments to Modernize Parking Standards

Item 11.8 was brought forward at this time.

Committee discussion of the matter included:

- a reduction in parking requirements at senior and long term care homes will inconvenience visitors and care givers
- removal of parking requirements in high density areas, transit corridors and the central area will encourage active transportation, increase transit ridership, and may contribute to the creation of more affordable dwelling units; the market can decide what are ideal parking provisions
- An amendment was introduced to amend Recommendation 2 to add the following to the end of the recommendation: "...subject to the seniors visitor parking standard being maintained at 0.25 instead of changed to 0.20."

- consensus to refer the matter and correspondence to back to staff for further consideration of elimination of parking requirements in areas with high density, transit corridors and central area, and long-term care parking considerations

The following motion was considered:

PDC137-2020

That the staff report and correspondence from Marisa Keating, Cassels Brock & Blackwell LLP, dated November 16, 2020, re: **City-initiated Zoning By-law Amendments to Modernize Parking Standards** be referred back to staff for further consideration, including the elimination of parking requirements in areas with high density, along transit corridors and within the central area, and long-term care parking considerations.

Carried

- 7.2 Staff report re: Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision (to develop approximately 20 single detached residential units and a parkette) - 2047189 Ontario Inc. - Candevcon Ltd. - File C07E12.015

Dealt with under Item 6.5 - Recommendation PDC135-2020

- 7.3 Staff report re: Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision (to permit a residential community) - 2128743 Ontario Inc. - Weston Consulting Group Inc. - File C03W15.008

Dealt with under Item 6.6 - Recommendation PDC136-2020

- 7.4 Staff report re: Application to Amend the Zoning By-law (to permit the redevelopment of the Shoppers World Mall) - SvN Architects + Planners - RioCan Management Inc. - File OZS-2019-0009

Dealt with under Item 6.1 - Recommendation PDC134-2020

8. Committee Minutes

- 8.1 ^Minutes - Cycling Advisory Committee - October 20, 2020

PDC138-2020

That the Minutes of the Cycling Advisory Committee Meeting of October 20, 2020, Recommendations CYC006-2020 to CYC016-2020, to the Planning and

Development Committee Meeting of November 16, 2020, be approved as published and circulated.

The recommendations were approved as follows:

CYC006-2020

That the agenda for the Cycling Advisory Committee Meeting of October 20, 2020, be approved, as amended to add the following item:

To Add:

7.6. Verbal Update by Stephen Laidlaw, Co-chair, re: Kevin Montgomery's Resignation from the Transit Advisory Committee as the representative for the Cycling Advisory Committee.

CYC007-2020

That the delegation from Richard Williams, Brampton Resident, to the Cycling Advisory Committee Meeting of October 20, 2020, re: "Tour de Bramp" Cycling Event be received.

CYC008-2020

That the verbal update from Nelson Cadete, Project Manager, Active Transportation, to the Cycling Advisory Committee Meeting of October 20, 2020, re: Implementation of Active Transportation Infrastructure within the City Road Allowance be received.

CYC009-2020

That Rani Gill and Pauline Thornham be appointed Co-Chairs of the Cycling Advisory Committee to commence at the next Cycling Advisory Committee meeting on December 15, 2020.

CYC010-2020

That the discussion item listed on the agenda for the Cycling Advisory Committee Meeting of October 20, 2020, re: **Williams Parkway Project Status**, be deferred for discussion to the December 15, 2020 Cycling Advisory Committee meeting.

CYC011-2020

That the discussion item listed on the agenda for the Cycling Advisory Committee Meeting of October 20, 2020, re: **Community Energy and Emissions Reduction Plan**, be deferred for discussion to the December 15, 2020 Cycling Advisory Committee meeting.

CYC012-2020

That the discussion item listed on the agenda for the Cycling Advisory Committee Meeting of October 20, 2020, re: **Vodden Street Report and Clarification of Bike Lanes**, be deferred for discussion to the December 15, 2020 Cycling Advisory Committee meeting.

CYC013-2020

That the discussion item listed on the agenda for the Cycling Advisory Committee Meeting of October 20, 2020, re: Seasonal Summary of Subcommittee Meetings During Pandemic Period, be deferred for discussion to the December 15, 2020 Cycling Advisory Committee meeting.

CYC014-2020

1. That the verbal advisory from Stephen Laidlaw, Co-Chair, to the Cycling Advisory Committee Meeting of October 20, 2020, re: Resignation of Kevin Montgomery, from the Transit Advisory Committee as the Cycling Advisory Committee Representative be received;
2. That the resignations of Kevin Montgomery, Co-Chair, from the Transit Advisory Committee as the Cycling Advisory Committee Representative be accepted; and,
3. That Alina Grzejszczak, Committee Member, be selected to be the representative on the Transit Advisory Committee.

CYC015-2020

1. That the correspondence from Alex Taranu, Senior Advisor, Design, Environment and Development Engineering, Public Works, to the Cycling Advisory Committee Meeting of October 20, 2020, re: Riverwalk Urban Design Master Plan - Community Liaison Request For Interest be received; and,
2. That Rani Gill, Committee Member, be selected to be the representative on the Community Liaison Committee.

CYC016-2020

That the Brampton Cycling Advisory Committee do now adjourn to meet again on Tuesday, December 15, 2020 at 5:00 p.m., or at the call of the Chair.

Carried

9. Other Business/New Business

9.1 Discussion at the request of Councillor Fortini re: Development Charges

Committee discussion on the matter included the following:

- creation of an incentive program for high-rise office development
- waiving the City's development charges; budget impact, recovery through property taxes, and timeframe
- classification and criteria of high-rise developments
- Central Area Community Improvement Plan and Housing Strategy; incentives to encourage and expedite construction

The following motion was considered:

PDC139-2020

That staff explore the opportunity of waiving the City's development charge (DC) portion, either full amount or a portion of DCs depending when construction occurs (i.e. three, five or seven years), for high-rise developments across the City and report back to the Planning and Development Committee with the financial implications in Q1 of 2021, or in the context of budget deliberations if possible;

That staff undertake a review of the current Central Area CIP and Housing Strategy:

1. to potentially offer financial and non-financial incentives that would expedite the construction of residential development and offer an array of housing tenure along transit corridors city-wide;
2. to ensure residential, commercial, and office development occurs in a timely manner, all financial and non-financial incentives should have a specific timeframe prescribed (i.e. three years); and
3. for staff to report back to the Planning and Development Committee within Q1 of 2021 with their findings.

Carried

10. Referred/Deferred Matters

11. Correspondence

- 11.1 ^Correspondence from Todd Coles, City Clerk, City of Vaughan, dated October 20, 2020, re: GTA West Transportation Corridor - Update and Announcement of Preferred Route

PDC140-2020

That the correspondence from Todd Coles, City Clerk, City of Vaughan, dated October 20, 2020, re: **GTA West Transportation Corridor - Update and Announcement of Preferred Route**, to the Planning and Development Committee Meeting of November 16, 2020, be received.

Carried

- 11.2 Correspondence re: Application to Amend the Official Plan, Zoning By-law, and Proposed Draft Plan of Subdivision (to permit the development of a mix of dwellings) - Glen Schnarr & Associates Inc. - Georgian Mayfield Inc. - File OZS-2019-0014

Dealt with under Item 5.1 - Recommendation PDC127-2020

- 11.3 Correspondence re: Application to Amend the Zoning By-law (to permit a 9-storey apartment building containing 82 units and 130 parking spaces) - Fifth Avenue Development Group Inc. - D.J.K. Land Use Planning - File OZS-2020-0025

Dealt with under Item 5.4 - Recommendation PDC130-2020

- 11.4 Correspondence from Charles Cheyne, Brampton resident, dated November 5, 2020, re: Application to Amend the Zoning By-law - 2644083 Ontario Inc. - Asternik International Corp. - File OZS-2020-0016

Dealt with under Item 5.6 - Recommendation PDC132-2020

- 11.5 *Correspondence re: Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision (to develop approximately 20 single detached residential units and a parkette) - 2047189 Ontario Inc. - Candevcon Ltd. - File C07E12.015

Dealt with under Item 6.5 - Recommendation PDC135-2020

- 11.6 Correspondence re: Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision (to permit a residential community) - 2128743 Ontario Inc. - Weston Consulting Group Inc. - File C03W15.008:

Dealt with under Item 6.6 - Recommendation PDC136-2020

- 11.7 Correspondence re: Application to Amend the Zoning By-law (to permit truck parking and outdoor storage of tractor trailers as a temporary use) - 2538948 Ontario Inc. - Blackthorn Development Corp. - File OZS-2020-0024:

Dealt with under Item 5.5 - Recommendation PDC131-2020

- 11.8 Correspondence from Marisa Keating, Cassels Brock & Blackwell LLP, dated November 16, 2020, re: City-initiated Zoning By-law Amendments to Modernize Parking Standards

Dealt with under Item 7.1 - Recommendation PDC137-2020

12. Councillor Question Period

Nil

13. Public Question Period

The public was given the opportunity to submit questions via e-mail to the City Clerk's Office regarding any decisions made at this meeting.

P. 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:

PDC142-2020

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

Carried

Regional Councillor M. Medeiros, Chair



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, December 7, 2020

Members Present:

Regional Councillor M. Medeiros
Regional Councillor P. Fortini
Regional Councillor R. Santos
Regional Councillor P. Vicente
City Councillor D. Whillans
Regional Councillor M. Palleschi
City Councillor J. Bowman
City Councillor C. Williams
City Councillor H. Singh
Regional Councillor G. Dhillon

Staff Present:

David Barrick, Chief Administrative Officer
Richard Forward, Commissioner Planning, Building and Economic Development
Allan Parsons, Director, Planning, Building and Economic Development
Bob Bjerke, Director, Policy Planning, Planning, Building and Economic Development
Rick Conard, Director of Building and Chief Building Official
Elizabeth Corazzola, Manager, Zoning and Sign By-law Services, Planning, Building and Economic Development
Jeffrey Humble, Manager, Land Use Policy, Planning, Building and Economic Development
David VanderBerg, Manager, Planning, Building and Economic Development
Cynthia Owusu-Gyimah, Manager, Planning, Building and Economic Development
Mirella Palermo, Policy Planner, Planning, Building and Economic Development

Rob Nykyforchyn, Development Planner, Planning, Building and Economic Development
Nicholas Deibler, Development Planner, Planning, Building and Economic Development
Nitika Jagtiani, Development Planner, Planning, Building and Economic Development
Kelly Henderson, Development Planner, Planning, Building and Economic Development
Nasir Mahmood, Development Planner, Planning, Building and Economic Development
Mark Michniak, Development Planner, Planning, Building and Economic Development
Peter Fay, City Clerk
Charlotte Gravlev, Deputy City Clerk
Shauna 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 this Planning and Development Committee meeting was limited and physical distancing was maintained in Council Chambers at all times during the meeting.

The meeting was called to order at 7:00 p.m., recessed at 10:02 p.m., reconvened at 10:12 p.m., and adjourned at 11:52 p.m.

As this meeting of the 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

Members absent during roll call: Councillor Dhillon

Councillor Dhillon joined the meeting at 7:03 p.m. - technical issues

2. Approval of Agenda

The following motion was considered:

PDC143-2020

That the Agenda for the Planning and Development Committee Meeting of December 7, 2020, be approved as published and circulated.

Carried

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

(7.7, 7.8, 7.9, 8.1, 11.1)

5. Statutory Public Meeting Reports

5.1 Staff report re: City-Initiated Supportive Housing Policy Review

Mirella Palermo, Policy Planner, Planning, Building and Economic Development, and Greg Bender, WSP, presented an overview of the policy review that included the following:

- Background and process to date
- Scope of the consultant's review
- stakeholder and community engagement
- research, best practice review, and case studies
- summary, recommendations, and next steps

Following the presentation, the following members of the public addressed Committee and expressed their views, suggestions, concerns and questions with respect to the subject policy review:

1. Elaine Hristovski, Brampton resident
2. Davinder Mangat, Brampton resident
3. John Coll, Brampton resident
4. Chris Bramble, Brampton resident
5. Moira and Steven Black, Brampton residents

6. John Nunziata, Brampton resident representative
7. Helen and Michael Branov, Brampton residents
8. Don Smith, Brampton resident
9. Al Nonis, Brampton resident

Committee consideration of the matter included questions of clarification with respect to following:

- municipal and provincial levels of regulation
- applicable City by-laws
- oversight and control of lodging and group home applications; equitable distribution throughout the city and separation distances

The following motion was considered:

PDC144-2020

1. That the staff report re: **City-Initiated Supportive Housing Policy Review**, to the Planning and Development Committee Meeting of December 7, 2020, be received;
2. That Planning, Building and Economic Development Department staff be directed to report back to Planning and Development Committee with the results of the Public Meeting and final recommendations;
3. That the following delegations to the Planning and Development Committee Meeting of December 7, 2020, re: **City-Initiated Supportive Housing Policy Review** be received:
 1. Elaine Hristovski, Brampton resident
 2. Davinder Mangat, Brampton resident
 3. John Coll, Brampton resident
 4. Chris Bramble, Brampton resident
 5. Moira and Steven Black, Brampton residents
 6. John Nunziata, Brampton resident representative
 7. Helen and Michael Branov, Brampton residents
 8. Don Smith, Brampton resident

9. Al Nonis, Brampton resident

4. The the correspondence from Beverly and John Brady, Brampton residents, dated December 4, 2020, to the Planning and Development Committee Meeting of December 7, 2020, re: **City-Initiated Supportive Housing Policy Review** be received.

Carried

5.2 Staff report re: Application to Amend the Official Plan and Zoning By-law (to permit a residential development with a total of 1089 dwelling units) - Great Gulf Homes - Scottish Heather Developments Inc. - Brampton G&H Holdings Inc. - File OZS-2020-0011

Rob Nykyforchyn, 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.

David Milano, Malone Given Parsons, highlighted features of the revised plan.

Following the presentations, the following members of the public addressed Committee and expressed their views, suggestions, concerns and questions with respect to the subject application:

1. Prashanth Panda, Karmbir Singh, and Vijay Bhatt, Brampton residents
2. Shridhar Shah and Shilpa Shah, Brampton residents
3. Gloria Shan, Brampton resident

The following motion was considered:

PDC145-2020

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-Law (to permit a residential development with a total of 1089 dwelling units) - Great Gulf Homes –Scottish Heather Developments Inc. - Brampton G&H Holdings Inc. - File OZS-2020-0011**, to the Planning and Development Committee Meeting of December 7, 2020, be received;
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;

3. That the following delegations re: **Application to Amend the Official Plan and Zoning By-Law, Great Gulf Homes –Scottish Heather Developments Inc, Brampton G&H Holdings Inc, Brampton G&H Holdings II Inc. - File: OZS-2020-0011** to the Planning and Development Committee Meeting of December 7, 2020, be received:

1. Prashanth Panda, Karmbir Singh, and Vijay Bhatt, Brampton residents
2. Shridhar Shah and Shilpa Shah, Brampton residents
3. Gloria Shan, Brampton resident
4. David Milano, Malone Given Parsons; Joan MacIntyre, Malone Given Parsons; Wei Guo, Great Gulf; and Katy Schofield, Great Gulf

4. That the following correspondence re: **Application to Amend the Official Plan and Zoning By-Law, Great Gulf Homes –Scottish Heather Developments Inc, Brampton G&H Holdings Inc, Brampton G&H Holdings II Inc. - File: OZS-2020-0011** to the Planning and Development Committee Meeting of December 7, 2020, be received:

1. Kamal and Meenu Nanwani, Brampton residents, dated September 27, 2020
2. Nitesh Reddy, Brampton resident, dated September 26, 2020, and December 4, 2020
3. Chirag Shah, Brampton resident, dated September 26, 2020, and November 28, 2020
4. Arif Khan, Brampton resident, dated September 23, 2020
5. Neha Gupta, Brampton resident, dated September 23, 2020
6. Vicar Boodram, Brampton resident, dated September 23, 2020
7. Prateek Thapar, Brampton resident, dated September 23, 2020
8. Vinita Gauni, Brampton resident, dated September 22, 2020
9. Vineet Gupta, Brampton resident, dated September 22, 2020, and November 29, 2020
10. Arun Sharma, Brampton resident, dated September 22, 2020, and November 29, 2020
11. Mandeep Kaur, Brampton resident, dated September 22, 2020, and December 1, 2020

12. Karamjit Bajwa, Brampton resident, dated September 21, 2020
13. Ustav Patel, Brampton resident, dated September 21, 2020
14. Anand Karia, Brampton resident, dated September 21, 2020
15. Piyushkumar Bhikadia, Brampton resident, dated September 21, 2020
16. Hari Trivedi, Brampton resident, dated September 21, 2020
17. Laxmi Narayana Kandimalla, Brampton resident, dated September 21, 2020
18. Siraj Shabbar, Brampton resident, dated September 21, 2020
19. Vishal Balani, Brampton resident, dated September 21, 2020
20. Khush Multani, Brampton resident, dated September 21, 2020
21. Tariq Mehmood, Brampton resident, dated September 20, 2020
22. Zarfeen Jinnah, Brampton resident, dated September 20, 2020
23. Helen Josiah, Brampton resident, dated September 20, 2020, and November 29, 2020
24. Daniel Josiah, Brampton resident, dated September 20, 2020
25. Jayesh Panchal, Brampton resident, dated September 20, 2020
26. Ibrahim Hussain, Brampton resident, dated September 20, 2020
27. Anil Vasani, Brampton resident, dated September 20, 2020
28. Jignesh Vyas, Brampton resident, dated September 20, 2020
29. Gurpreet Matharu, Brampton resident, dated September 20, 2020
30. Priya Vasani, Brampton resident, dated September 20, 2020
31. Anil Vasani, Brampton resident, dated September 20, 2020
32. Samir Bhatt, Brampton resident, dated September 20, 2020
33. Dhanya Bansal, Brampton resident, dated September 20, 2020, and November 30, 2020
34. Jony Bahsous, Brampton resident, dated September 20, 2020
35. Tej Praveen, Brampton resident, dated September 20, 2020
36. Karambir Singh, Brampton resident, dated September 20, 2020
37. Adeel Jaffri, Brampton resident, dated September 20, 2020

38. Paul Singh, Brampton resident, dated September 19, 2020
39. Kiranmayi Bommi, Brampton resident, dated September 19, 2020
40. Diana Yuen, Brampton resident, dated September 19, 2020
41. Rohit Kumar, Brampton resident, dated September 19, 2020
42. Karan Karwal, Brampton resident, dated September 23, 2020
43. Niralkumar Vyas, Brampton resident, dated September 22, 2020
44. Harpreet Singh, Brampton resident, dated September 21, 2020
45. Dhruv Chawla, Brampton resident, dated September 29, 2020
46. Deepak Pandey, Brampton resident, dated October 3, 2020
47. Spoorthi Reddy, Brampton resident, dated September 26, 2020
48. Dickie and Gargi Macwan, Brampton residents, dated September 26, 2020
49. Mohammad Ali, Brampton resident, dated September 20, 2020
50. Sai Jyothi Dutta, Brampton resident, dated September 20, 2020
51. Gloria Shan, Brampton resident, dated November 28, 2020
52. Viren Raval, Brampton resident, dated December 2, 2020
53. Rohit Kumar, Brampton resident, dated November 29, 2020
54. Jagjit Kang, Brampton resident, dated November 30, 2020
55. Dildeep Bhatti, Brampton resident, dated December 2, 2020
56. Vijay Ponnada, Brampton resident, dated December 2, 2020
57. Jantzen Lo, Brampton resident, dated December 1, 2020
58. Bara Lo, Brampton resident, dated December 1, 2020
59. Robin Bajaj, Brampton resident, dated November 30, 2020
60. Padmaja Ponnada, Brampton resident, dated December 2, 2020
61. Harshdeep Singh, Brampton resident, dated December 2, 2020
62. Jayesh Panchal, Brampton resident, dated November 29, 2020
63. Deepak Pandey, Brampton resident, dated December 1, 2020
64. Hitesh Lad, Brampton resident, dated December 2, 2020

65. Navneet Singh, Brampton resident, dated December 2, 2020
66. Shridhar Shah, Brampton resident, December 1, 2020
67. Shilpa Shah, Brampton resident, dated November 30, 2020
68. Neeraj Arora, Brampton resident, dated November 29, 2020
69. Akhil Bansal, Brampton resident, dated November 28, 2020
70. Rajwinder Sidhu, Brampton resident, dated November 30, 2020
71. Pinky Shah, Brampton resident, dated November 29, 2020
72. Zeeshan Khurshid, Brampton resident, dated November 28, 2020
73. Adi Raj, Brampton resident, dated November 28, 2020
74. Divya Bhatt, Brampton resident, dated November 28, 2020
75. Jayshreeben Bhatt, Brampton resident, dated November 28, 2020
76. Vijay Bhatt, Brampton resident, dated November 28, 2020
77. Karambir Bhatia, Brampton resident, dated November 28, 2020
78. Joginder Bhatia, Brampton resident, dated November 29, 2020
79. Vishva Patel, Brampton resident, dated December 3, 2020
80. Vishal Balani, Brampton resident, dated November 30, 2020
81. Gagandeep Kaur, Brampton resident, dated November 29, 2020
82. Jignesh Vyas, Brampton resident, dated November 29, 2020
83. Tiffany Poon, Brampton resident, dated November 29, 2020
84. Martin Ng, Brampton resident, dated November 29, 2020
85. Kinnari Shah, Brampton resident, dated November 30, 2020
86. Kamal Nanwani, Brampton resident, dated November 30, 2020
87. Urminder Singh, Brampton resident, dated November 28, 2020
88. Chetan Shukla, Brampton resident, dated November 28, 2020
89. Parminder Singh, Brampton resident, dated September 21, 2020
90. Darshan Patel, Brampton resident, dated December 4, 2020
91. Hamid and Fariha Ahmad, Brampton residents, dated December 5, 2020

92. Kshitij Malik, Brampton resident, dated December 5, 2020
93. Anupreet Malik, Brampton resident, dated December 5, 2020
94. Mandy Chan, Brampton resident, dated December 3, 2020
95. Priya Vasani, Brampton resident, dated December 4, 2020
96. Ekta Balani, Brampton resident, dated December 4, 2020
97. Bhavin Dalwadi, Brampton resident, dated December 4, 2020
98. Samir Bhatt, Brampton resident, dated December 4, 2020
99. Jeffrey Lo, Brampton resident, dated December 4, 2020
100. Amar Sodi, Brampton resident, dated December 5, 2020
101. Steven Pordage, Pallett Valo LLP, dated December 3, 2020

Carried

- 5.3 Staff report re: Application to Amend the Zoning By-law and Draft Plan of Subdivision (to permit 5 single detached residential dwellings) - Gagnon Walker Domes Ltd. - Gurpreet Gill - File OZS-2020-0018

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:

PDC146-2020

1. That the staff report re: **Application to Amend the Zoning By-law and for a Draft Plan of Subdivision (to permit 5 single detached residential dwellings) - Gagnon Walker Domes Ltd. – Gurpreet Gill - File OZS-2020-0018**, to the Planning and Development Committee Meeting of December 7, 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.

3. That the following correspondence re: **Application to Amend the Zoning By-law and for a Draft Plan of Subdivision (to permit 5 single detached residential dwellings) - Gagnon Walker Domes Ltd. – Gurpreet Gill - File OZS-2020-0018** to the Planning and Development Committee Meeting of December 7, 2020, be received:

1. Gina Ruocco-Osborne, Brampton resident, dated November 16, 2020
2. Mary Flynn-Guglietti, McMillan LLP, dated December 2, 2020
3. Alok Malvi, Brampton resident, dated December 2, 2020
4. Bharath Pangal, Brampton resident, dated December 2, 2020
5. Varinder Mann, Brampton resident, dated December 2, 2020
6. Jaskaran Grewal, Brampton resident, dated December 3, 2020
7. Ben Prins, Prins Legal, dated December 3, 2020
8. Andrew Orr, Springbrook Community Management Inc., dated November 19, 2020

Carried

5.4 Staff report re: Application to Amend the Official Plan and Zoning By-law (to permit a 12-storey mixed-use building) - 2613497 Ontario Inc. - Evans Planning Inc. - File OZS-2020-0014

Nicholas Deibler, 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.

Adam Layton, Evans Planning Inc., presented the site context and details of the site plan.

Following the presentations, the following members of the public addressed Committee and expressed their views, suggestions, concerns and questions with respect to the subject application:

1. Navdeep Dhaliwal, Brampton resident

2. Paresh Yadav and Gita Yadav, Brampton residents
3. Claire Sampath, Brampton resident
4. Harbinder Hundal, Brampton resident

Committee consideration of the matter included questions of clarification with respect to the development application and planning process, projected population density, intensification areas, and city-wide transit developments.

The following motion was considered:

PDC147-2020

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law (to permit a 12-storey mixed-use building) - 2613497 Ontario Inc. – Evans Planning Inc. - File OZS-2020-0014**, to the Planning and Development Committee Meeting of December 7, 2020, be received;
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 application and a comprehensive evaluation of the proposal;
3. That the following delegations re: **Application to Amend the Official Plan and Zoning By-law (to permit a 12-storey mixed-use building) - 2613497 Ontario Inc. – Evans Planning Inc. - File OZS-2020-0014** to the Planning and Development Committee Meeting of December 7, 2020, be received:
 1. Adam Layton, Evans Planning Inc.
 2. Navdeep Dhaliwal, Brampton resident
 3. Paresh Yadav and Gita Yadav, Brampton residents
 4. Claire Sampath, Brampton resident
 5. Harbinder Hundal, Brampton resident
4. That the following correspondence re: **Application to Amend the Official Plan and Zoning By-law, 2613497 Ontario Inc – Evans Planning Inc., 1107 & 1119 Queen St West, Ward 4 (OZS-2020-0014)** to the Planning and Development Committee Meeting of December 7, 2020, be received:
 1. Anthony D'Costa, Brampton resident, dated August 7, 2020
 2. Arun Sahni, Real Estate Broker, dated October 13, 2020
 3. Harb Hundal, Brampton resident, dated August 28, 2020

4. Jeven Tumber, Brampton resident, dated September 8, 2020
5. Navdeep Dhaliwal, Brampton resident, dated November 18, 2020, and November 30, 2020
6. Randy Sampath, Brampton resident, dated August 4, 2020
7. Sachin Khanna and Sonal Khanna, Brampton residents, dated November 28, 2020
8. Mayur Modi, Brampton resident, dated November 30, 2020
9. Paresh Yadav and Gita Yadev, Brampton residents, dated November 30, 2020
10. Randy Sampath, Navdeep Dhaliwal, Claire Sampath, Mayor Mody, and Chirag Lapsiwala, Brampton residents, November 30, 2020, including a petition of objection containing approximately 122 signatures
11. Akhtar Hussain, Brampton resident, dated November 30, 2020
12. Abbalagan Perumal, Brampton resident, dated November 30, 2020
13. Chirag Lapsiwala, Brampton resident, dated November 30, 2020
14. Gaitrie Hansraj Grabowski, Brampton resident, dated November 29, 2020
15. Hitesh Prajapati, Brampton resident, dated November 29, 2020
16. Inderpal Singh, Brampton resident, dated November 30, 2020
17. Paul Grabowski, Brampton resident, dated November 29, 2020
18. Ram Rudra, Brampton resident, dated November 29, 2020
19. Ravie Samlal, Brampton resident, dated November 29, 2020
20. Umesh Patel, Brampton resident, dated November 28, 2020

Carried

6. Public Delegations (5 minutes maximum)

- 6.1 Delegations re: Application to Amend the Official Plan and Zoning By-law (to permit a residential development with a total of 1089 dwelling units) - Great Gulf Homes - Scottish Heather Developments Inc. - Brampton G&H Holdings Inc. - File OZS-2020-0011

Dealt with under Item 5.2

- 6.2 Delegations re: City-initiated Supportive Housing Policy Review:

Dealt with under Item 5.1

- 6.3 Delegations re: Application to Amend the Official Plan and Zoning By-law (to permit a 12-storey mixed-use building) - 2613497 Ontario Inc. - Evans Planning Inc. - File OZS-2020-0014

Dealt with under Item 5.4

- 6.4 Delegations re: Application to Amend the Zoning By-law and Draft Plan of Subdivision (to permit 5 single detached residential dwellings) - Gagnon Walker Domes Ltd. - Gurpreet Gill - File OZS-2020-0018:

Note: the delegation was withdrawn on December 7, 2020

- 6.5 Delegation from Sylvia Menezes-Roberts, Brampton resident, re: Brampton Plan Update

Items 7.1 and 7.2 were brought forward at this time.

Andrew McNeill, Manager, Official Plan and Growth Management, Planning, Building and Economic Development, and Jamie Cook, Watson and Associates, presented an overview of the Growth Plan that included the following:

- Introduction and purpose
- economics and demographics
- macro-economics and regional employment trends
- unemployment trends
- employment growth
- commuting patterns
- historical population growth rates
- long-term population and housing forecast scenarios
- city-wide long-term employment forecast scenarios
- conclusions and next steps

Sylvia Menezes-Roberts, Brampton resident, expressed concerns and suggestions with respect to the population projections, transit, and housing.

Committee consideration of the matter included the following:

- projected population and employment levels; questions with respect to preferred numbers and implementing the Brampton 2040 Vision

- intensification in built areas
- employment numbers, office and industrial development; potential impacts from Covid-19
- provincial zoning controls
- different growth rates between Caledon, Brampton and Mississauga
- current and future high density developments; impacts on numbers
- allocation of commercial and residential lands
- density per hectare projections

The following motion was considered:

PDC148-2020

1. That the staff report re: **Brampton Plan Update** to the Planning and Development Committee Meeting of December 7, 2020, be received;
2. That the presentation by Andrew McNeill, Manager, Official Plan and Growth Management, and Jamie Cook, Watson and Associates Economists Ltd., re: **Brampton Plan – Growth Forecasts** to the Planning and Development Committee Meeting of December 7, 2020, be received; and,
3. That the delegation from Sylvia Menezes Roberts, Brampton resident, re: **Brampton Plan Update** to the Planning and Development Committee Meeting of December 7, 2020, be received.

Carried

- 6.6 Delegation from Sylvia Menezes-Roberts, Brampton resident, re: City-Initiated Zoning By-law Amendment to Modernize Parking Standards - City-wide

Item 7.4 was brought forward at this time.

Sylvia Menezes-Roberts, Brampton resident, expressed concerns, suggestions and opinions with respect to modernizing parking standards in the City of Brampton.

The following motion was considered:

PDC149-2020

1. That the staff report re: **City-Initiated Zoning By-law Amendments to Modernize Parking Standards - City Wide**, to the Planning and Development Committee Meeting of December 7, 2020, be received;
2. That the Zoning By-law Amendment attached hereto 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 Recommendation Report dated October 23, 2020 that was received by Planning and Development Committee on November 16, 2020;
3. That staff be directed to hold a statutory public meeting to present a City-initiated Zoning By-law Amendment that proposes to eliminate minimum parking requirements for specific uses with the Downtown, Central Area and the Hurontario-Main Street Corridor; and,
4. That the delegation from Sylvia Menezes-Roberts, Brampton resident, re: **City-Initiated Zoning By-law Amendments to Modernize Parking Standards - City Wide**, to the Planning and Development Committee Meeting of December 7, 2020, be received.

A recorded vote was requested and the motion carried as follows:

Yea (10): Regional Councillor Medeiros , Regional Councillor Fortini , Regional Councillor Santos , Regional Councillor Vicente , City Councillor Whillans , Regional Councillor Palleschi , City Councillor Bowman , City Councillor Williams, City Councillor Singh , and Regional Councillor Dhillon

Carried (10 to 0)

7. Staff Presentations and Planning Reports

- 7.1 Presentation by Andrew McNeil, Manager, Official Plan and Growth Management, Planning, Building and Economic Development, re: Brampton Plan – Growth Forecasts

Dealt with under Item 6.5

- 7.2 Staff report re: Brampton Plan Update

Dealt with under Item 6.5

- 7.3 Staff report re: Driveway Design Specifications in Development Approval Process

Committee consideration of the matter included the following:

- opportunity for public input during the proposed workshop with members of the public and BILD
 - anticipated workshop dates
- questions of clarification with respect to anticipated completion date
- integration with Official Plan review
- driveway setbacks and side-yard clearance

The following motion was introduced and subsequently withdrawn:

"That staff be directed to organize a public meeting specifically to address driveway design and setbacks, as soon as time would allow."

The following motion was considered:

PDC150-2020

1. That the staff report re: **Driveway Design Specifications in Development Approval Process** to the Planning Development Committee Meeting of December 7, 2020, be received;
2. That through the workplan of Brampton Plan and the Comprehensive Zoning By-Law Review, staff be directed to undertake a workshop with members of the public and the Peel Chapter of the Building Industry and Land Development (BILD) that examines housing design and property setback standards; and,
3. That staff report back on the outcome of workshop through the Brampton Plan process and Comprehensive Zoning By-Law Review.

Carried

- 7.4 Staff report re: City-Initiated Zoning By-law Amendment to Modernize Parking Standards - City-wide

Dealt with under Item 6.6

- 7.5 Staff report re: Residential Driveway Widening Review and Recommendations
- Committee consideration of the matter included support of the recommendations and proposed by-law amendments.

The following motion was considered:

PDC151-2020

1. That the staff report re: **Residential Driveway Widening Review and Recommendations**, to the Planning and Development Committee Meeting of December 7, 2020, be received;
2. That City Council repeal Driveway Permit By-law 105-2019, as amended;
3. That City staff undertake a comprehensive education and awareness campaign to heighten public knowledge and understanding of homeowners and contractors, regarding the rules and regulations that apply to driveways, driveway widening and the installation of paved walkways in the front yard;
4. That Business licensing By-law 332-2013, as amended, be further amended to remove the definition of “permit” and include provisions for the collection and dispensation of securities, a required Driveway Paving Training Course related to the City’s Zoning requirements and circumstances for revocation or suspension of licenses for Driveway Paving Contractors;
5. That the comprehensive review of the Business Licensing By-Law include further review of this process in 2021 to address any required amendments at time of consideration; and,
6. That By-law Enforcement Staff, with respect to driveway widths and compliance with the Zoning By-law, continue with suspended enforcement until June 1st, 2021.

Carried

- 7.6 Staff report re: Housekeeping Amendment to By-law 280-2012 (A by-law to change the street names of a portion of Creditview Road, Earnest Parr Gate, Butterfield Drive, Omaha Drive Magnotta Lane) to Change a Street Name

The following motion was considered:

PDC152-2020

1. That the staff report re: **Housekeeping Amendment to By-law 280-2012 (A by-law to change the street names of a portion of Creditview Road, Earnest Parr Gate, Butterfield Drive, Omaha Drive Magnotta Lane) to Change a Street Name** to the Planning and Development Committee Meeting of December 7, 2020, be received; and

2. That Council adopt the proposed Amending By-law to amend By-law 280-2012 to add a reference to Plan 43M-1878, which was omitted in error, to replace the street name Magnotta Lane with Meadowcrest Lane.

Carried

7.7 ^Staff report re: Proposed Draft Plan of Subdivision - Candevcon Limited - Navjot Brar - OZS-2020-0017

PDC153-2020

1. That the staff report re: **Proposed Draft Plan of Subdivision - Candevcon Limited- Navjot Brar - File OZS-2020-0017**, to the Planning and Development Committee Meeting of December 7, 2020, be received; and,

2. That the Draft Plan of Subdivision application submitted by Candevcon Limited, on behalf of Navjot Brar, Ward: 9, File: OZS-2020-0017, be approved, on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, has regard to Section 51 (24) of the Planning Act, 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.

Carried

7.8 ^Staff report re: Application for a Proposed Draft Plan of Subdivision (to create a block on a plan of subdivision in order to register a common element condominium) - Candevcon Ltd. - Sunfield Investments (McMurphy) Inc. - File OZS-2020-0006

PDC154-2020

1. That the staff report re: **Application for a Proposed Draft Plan of Subdivision (to create a block on a plan of subdivision in order to register a common element condominium) - Candevcon Ltd. – Sunfield Investments (McMurphy) Inc. - File OZS-2020-0006**, to the Planning and Development Committee Meeting of December 7, 2020, be received; and,

2. That the Draft Plan of Subdivision application submitted by Candevcon Limited on behalf of Sunfield Investments (McMurphy) Inc., Ward: 3, File: OZS-2020-0006, be approved, on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, has regard to Section 51 (24)

of the Planning Act, 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.

Carried

- 7.9 ^Staff report re: Application to Amend the Zoning By-Law (to permit two hotels, a banquet hall, and office/retail uses) - 1942411 Ontario Inc. – Henry Chiu Architect Ltd. - File T05W15.004

PDC155-2020

1. That the staff report re: **Application to Amend the Zoning By-Law (to permit two hotels, a banquet hall, and office/retail uses) 1942411 Ontario Inc. – Henry Chiu Architect Ltd. - File T05W15.004**, to the Planning and Development Committee Meeting of December 7, 2020, be received;
2. That the application to amend the Zoning By-law, submitted by Henry Chiu Architect Limited on behalf of 1942411 Ontario Inc., Ward: 6, File T05W15.004, 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 for the reasons set out in the report;
3. That the amendment to the Zoning By-law, generally in accordance with Appendix 10 of the report, be adopted; and,
4. That no further notice or public meeting be required for the attached Zoning By-law amendment pursuant to Section 34(17) of the *Planning Act*, R.S.O. c.P. 13, as amended.

Carried

8. **Committee Minutes**

- 8.1 ^Minutes - Brampton Age-Friendly Advisory Committee - November 3, 2020

PDC156-2020

That the Minutes of the Brampton Age-Friendly Advisory Committee Meeting of November 3, 2020, Recommendations AFC007-2020 to AFC012-2020, to the Planning and Development Committee Meeting of December 7, 2020, be approved as published and circulated.

The recommendations were approved as follows:

AFC007-2020

That the agenda for the Age-Friendly Brampton Advisory Committee meeting of November 3, 2020, be approved as published.

AFC008-2020

That the presentation by Daniella Balasal, Policy Planner, to the Age-Friendly Brampton Advisory Committee meeting of November 3, 2020, re: Mayor's COVID-19 Seniors Support Task Force be received.

AFC009-2020

That the presentation by Yvonne Sinniah, Manager, Strategic Community Development and Partnerships, to the Age-Friendly Brampton Advisory Committee meeting of November 3, 2020, re: Mayor's COVID-19 Youth Task Force be received.

AFC010-2020

1. That the verbal advisory from the City Clerk's Office, to the Age-Friendly Brampton Advisory Committee meeting of November 3, 2020, re: Resignation of Ron Feniak, Member, Age-Friendly Brampton Advisory Committee be accepted; and,
2. That the City Clerk take the necessary steps to fill the vacancy in accordance with Clerks Office procedures.

AFC011-2020

1. That staff report back on the role and function of the Age-Friendly Brampton Advisory Committee as it relates to the advancement of the priorities and implementation of the action items in the Age-Friendly Strategy; and,
2. That the Age-Friendly Committee Call To Action - Short List of Potential Action Items be included in the report to Committee on January 2021.

AFC012-2020

That the Age-Friendly Brampton Advisory Committee do now adjourn to meet again in January 2021.

Carried

8.2 Minutes - Brampton Heritage Board - November 17, 2020

The following motion was considered:

PDC157-2020

That the Minutes of the Brampton Heritage Board Meeting of November 17, 2020, Recommendations HB036-2020 to HB041-2020, to the Planning and Development Committee Meeting of December 7, 2020, be approved as published and circulated.

The recommendations were approved as follows:

HB036-2020

That the agenda for the Brampton Heritage Board Meeting of November 17, 2020 be approved as published and circulated.

HB037-2020

That the delegation from Natalie Faught, Senior Coordinator, Credit Valley Trail Project, Credit Valley Conservation Authority, to the Brampton Heritage Board Meeting of November 17, 2020, re: The Credit Valley Trail Project, be received.

HB038-2020

1. That the report titled: Recommendation Report: Heritage Permit Application for the Second Phase of Conservation Work and Revisions to Previously Approved Conservation Work – 45 Railroad Street South – Ward 1 (HE.x 45 Railroad Street South), to the Brampton Heritage Board meeting of November 17, 2020, be received;

2. That the Heritage Permit application for the Second Phase of Conservation Work and Revisions to Previously Approved Conservation Work at 45 Railroad Street be approved in accordance with Section 33 of the *Ontario Heritage Act* (the “Act”) subject to the following terms and conditions:

a. That the owner undertake all work substantially in accordance with the revised Conservation Plan by ERA Architects dated November 4, 2020 and in compliance with all applicable laws having jurisdiction and by retaining all necessary permits; and,

b. That prior to the release of financial securities associated with the site plan application SP09-010.001 for 45 Railroad Street, the owner provide a letter, prepared and signed by a qualified heritage expert, certifying that all works as outlined in the approved Heritage Conservation Plan have been completed, and that an appropriate standard of conservation has been maintained, all to the

satisfaction of the Director of City Planning and Design, Building & Economic Development Department;

3. That the 45 Railroad Street Interpretation Plan prepared by ERA Architects, dated November 4, 2020, be received and that the interpretation strategy detailed therein be approved.

HB039-2020

1. That the report titled: Recommendation Report: Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – (85 Wellington St. E. James Packham House) – Ward 3 (H.Ex. 85 Wellington St. E.), to the Brampton Heritage Board Meeting of November 17, 2020, be received;

2. That the designation of the property at 85 Wellington St. E. 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 the property at 85 Wellington St. E. 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.

HB040-2020

1. That the report titled: Recommendation Report: Heritage Permit Application for Service Upgrades – 563 Bovaird Drive East (Bovaird House) – Ward 1 (HE.x 563 Bovaird Drive East), to the Brampton Heritage Board meeting of November 17, 2020, be received;

2. That the Heritage Permit Application for electrical, lighting, and security upgrades to the Bovaird House be approved.

HB041-2020

That the Brampton Heritage Board do now adjourn to meet again on Tuesday, December 15, 2020 at 7:00 p.m. or at the call of the Chair.

Carried

9. Other Business/New Business

Nil

10. Referred/Deferred Matters

- 10.1 Discussion Item at the Request of Regional Councillor Dhillon re: Driveway Design Specifications in Development Approval Process

Dealt with under Item 7.3

11. Correspondence

- 11.1 ^Correspondence from Stephanie Jurrius, Legislative Specialist, Region of Peel, dated November 20, 2020, re: Resolution Number 2020-926 - Update on the Development Service Fee Review

PDC158-2020

That the correspondence from Stephanie Jurrius, Legislative Specialist, Region of Peel, dated November 20, 2020, re: Resolution Number 2020-926 - Update on the Development Service Fee Review, to the Planning and Development Committee Meeting of December 7, 2020, be received.

Carried

- 11.2 Correspondence re: Application to Amend the Official Plan and Zoning By-law (to permit a 12-storey mixed-use building) - 2613497 Ontario Inc. - Evans Planning Inc. - File OZS-2020-0014

Dealt with under Item 5.4

- 11.3 Correspondence re: Application to Amend the Zoning By-law and Draft Plan of Subdivision (to permit 5 single detached residential dwellings) - Gagnon Walker Domes Ltd. - Gurpreet Gill - File OZS-2020-0018

Dealt with under Item 5.3

- 11.4 Correspondence re: Application to Amend the Official Plan and Zoning By-law (to permit a residential development with a total of 1089 dwelling units) - Great Gulf Homes - Scottish Heather Developments Inc. - File OZS-2020-0011:

Dealt with under Item 5.2

11.5 Correspondence re: City-Initiated Supportive Housing Policy Review:
Dealt with under Item 5.1

12. Councillor Question Period

Nil

13. Public Question Period

The public was given the opportunity to submit questions via e-mail to the City Clerk's Office regarding any decisions made at this meeting.

P. Fay, City Clerk, read the following three questions from Prashanth Kumar Panda, Brampton resident with respect to Item 5.2:

1. Most residents raised their concern about the community center / library and spaces for outdoor play area issue in Brampton west so wondering why the planners are not planning to expedite the construction instead further delaying the construction of Mississauga/Embleton community park, There have been many email to Councillor Paleschi and a petition on change.org regarding the same from the residents of Brampton west. Building the community center after the completion of housing construction in Brampton west is considered good planning. What consideration is taken into consideration about current residents living without basic amenities and kids suffering because of that issue?

2. What are the next steps for rezoning applications from the builder (Scottish Heather Developments Inc.) which the residents of the area are opposed to? Do we consider the motion for File OZA 2020-0011 stopped and no further action is required from residents?

3. We have submitted an application to expedite the construction in 2018 to Councillor Paleschi. What action was taken to expedite the construction process of Mississauga/Embleton community park in the last three years?

Staff noted that the processing of the development application will include a multi-departmental review of technical studies submitted by the applicant, to ensure sufficient levels of open space and parks are provided to meet the needs of the community. A recommendation report will be brought to a future meeting, and all individuals that provided comments on the application will be advised of the meeting date so they may submit further correspondence or delegate if they so wish.

P. Fay, City Clerk, noted that the questions will be provided to staff directly for response to the resident

Committee noted that questions 1 and 3 will be raised at the Special Council Meeting regarding Budget, on December 9, 2020, for further response from staff.

14. Closed Session

- 14.1 Open Meeting exception under Section 239 (2) (h) and (k) of the Municipal Act, 2001:

Information explicitly supplied in confidence to the municipality or local board by Canada, a province or territory or a Crown agency of any of them; and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

Committee opted not to move into closed session.

The following motion was considered:

PDC159-2020

That the item be referred to the December 9, 2020 City Council meeting Closed Session.

Carried

15. Adjournment

PDC160-2020

That the Planning and Development Committee do now adjourn to meet again on Monday, January 18, 2021, at 7:00 p.m., or at the call of the Chair.

Carried

Regional Councillor M. Medeiros, Chair



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, January 18, 2021

Members Present: Regional Councillor M. Medeiros - Wards 3 and 4
Regional Councillor P. Fortini - Wards 7 and 8
Regional Councillor R. Santos - Wards 1 and 5
Regional Councillor P. Vicente - Wards 1 and 5
City Councillor D. Whillans - Wards 2 and 6
Regional Councillor M. Palleschi - Wards 2 and 6
City Councillor J. Bowman - Wards 3 and 4
City Councillor C. Williams - Wards 7 and 8
City Councillor H. Singh - Wards 9 and 10
Regional Councillor G. Dhillon - Wards 9 and 10

Staff Present: Richard Forward, Commissioner Planning and Development Services
Allan Parsons, Director, Planning, Building and Economic Development
Bob Bjerke, Director, Policy Planning, Planning, Building and Economic Development
Elizabeth Corazzola, Manager, Zoning and Sign By-law Services, Planning, Building and Economic Development
Michelle Gervais, Policy Planner, Planning, Building and Economic Development
Himanshu Katyal, Development Planner, Planning, Building and Economic Development
Yinzhou Xiao, Development Planner, Planning, Building and Economic Development
Mark Michniak, Development Planner, Planning, Building and Economic Development
Stephen Dykstra, Development Planner, Planning, Building and Economic Development
Anthony-George D'Andrea, Legal Counsel, Legislative Services
Peter Fay, City Clerk

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 this Planning and Development Committee meeting was limited and physical distancing was maintained in Council Chambers at all times during the meeting.

The meeting was called to order at 7:02 p.m. and adjourned at 9:07 p.m.

As this meeting of the 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 Fortini, Councillor Williams

Members absent during roll call: Councillor Dhillon, Councillor Singh

Councillor Dhillon joined the meeting at 7:06 p.m. - technical issues

Councillor Singh joined the meeting at 7:10 p.m. - technical issues

2. **Approval of Agenda**

The following motion was considered:

PDC001-2021

That the Agenda for the Planning and Development Committee Meeting of January 18, 2021, be approved as published and circulated.

Carried

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

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 this time.

(8.1)

5. Statutory Public Meeting Reports

5.1 Staff report re: City-initiated Amendment to the Zoning By-law to Eliminate Minimum Parking Requirements in the Downtown, Central Area, and Hurontario-Main Corridor

Michelle Gervais, Policy Planner, Planning, Building and Economic Development presented details of the amendment that included proposed boundaries, the process to date, background information, details of the City-wide parking strategy, Council direction, proposed zoning by-law amendments, objective, next steps and staff contact information.

Sylvia Roberts, Brampton resident, expressed concerns, suggestions and questions with respect to the subject amendment.

Committee consideration of the matter included questions of clarification regarding the affected lands and enquiries regarding expanding the proposed boundaries.

In response to questions from Committee, staff noted that a boundary expansion would require a public meeting, and it will be taken into consideration when reviewing the matter and preparing a recommendation report.

The following motion was considered:

PDC002-2021

1. That the staff report re: City-initiated Amendment to the Zoning By-law to Eliminate Minimum Parking Requirements in the Downtown, Central Area, and Hurontario-Main Corridor, to the Planning and Development Committee Meeting of January 18, 2021, be received; and
2. That Planning and Economic Development Department staff be directed to report back to Planning and Development Committee with the results of the Public Meeting and final recommendations.
3. That the delegation from Sylvia Roberts, Brampton resident, re: City-initiated Amendment to the Zoning By-law to Eliminate Minimum Parking Requirements in the Downtown, Central Area, and Hurontario-Main Corridor, to the Planning and Development Committee Meeting of January 18, 2021, be received.

Carried

5.2 Staff report re: City-Initiated Amendments to the Official Plan (Second Unit Policies) and Zoning By-law (Above Grade Side Entrances Provision)

Michelle Gervais, Policy Planner, Planning, Building and Economic Development, presented details on the proposed amendments that included the process to date, Council resolution, second unit policies within the Official Plan, highlights of the proposed Official Plan amendment, above grade side entrance policies within the Zoning By-law, highlights of the proposed Zoning By-law amendments, next steps and staff contact information.

Jotvinder Sodhi, Homeowners Welfare Association and Concerned Residents of Brampton, expressed concerns, suggestions and questions with respect to the subject amendments.

Staff responded to questions of clarification from Committee with respect to above grade side door entrances.

The following motion was considered:

PDC003-2021

1. That the staff report re: **City-Initiated Amendments to the Official Plan (Second Unit Policies) and Zoning By-law (Above Grade Side Entrances Provision)**, to the Planning and Development Committee Meeting of January 18, 2021, be received; and
2. That Planning, Building and Economic Development Department staff be directed to report back to Planning and Development Committee with the results of the Public Meeting and final recommendations.
3. That the delegation from Jotvinder Sodhi, Homeowners Welfare Association and Concerned Residents of Brampton, re: **City-Initiated Amendments to the Official Plan (Second Unit Policies) and Zoning By-law (Above Grade Side Entrances Provision)**, to the Planning and Development Committee Meeting of January 18, 2021, be received.

Carried

5.3 Staff report re: Application to Amend the Zoning By-law (to permit 29 additional units, relocate the supermarket, update setback requirements, and remove the Holding provision) - 2652367 Ontario Inc. - KLM Planning Partners Inc. - File OZS-2020-0019

Stephen Dykstra, 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.

Billy Tung, KLM Planning Partners Inc., highlighted the details of the revised site plan.

The following motion was considered:

PDC004-2021

1. That the staff report re: **Application to Amend the Zoning By-law (to permit 29 additional units, relocate the supermarket, update setback requirements, and remove the Holding provision) - 2652367 Ontario Inc. - KLM Planning Partners Inc. - File OZS-2020-0019**, to the Planning and Development Services Committee Meeting of January 18, 2021, be received;
2. That Planning and Development Services 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;
3. That the delegation from Billy Tung, KLM Planning Partners Inc., re: **Application to Amend the Zoning By-law (to permit 29 additional units, relocate the supermarket, update setback requirements, and remove the Holding provision) - 2652367 Ontario Inc. - KLM Planning Partners Inc. - File OZS-2020-0019** to the Planning and Development Committee Meeting of January 18, 2021, be received; and,
4. That the correspondence from Tushar Sood, Brampton resident, dated January 8, 2021, re: **Application to Amend the Zoning By-law (to permit 29 additional units, relocate the supermarket, update setback requirements, and remove the Holding provision) - 2652367 Ontario Inc. - KLM Planning Partners Inc. - File OZS-2020-0019** to the Planning and Development Committee Meeting of January 18, 2021, be received.

Carried

- 5.4 Staff report re: Application to Amend the Official Plan and Zoning By-law (to permit 24 stacked back-to-back townhouse and three (3) traditional townhouse units) - Sunfield Investments (Church) Inc. - Weston Consulting - File OZS-2020-0026

Yin Xiao, 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.

Jessica Demaren, Weston Consulting, presented details on the supporting materials and technical studies, site context, site plan, parking, landscape plan, elevations, and contact information.

The following motion was considered:

PDC005-2021

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law (to permit 24 stacked back-to-back townhouse and three (3) traditional townhouse units) - Sunfield Investments (Church) Inc. - Weston Consulting - File OZS-2020-0026**, to the Planning and Development Committee Meeting of January 18, 2021, be received;
2. That Development Services 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;
3. That the delegation from Jessica Damaren, Weston Consulting, re: **Application to Amend the Official Plan and Zoning By-law (to permit 24 stacked back-to-back townhouse and three (3) traditional townhouse units) - Sunfield Investments (Church) Inc. - Weston Consulting - File OZS-2020-0026**, to the Planning and Development Committee Meeting of January 18, 2021, be received; and,
4. That the following correspondence re: **Application to Amend the Official Plan and Zoning By-law (to permit 24 stacked back-to-back townhouse and three (3) traditional townhouse units) - Sunfield Investments (Church) Inc. - Weston Consulting - File OZS-2020-0026**, to the Planning and Development Committee Meeting of January 18, 2021, be received:
 1. Linda and Michael Joll, Brampton residents, dated January 7, 2021
 2. Mr. and Mrs. Snyder, Brampton residents, dated January 18, 2021

Carried

- 5.5 Staff report re: Application to Amend the Zoning By-law (to permit a 21-storey residential building with 290 units on Block 2 lands) - KLM Planning Partners Inc. - i2 Developments (Brampton) Inc. - File OZS-2020-0028

Himanshu Katyal, 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.

Ryan Mino-Leahan, KLM Planning Partners Inc., noted details of the site plan, layout and renderings.

Committee requested that staff and the applicant engage with Sheridan College and RioCan with respect to potential collaboration with their district energy programs.

The following motion was considered:

PDC006-2021

1. That the staff report re: **Application to Amend the Zoning By-law (to permit a 21-storey residential building with 290 units on Block 2 lands) - KLM Planning Partners Inc. - i2 Developments (Brampton) Inc. - File OZS-2020-0028**, to the Planning and Development Committee Meeting of January 18, 2021, be received;
2. That Planning and Development Services 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;
3. That the delegation from Ryan Mino-Leahan, KLM Planning Partners Inc., re: **Application to Amend the Zoning By-law (to permit a 21-storey residential building with 290 units on Block 2 lands) - KLM Planning Partners Inc. - i2 Developments (Brampton) Inc. - File OZS-2020-0028**, to the Planning and Development Committee Meeting of January 18, 2021, be received; and,
4. That the following correspondence re: **Application to Amend the Zoning By-law (to permit a 21-storey residential building with 290 units on Block 2 lands) - KLM Planning Partners Inc. - i2 Developments (Brampton) Inc. - File OZS-2020-0028**, to the Planning and Development Committee Meeting of January 18, 2021, be received:

1. Johanna Shapira, Wood Bull LLP, dated January 12, 2021

2. Dan Sukara, Brampton resident, dated January 10, 2021
3. Lorraine O'Sullivan, Brampton resident, dated December 19, 2020.

Carried

- 5.6 Staff report re: Application to Amend the Zoning By-Law (to permit development of two high-rise mixed-use towers with a connecting podium) - TACC Holborn Corp. – Malone Given Parsons Ltd. - File OZS-2020-0032

Mark Michniak, 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.

Lauren Capilongo, Malone Given Parsons Ltd., noted that the proposed development is a logical location for intensification.

Sylvia Roberts, Brampton resident, expressed concerns, suggestions and questions with respect to the subject amendment.

Staff responded to questions of clarification with respect to the type of proposed housing and inclusion of affordable units.

The following motion was considered:

PDC007-2021

1. That the staff report re: Application to Amend the Zoning By-Law (to permit development of two high-rise mixed-use towers with a connecting podium) - TACC Holborn Corp. – Malone Given Parsons Ltd. - File OZS-2020-0032 to the Planning and Development Committee Meeting of January 18, 2021, be received;
2. That Planning and Development Services 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;
3. That the correspondence from Tushar Sood, Brampton resident, dated January 8, 2021, re: Application to Amend the Zoning By-Law (to permit development of two high-rise mixed-use towers with a connecting podium) - TACC Holborn Corp. – Malone Given Parsons Ltd. - File OZS-2020-0032 to the

Planning and Development Committee Meeting of January 18, 2021, be received; and,

4. That the following delegations re: Application to Amend the Zoning By-Law (to permit development of two high-rise mixed-use towers with a connecting podium) - TACC Holborn Corp. – Malone Given Parsons Ltd. - File OZS-2020-0032 to the Planning and Development Committee Meeting of January 18, 2021, be received:

1. Lauren Capilongo, Malone Given Parsons Ltd.
2. Sylvia Roberts, Brampton resident

Carried

6. Public Delegations (5 minutes maximum)

6.1 Possible delegations re: Site Specific Amendment to the Sign By-Law 399-2002, as amended - Peel Standard Condominium Corporation 1044 - 7956 Torbram Road – Ward 7

P. Fay, City Clerk, confirmed that no pre-registered delegations or correspondence was received for this item.

See Item 7.1

6.2 Delegation re: Application to Amend the Zoning By-law (to permit 29 additional units, relocate the supermarket, update setback requirements, and remove the holding provision) - 2652367 Ontario Inc. - KLM Planning Partners Inc. - File OZS-2020-0019

Dealt with under Item 5.3 - Recommendation PDC004-2021

6.3 Delegation from Colin Chung, Glen Schnarr & Associates Inc., re: Seeking Exemption from Section 22(2.1) of the Planning Act - Glen Schnarr & Associates Inc. - Medallion Developments Inc. - File PRE17.123

Colin Chung, Glen Schnarr and Associates Inc., provided an overview of the history of the file, noted the *Planning Act* requirements with respect to the application and expressed support for the staff recommendations.

Item 7.5 was brought forward at this time.

A motion was introduced to amend the second clause of the recommendations to read as follows:

“That Council exempt application Glen Schnarr & Associates Inc. - Medallion Developments Inc., PRE17.123 from Section 22(2.1.1) of the Planning Act, as it does not undermine or frustrate the intent of the recently approved Bramalea Mobility Hub Secondary Plan (SPA9).”

The following motion was considered:

PDC008-2021

1. That the report staff report re: Seeking Exemption from Section 22(2.1) of the Planning Act - Glen Schnarr & Associates Inc. - Medallion Developments Inc. - File PRE17.123, to the Planning and Development Committee Meeting of January 18, 2021, be received;

2. That Council exempt application Glen Schnarr & Associates Inc. - Medallion Developments Inc., PRE17.123 from Section 22(2.1.1) of the Planning Act, as it does not undermine or frustrate the intent of the recently approved Bramalea Mobility Hub Secondary Plan (SPA9); and,

3. That the delegation from Colin Chung, Glen Schnarr and Associates Inc., re: Seeking Exemption from Section 22(2.1) of the Planning Act - Glen Schnarr & Associates Inc. - Medallion Developments Inc. - File PRE17.123, to the Planning and Development Committee Meeting of January 18, 2021, be received.

Carried

- 6.4 Delegations re: Application to Amend the Zoning By-law (to permit a 21-storey residential building with 290 units on Block 2 lands) - KLM Planning Partners Inc. - i2 Developments (Brampton) Inc. - File OZS-2020-0028

Dealt with under Item 5.5 - Recommendation PDC006-2021

- 6.5 Delegations re: Application to Amend the Official Plan and Zoning By-law (to permit 24 stacked back-to-back townhouse and three (3) traditional townhouse units) - Sunfield Investments (Church) Inc. - Weston Consulting - File OZS-2020-0026

Dealt with under Item 5.4 - Recommendation PDC005-2021

- 6.6 Delegation re: City-Initiated Amendments to the Official Plan (Second Unit Policies) and Zoning By-law (Above Grade Side Entrances Provision):

Dealt with under Item 5.2 - Recommendation PDC003-2021

- 6.7 Delegation re: City-initiated Amendment to the Zoning By-law to Eliminate Minimum Parking Requirements in the Downtown, Central Area, and Hurontario-Main Corridor:

Dealt with under Item 5.1 - Recommendation PDC002-2021

- 6.8 Delegation re: Application to Amend the Zoning By-Law (to permit development of two high-rise mixed-use towers with a connecting podium) - TACC Holborn Corp. – Malone Given Parsons Ltd. - File OZS-2020-0032

Dealt with under Item 5.6 - Recommendation PDC005-2021

7. Staff Presentations and Planning Reports

- 7.1 Staff report re: Site Specific Amendment to the Sign By-Law 399-2002, as amended - Peel Standard Condominium Corporation 1044 - 7956 Torbram Road – Ward 7

Staff expressed support for the subject amendment.

The following motion was considered:

PDC009-2021

1. That the staff report re: **Site Specific Amendment to the Sign By-Law 399-2002, as amended - Peel Standard Condominium Corporation 1044 - 7956 Torbram Road – Ward 7** to the Planning and Development Committee Meeting of January 18, 2021, 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: Application to Amend the Official Plan and Zoning By-law, and Proposed Draft Plan of Subdivision - 2639509 Ontario Ltd. - Candevcon Ltd. - File C03W14.008

The following motion was considered:

PDC010-2021

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law, and Proposed Draft Plan of Subdivision - 2639509 Ontario Ltd. - Candevcon Ltd. - File C03W14.008**, to the Planning and Development Committee Meeting of January 18, 2021, be received;

2. That the Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by Candevcon Limited on behalf of 2639509 Ontario Ltd., Ward: 6, Files: C03W14.008 and 2021-028, be approved, on the basis that it represents good planning, 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 December 16, 2020;

3. That the amendments to the Fletchers Meadow Secondary Plan (Area 44), generally in accordance with Appendix 7 to the report be adopted; and,

4. That the amendments to the Zoning By-law, generally in accordance with Appendix 8 to the report be adopted.

Carried

7.3 Staff report re: Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision - Candevcon Ltd. - 2185715 Ontario Inc. - File C08E17.012

The following motion was considered:

PDC011-2021

1. That the staff report re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision - Candevcon Ltd. - 2185715 Ontario Inc. - File C08E17.012** to the Planning and Development Committee Meeting of January 18, 2021, be received;

2. That the Zoning By-law Amendment application and proposed Draft Plan of Subdivision submitted by Candevcon Limited on behalf of 2185715 Ontario Inc., Files: C08E17.012 & 21T-19009B, as revised, be approved, on the basis that they represent good planning, including that they are consistent with the Provincial Policy Statement, conform to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, the City of Brampton's Official Plan, for the reasons set out in this Recommendation Report;

3. That the amendments to the Zoning By-law, generally in accordance with Appendix 14 attached to the report be adopted; and,

4. That no further notice or public meeting be required for the attached Zoning By-law amendment pursuant to Section 34(17) of the Planning Act.

Carried

- 7.4 Staff report re: Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision - Matthews Planning and Management Ltd. - Ouray Developments - File C10E05.019

The following motion was considered:

PDC012-2021

1. That the staff report re: **Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision - Matthews Planning and Management Ltd. - Ouray Developments - File C10E05.019** to the Planning and Development Committee Meeting of January 18, 2021 be received;
2. That the application to amend the Official Plan and Zoning By-law, and Proposed Draft Plan of Subdivision, submitted by J.H. Stevens, Planning & Development Consultants submitted on behalf of Ouray Developments Incorporated, Ward: 8, Files C10E05.019 and 21T-14001B, be approved on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, and 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 report;
3. That the amendments to the Official Plan including the Bram East Secondary Plan, generally in accordance with the by-law attached as Appendix 10 of the report be adopted;
4. That the amendments to the Zoning By-law, generally in accordance with the by-law attached as Appendix 11 of the report be adopted; and,
5. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34(17) of the *Planning Act*, R.S.O. c.P. 13, as amended.

Carried

- 7.5 Staff report re: Seeking Exemption from Section 22(2.1) of the Planning Act - Glen Schnarr & Associates Inc. - Medallion Developments Inc. - File PRE17.123
Dealt with under Item 6.3 - Recommendation PDC008-2021
- 7.6 Staff report re: Bill 108 – Amendments to the Planning Act requiring municipalities to authorize the use of Additional Residential Units in detached, semi-detached and townhouse dwellings

In response to questions of clarification from Committee, staff noted the intent of the recommendations is to ensure the public is engaged in the process and the implications on service levels in existing neighborhoods is fully understood.

The following motion was considered:

PDC013-2021

1. That the staff report re: **Bill 108 – Amendments to the Planning Act requiring municipalities to authorize the use of Additional Residential Units in detached, semi-detached and townhouse dwellings** to the Planning and Development Committee meeting of January 18, 2021, be received; and,
2. That staff be directed to hold a Statutory Public Meeting to present the proposed amendments to the Official Plan and Zoning By-law, implementing Bill 108 requirements.

Carried

7.7 Staff report re: Peer Review Consultant for Market Analysis, Inclusionary Zoning Assessment

The following motion was considered:

PDC014-2021

1. That the staff report re: **Peer Review Consultant for Market Analysis, Inclusionary Zoning Assessment**, to the Planning and Development Committee Meeting of January 18, 2021, be received; and
2. That the proposed selection of urbanMetrics Inc. to provide a written opinion of the market analysis component of the assessment report to be prepared by N. Barry Lyon Consultants Ltd., in accordance with the Planning Act and Ontario Regulation 232/18, be endorsed.

Carried

8. Committee Minutes

8.1 ^Minutes - Cycling Advisory Committee - December 15, 2020

PDC015-2021

That the Cycling Advisory Committee Minutes of December 15, 2020, Recommendations CYC017-2020 to CYC020-2020, to the Planning and Development Committee Meeting of January 18, 2021, be received.

The recommendations were approved as follows:

CYC017-2020

That the agenda for the Cycling Advisory Committee Meeting of December 15, 2020, be approved, as published and circulated.

CYC018-2020

1. That the delegation from Stephen Laidlaw, Co-chair, to the Cycling Advisory Committee Meeting of December 15, 2020, re: City of Brampton Snow Clearing Policy To Encourage Winter Cycling, be received; and
2. That staff be requested to report back to a future Cycling Advisory Committee meeting with information regarding current winter maintenance practices for municipal bike parking facilities.

CYC019-2020

1. That the presentation from Nelson Cadete, Project Manager, Active Transportation, Transportation Planning, Planning and Development, to the Cycling Advisory Committee Meeting of December 15, 2020, re: Implementation of the Active Transportation Master Plan – Annual Report 2020/2021, be received;
2. That a copy of the subject presentation be forwarded to the Region of Peel for information; and
3. That Dayle Laing, Committee Member, delegate the Region of Peel on behalf of the Cycling Advisory Committee on the need to increase focus on Active Transportation mode share, in view of the environment and achieving Sustainable Transportation Strategy goals.

CYC020-2020

That the Cycling Advisory Committee do now adjourn to meet again for a Regular Meeting on February 16, 2021 at 5:00 p.m. or at the call of the Chair.

Carried

9. Other Business/New Business

Nil

10. Referred/Deferred Matters

Nil

11. Correspondence

- 11.1 Correspondence re: Application to Amend the Official Plan and Zoning By-law (to permit 24 stacked back-to-back and 3 townhouse units) Sunfield Investments (Church) Inc. - Weston Consulting - File OZS-2020-0026

Dealt with under Item 5.4 - Recommendation PDC005-2021

- 11.2 Correspondence re: Application to Amend the Zoning By-law (to permit 29 additional units, relocate the supermarket, update setback requirements, and remove the Holding provision) - 2652367 Ontario Inc. - KLM Planning Partners Inc. - File OZS-2020-0019

Dealt with under Item 5.3 - Recommendation PDC004-2021

- 11.3 Correspondence re: Application to Amend the Zoning By-Law (to permit development of two high-rise mixed-use towers with a connecting podium) - TACC Holborn Corp. – Malone Given Parsons Ltd. - File OZS-2020-0032

Dealt with under Item 5.6 - Recommendation PDC007-2021

- 11.4 Correspondence re: Application to Amend the Zoning By-law (to permit a 21-storey residential building with 290 units on Block 2 lands) - KLM Planning Partners Inc. - i2 Developments (Brampton) Inc. - File OZS-2020-0028

Dealt with under Item 5.5 - Recommendation PDC006-2021

12. Councillor Question Period

Nil

13. Public Question Period

The public was given the opportunity to submit questions via e-mail to the City Clerk's Office regarding any decisions made at this meeting.

P. 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:

PDC016-2021

That the Planning and Development Committee do now adjourn to meet again on Monday, February 1, 2021, at 7:00 p.m., or at the call of the Chair.

Carried

Regional Councillor M. Medeiros, Chair



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, February 1, 2021

Members Present: Regional Councillor M. Medeiros - Wards 3 and 4
Regional Councillor P. Fortini - Wards 7 and 8
Regional Councillor R. Santos - Wards 1 and 5
Regional Councillor P. Vicente - Wards 1 and 5
City Councillor D. Whillans - Wards 2 and 6
Regional Councillor M. Palleschi - Wards 2 and 6
City Councillor J. Bowman - Wards 3 and 4
City Councillor C. Williams - Wards 7 and 8
City Councillor H. Singh - Wards 9 and 10
Regional Councillor G. Dhillon - Wards 9 and 10

Staff Present: David Barrick, Chief Administrative Officer
Richard Forward, Commissioner Planning and Development Services
Allan Parsons, Director, Planning, Building and Economic Development
Bob Bjerke, Director, Policy Planning, Planning, Building and Economic Development
Henrik Zbogor, Senior Manager, Transportation Planning, Planning, Building and Economic Development
Steve Ganesh, Manager, Planning Building and Economic Development
Cynthia Owusu-Gyimah, Manager, Planning, Building and Economic Development
Himanshu Katyal, Development Planner, Planning, Building and Economic Development
Anthony-George D'Andrea, Legal Counsel, Legislative Services
Peter Fay, City Clerk
Charlotte Gravlev, Deputy City Clerk
Shauna Danton, Legislative Coordinator, City Clerk's Office

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 this Planning and Development Committee meeting was limited and physical distancing was maintained in Council Chambers at all times during the meeting.

The meeting was called to order at 7:00 p.m. and adjourned at 7:57 p.m.

As this meeting of the 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 Fortini, Councillor Williams, Councillor Singh

Members absent during roll call: Councillor Dhillon – illness

2. **Approval of Agenda**

PDC017-2021

That the Agenda for the Planning and Development Committee Meeting of February 1, 2021, be approved as amended as follows:

To add:

11.2 - Correspondence from Aretha Adams, Deputy Regional Clerk, Region of Peel, dated, January 15, 2021, re: **Region of Peel Planning and Growth Management Committee - Appointment of Representatives**

Carried

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 this time.

(7.3)

(Item 8.1 was added into consent)

5. Statutory Public Meeting Reports

- 5.1 Staff report re: Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision (to permit the development of four single detached dwellings) - Castlebridge Development Group Ltd. - 2640267 Ontario Inc. - File OZS-2020-0022

Himanshu Katyal, 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.

Item 6.1 was brought forward at this time. P. Fay, City Clerk, noted that Vipul Thakkar, Brampton resident, was not present at the meeting.

Item 11.1 was brought forward at this time.

The following motion was considered:

PDC018-2021

1. That the staff report re: **Application to the Amend the Official Plan, Zoning By-law, and Proposed Draft Plan of Subdivision – Castlebridge Development Group Ltd. – 2640267 Ontario Inc. – File OZS-2020-0022**, to the Planning and Development Committee Meeting of February 1, 2021, be received;
2. That Planning and Development Services 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; and,
3. That the correspondence from Jack Sekhon, Brampton resident, dated January 7, 2021, re: **Application to the Amend the Official Plan, Zoning By-law, and Proposed Draft Plan of Subdivision – Castlebridge Development**

Group Ltd. – 2640267 Ontario Inc. – File OZS-2020-0022, to the Planning and Development Committee Meeting of February 1, 2021, be received.

Carried

6. Public Delegations (5 minutes maximum)

- 6.1 Delegations re: Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision (to permit the development of four single detached dwellings) - Castlebridge Development Group Ltd. - 2640267 Ontario Inc. - File OZS-2020-0022

See Item 5.1

- 6.2 Delegations re: Transportation Master Plan Review - Objectives and Principles
Items 7.1 and 7.2 were brought forward at this time.

Henrik Zbogor, Senior Manager, Transportation Planning, Planning, Building and Economic Development, presented an overview of the Transportation Master Plan (TMP) Review that included the following:

- Background
- TMP 2015 achievements and emerging considerations
- Drivers for change
- Integration with Vision 2040
- Complete streets objectives and principles
- TMP Review objectives and principles
- Next steps
- Beyond mobility: rethinking outcomes

Gideon Forman, Climate Change and Transportation Policy Analyst, The David Suzuki Foundation, noted his comments and opinions on the subject review, and provided suggestions with respect to prioritizing active and non-automobile modes of transportation.

Committee consideration of the matter included the following:

- collaboration with the community

- education and public messaging
- integration with existing and future development policies
 - transportation staff providing input into polices and strategies
- advocating for changes to Development Charge legislation to include provisions for active transportation
- integrated approach with the Region
- staff are investigating alternate, sustainable options for road re-surfacing
- goods movement
- suggestion to amend "Peel Region" in clause 3 of the recommendations to "Peel Regional Council"

The following motion was considered:

PDC019-2021

1. That the staff report re: **Transportation Master Plan Review – Objectives and Principles**, to the Planning and Development Committee Meeting of February 1, 2021, be received;
2. That Council endorse the guiding principles outlined in this report to inform the Transportation Master Plan Review and Update;
3. That the Clerk be directed to send the report to Peel Regional Council and adjacent municipalities;
4. That the staff presentation re: Transportation Master Plan Review – Objectives and Principles, to the Planning and Development Committee Meeting of February 1, 2021, be received; and,
5. That the delegation from Gideon Forman, Climate Change and Transportation Policy Analyst, The David Suzuki Foundation, re: Transportation Master Plan Review – Objectives and Principles, to the Planning and Development Committee Meeting of February 1, 2021, be received.

Carried

7. **Staff Presentations and Planning Reports**

- 7.1 Staff presentation re: Transportation Master Plan Review – Objectives and Principles

Dealt with under Item 6.2 - Recommendation PDC019-2021

- 7.2 Staff report re: Transportation Master Plan Review – Objectives and Principles

Dealt with under Item 6.2 - Recommendation PDC019-2021

- 7.3 ^Staff report re: Bram East (Area 41) and Goreway Drive Corridor (Area 39)
Secondary Plans Review

PDC020-2021

1. That the staff report re: **Bram East (Area 41) and Goreway Drive Corridor (Area 39) Secondary Plans Review** to the Planning and Development Committee Meeting of February 1, 2021, be received;

2. That staff be authorized to hold a statutory public meeting to present the City's draft updated "Bram East Secondary Plan" in the form of an Official Plan Amendment, and to report back to Council with the results of public consultation and a final recommendation.

Carried

8. Committee Minutes

- 8.1 ^Minutes - Brampton Heritage Board - January 19, 2021

PDC021-2021

That the **Minutes of the Brampton Heritage Board Meeting of January 19, 2021**, to the Planning and Development Committee Meeting of February 1, 2021, Recommendations HB001-2021 to HB007-2021, be approved as published and circulated.

The recommendations were approved as follows:

HB001-2021

That the agenda for the Brampton Heritage Board Meeting of January 19, 2021 be approved as published and circulated.

HB002-2021

That the delegation from Cassandra Jasinski, former Heritage Planner, re: **Farewell Message**, to the Brampton Heritage Board Meeting of January 19, 2021, be received.

HB003-2021

1. That the discussion at the request of Kathryn Fowlston, Board Member, re: **Credit Valley Trail**, to the Brampton Heritage Board Meeting of January 21, 2021, be received; and,
2. That Kathryn Fowlston be named the Board's representative on the Brampton Chapter of the Credit Valley Trails project and report to the Board as required.

HB004-2021

1. That the report titled: **Recommendation Report: Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 49 Chapel Street**, to the Brampton Heritage Board Meeting of January 19, 2021, be received;
2. That the designation of the property at 49 Chapel Street 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 the property at 49 Chapel Street 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.

HB005-2021

1. That the report titled: **Approval of Heritage Incentive Grant – 87 Elizabeth Street South – Ward 3 (File HE.x 87 Elizabeth Street South)**, to the Brampton Heritage Board Meeting of January 19, 2021, be received;
2. 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 ten thousand dollars (\$10,000); and,

3. That condition 2.a. of Recommendation HB020-2020 from the Brampton Heritage Board Meeting of August 18, 2020 approved by the Planning and Development Committee on September 14, 2020 under recommendation PDC099-2020, and by the Council of The Corporation of the City of Brampton on September 16, 2020, pursuant to Resolution C337-2020 be amended to replace the grant amount of \$5000 with a grant of \$10,000.

HB006-2021

That the report titled: **Information Report: Designation under Part IV, Section 29 of the Ontario Heritage Act – 10020 Mississauga Road - Ward 6 (H.Ex. 10020 Mississauga Road)**, to the Brampton Heritage Board Meeting of January 19, 2021, be received.

HB007-2021

That the Brampton Heritage Board do now adjourn to meet again on Tuesday, February 16, 2021 at 7:00 p.m. or at the call of the Chair.

Carried

8.2 Minutes - Age-Friendly Brampton Advisory Committee - January 26, 2021

PDC022-2021

That the **Minutes of the Age-Friendly Brampton Advisory Committee Meeting of January 26, 2021**, to the Planning and Development Committee Meeting of February 1, 2021, Recommendations AFC001-2021 to AFC004-2021, be approved as published and circulated.

The recommendations were approved as follows:

AFC001-2021

That the Agenda for the Age-Friendly Brampton Advisory Committee meeting of January 26, 2021, be approved as published and circulated.

AFC002-2021

That the item titled: **Developing a Roadmap for 2021-2022: Reaffirming the Role and Function of the Age-Friendly Brampton Advisory Committee** to the

Age-Friendly Brampton Advisory Committee meeting of January 26, 2021 be received.

AFC003-2021

That the update by Daniella Balasal, Policy Planner, to the Age-Friendly Brampton Advisory Committee meeting of January 26, 2021, re: **Draft 2021 Progress Reporting Chart** be received.

AFC004-2021

That the Age-Friendly Brampton Advisory Committee meeting do now adjourn to meet again on Thursday, March 23, 2021 at 7:00 p.m., or at the call of the Chair.

Carried

9. Other Business/New Business

10. Referred/Deferred Matters

11. Correspondence

- 11.1 Correspondence re: Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision - Castlebridge Development Group Ltd. - 2640267 Ontario Inc. - File OZS-2020-0022:

Dealt with under Item 5.1 - Recommendation PDC018-2021

- 11.2 Correspondence from Aretha Adams, Deputy Regional Clerk, Region of Peel, dated, January 15, 2021, re: Region of Peel Planning and Growth Management Committee - Appointment of Representatives

Regional Councillor Medeiros, Chair, noted that as advised by the Region, the Chair and Vice-Chair of the Planning and Development Committee, Regional Councillor Medeiros and Regional Councillor Fortini, respectively, will be appointed to the Region of Peel Planning and Growth Management Committee, and nominated Regional Councillor Vicente as the proposed third member.

There was a call for additional nominations. None were received.

The following motion was considered:

PDC023-2021

1. That the correspondence from Aretha Adams, Deputy Regional Clerk, Region of Peel, dated, January 15, 2021, re: **Region of Peel Planning and Growth Management Committee - Appointment of Representatives** to the Planning and Development Committee Meeting of February 1, 2021, be received;

2. That the following be appointed as City of Brampton representatives to the Regional Planning and Growth Management Committee:

1. Regional Councillor Medeiros

2. Regional Councillor Fortini

3. Regional Councillor Vicente

Carried

12. Councillor Question Period

Nil

13. Public Question Period

The public was given the opportunity to submit questions via e-mail to the City Clerk's Office regarding any decisions made at this meeting.

P. 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:

PDC024-2021

That the Planning and Development Committee do now adjourn to meet again on Monday, February 22, 2021, at 1 p.m., or at the call of the Chair.

Carried

Regional Councillor M. Medeiros, Chair



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, February 22, 2021

Members Present: Regional Councillor M. Medeiros - Wards 3 and 4
Regional Councillor P. Fortini - Wards 7 and 8
Regional Councillor R. Santos - Wards 1 and 5
Regional Councillor P. Vicente - Wards 1 and 5
City Councillor D. Whillans - Wards 2 and 6
Regional Councillor M. Palleschi - Wards 2 and 6
City Councillor J. Bowman - Wards 3 and 4
City Councillor C. Williams - Wards 7 and 8
City Councillor H. Singh - Wards 9 and 10

Members Absent: Regional Councillor G. Dhillon - Wards 9 and 10

Staff Present: David Barrick, Chief Administrative Officer
Richard Forward, Commissioner, Planning, Building and Economic Development
Allan Parsons, Director, Development Services, Planning, Building and Economic Development
Bob Bjerke, Director, Policy Planning, Planning, Building and Economic Development
Jeffrey Humble, Manager, Planning, Building and Economic Development
David Vanderberg, Manager, Planning Building and Economic Development
Steve Ganesh, Manager, Planning Building and Economic Development
Daniella Balasal, Policy Planner, Planning, Building and Economic Development
Anthony-George D'Andrea, Legal Counsel, Legislative Services
Peter Fay, City Clerk
Charlotte Gravlev, Deputy City Clerk
Shauna 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 this Planning and Development Committee meeting was limited and physical distancing was maintained in Council Chambers at all times during the meeting.

The meeting was called to order at 1:00 p.m. and adjourned at 1:26 p.m.

As this meeting of the 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 Fortini, Councillor Williams, Councillor Singh

Members absent during roll call: Councillor Dhillon – personal

2. **Approval of Agenda**

The following motion was considered:

PDC025-2021

That the Agenda for the Planning and Development Committee Meeting of February 22, 2021, be approved as amended as follows:

To add:

6.1. Delegation from Sylvia Menezes-Roberts, Brampton resident, re: **Age-Friendly Strategy and Action Plan – Year 1 Progress Report**

9.1 - Discussion at the request of Regional Councillor Fortini, re: **Airbnb**

Carried

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

Nil

4. Consent Motion

In keeping with Council Resolution C019-2021, the Meeting Chair reviewed the relevant agenda items during this section of the meeting and allowed Members to identify agenda items for debate and consideration, with the balance to be approved as part of the Consent Motion, given the items are generally deemed to be routine and non-controversial.

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

(7.4, 7.5, 8.1, 11.1)

The following motion was considered:

PDC026-2021

That the following items to the Planning and Development Committee Meeting of February 22, 2021 be approved as part of Consent:

7.4, 7.5, 8.1, 11.1

Yea (9): Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Santos , Regional Councillor Vicente, City Councillor Whillans, Regional Councillor Palleschi, City Councillor Bowman, City Councillor Williams, and City Councillor Singh

Absent (1): Regional Councillor Dhillon

Carried (9 to 0)

5. Statutory Public Meeting Reports

Nil

6. Public Delegations (5 minutes maximum)

6.1 Delegation from Sylvia Menezes-Roberts, Brampton resident, re: Age-Friendly Strategy and Action Plan - Year 1 Progress Report

Dealt with under Item 7.1 - Recommendation PDC027-2021

7. **Staff Presentations and Planning Reports**

7.1 Staff presentation re: Age-Friendly Strategy and Action Plan – Year 1

Daniella Balasal, Policy Planner, Planning, Building and Economic Development presented an overview of the Age-Friendly Strategy and Action Plan Year 1 Progress Report that included the following:

- Progress reporting chart
- Status of action items
- 2019 and 2020 Age-friendly activities
- Covid-19 Seniors Support Task Force
- Social isolation programs and supports
- Communication and engagement
- Top seniors needs
- Service delivery innovation
- Ongoing implementation and monitoring
- Barrier free amenities - Creditview Activity Hub, Chinguacousy Park

Sylvia Menezes-Roberts, Brampton resident, provided a presentation titled "Age Friendly Strategy" outlining comments, concerns and suggestions with respect to the Age-Friendly strategy.

The following motion was considered:

PDC027-2021

1. That the staff report re : **Age-Friendly Strategy and Action Plan Year 1 Progress Report (File J.BD. AFBS)**, to the Planning and Development Committee Meeting of February 22, 2021, be received;
2. That the City of Brampton continue to pursue and subsequently maintain the World Health Organization's Age-Friendly Communities Designation through the ongoing advancement and implementation of the Brampton Age-Friendly Strategy and Action Plan ("the Plan");
3. That the staff presentation re: **Age-Friendly Strategy and Action Plan – Year 1**, to the Planning and Development Committee Meeting of February 22, 2021, be received; and,

4. That the delegation from Sylvia Menezes-Roberts, Brampton resident, re: **Age-Friendly Strategy and Action Plan – Year 1**, to the Planning and Development Committee Meeting of February 22, 2021, be received.

Carried

7.2 Staff report re: Age-Friendly Strategy and Action Plan – Year 1 Progress Report
Dealt with under Item 7.1 - Recommendation PDC027-2021

7.3 *Staff report re: Application to Amend the Official Plan - TACC Holborn Corporation - Malone Given Parsons Ltd. - File C10E04.005

Note: February 16, 2021 - This report is withdrawn from the meeting agenda at the request of the Planning, Building and Economic Development Department on behalf of the owner and will be presented to a future meeting.

7.4 ^Staff report re: Application to Amend the Zoning By-law (temporary use) - Candevcon Ltd. - 2565361 Ontario Inc. - File OZS-2020-0001
PDC028-2021

1. That the staff report re: **Application to Amend the Zoning By-law (temporary Use) - Candevcon Ltd. – 2565361 Ontario Inc. - File OZS-2020-0001**, to the Planning and Development Committee Meeting of February 22, 2021, be received;

2. That the Zoning By-law Amendment (Temporary Use) application submitted by Candevcon Limited on behalf of 2565361 Ontario Inc., Ward 9, File: OZS-2020-0001, 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, and,

3. That the amendments to the Zoning By-law, generally in accordance with the attached Appendix 10 to the report be adopted.

Carried

7.5 ^Staff report re: Application for Temporary Use By-law to permit an additional retail use - 2644083 Ontario Inc. - Astenik International Corp. - File OZS-2020-0016

PDC029-2021

1. That the staff report re: **Application for Temporary Use By-law to permit an additional retail use - 2644083 Ontario Inc. – Astenik International Corp. File OZS-2020-0016** to the Planning and Development Committee meeting of February 22, 2021, be received;

2. That the Temporary Zoning By-law application submitted by 2644083 Ontario Inc. – Astenik International Corp. 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 this Recommendation Report;

3. That the Temporary Use Zoning By-law generally in accordance with the attached Appendix 9 to this report be adopted; and,

4. That no further notice or public meeting be required for the attached Temporary Zoning By-law Amendment pursuant to Section 34(17) of the Planning Act, R.S.O. c.P. 13, as amended.

Carried

8. **Committee Minutes**

8.1 ^Minutes - Age-Friendly Brampton Advisory Committee - January 26, 2021

PDC030-201

That the Minutes of the Age-Friendly Brampton Advisory Committee, to the Planning and Development Committee Meeting of February 22, 2021, Recommendations AFC001-2021 to AFC004-2021, be approved as published and circulated.

The recommendations were approved as follows:

AFC001-2021

That the Agenda for the Age-Friendly Brampton Advisory Committee meeting of January 26, 2021, be approved as published and circulated.

AFC002-2021

That the item titled: **Developing a Roadmap for 2021-2022: Reaffirming the Role and Function of the Age-Friendly Brampton Advisory Committee** to the Age-Friendly Brampton Advisory Committee meeting of January 26, 2021 be received.

AFC003-2021

That the update by Daniella Balasal, Policy Planner, to the Age-Friendly Brampton Advisory Committee meeting of January 26, 2021, re: **Draft 2021 Progress Reporting Chart** be received.

AFC004-2021

That the Age-Friendly Brampton Advisory Committee meeting do now adjourn to meet again on Thursday, March 23, 2021 at 7:00 p.m., or at the call of the Chair.

Carried

9. **Other Business/New Business**

9.1 Discussion at the request of Councillor Fortini re: Airbnb

In response to a question from Committee, staff noted that a report addressing short-term rentals, such as Airbnb, is expected to be considered by Committee by April 2021. The report will include recommended changes to the Licensing By-law which are anticipated to be in effect by summer 2021.

10. **Referred/Deferred Matters**

11. **Correspondence**

11.1 ^Correspondence from Angie Melo, Legislative Coordinator, City of Mississauga, dated February 5, 2020, re: Confirmation of Consultant to Conduct Peer Review of Inclusionary Zoning Municipal Assessment Report

PDC031-2021

That the correspondence from Angie Melo, Legislative Coordinator, City of Mississauga, dated February 5, 2020, re: **Confirmation of Consultant to Conduct Peer Review of Inclusionary Zoning Municipal Assessment Report**

to the Planning and Development Committee Meeting of February 22, 2021, be received.

Carried

12. Councillor Question Period

Nil

13. Public Question Period

The public was given the opportunity to submit questions via e-mail to the City Clerk's Office regarding any decisions made at this meeting.

P. 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:

PDC032-2021

That the Planning and Development Committee do now adjourn to meet again on Monday, March 8, 2021, at 7:00 p.m.

Carried

Regional Councillor M. Medeiros, Chair



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, March 8, 2021

Members Present: Regional Councillor M. Medeiros - Wards 3 and 4
Regional Councillor P. Fortini - Wards 7 and 8
Regional Councillor R. Santos - Wards 1 and 5
Regional Councillor P. Vicente - Wards 1 and 5
City Councillor D. Whillans - Wards 2 and 6
Regional Councillor M. Palleschi - Wards 2 and 6
City Councillor J. Bowman - Wards 3 and 4
City Councillor C. Williams - Wards 7 and 8
City Councillor H. Singh - Wards 9 and 10
Regional Councillor G. Dhillon - Wards 9 and 10

Staff Present: David Barrick, Chief Administrative Officer
Richard Forward, Commissioner Planning and Development Services
Allan Parsons, Director, Planning, Building and Economic Development
Bob Bjerke, Director, Policy Planning, Planning, Building and Economic Development
Anthony-George D'Andrea, Legal Counsel, Legislative Services
Elizabeth Corazzola, Manager, Zoning and Sign By-law Services, Planning, Building and Economic Development
Jeffrey Humble, Manager, Policy Planning
Steve Ganesh, Manager, Planning Building and Economic Development
David Vanderberg, Manager, Planning Building and Economic Development
Cynthia Owusu-Gyimah, Manager, Planning Building and Economic Development
Daniel Watchorn, Development Planner, Planning, Building and Economic Development
Shelby Swinfield, Development Planner, Planning, Building and

Economic Development
Himanshu Katyal, Development Planner, Planning, Building and
Economic Development
Peter Fay, City Clerk
Charlotte Gravlev, Deputy City Clerk
Shauna Danton, Legislative Coordinator, City Clerk's Office

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 this Planning and Development Committee meeting was limited and physical distancing was maintained in Council Chambers at all times during the meeting.

The meeting was called to order at 7:00 p.m. and adjourned at 9:58 p.m.

As this meeting of the 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 Fortini, Councillor Williams, Councillor Singh

Members absent during roll call: Councillor Dhillon – personal

2. Approval of Agenda

PDC033-2021

That the Agenda for the Planning and Development Committee Meeting of March 8, 2021, be approved as published and circulated.

Carried

Note: Later in the meeting, on a two-thirds majority vote to reopen the question, the Approval of Agenda was reopened and Item 6.2-21 was added.

3. Declarations of Interest under the Municipal Conflict of Interest Act

Nil

4. Consent Motion

In keeping with Council Resolution C019-2021, the Meeting Chair reviewed the relevant agenda items during this section of the meeting and allowed Members to identify agenda items for debate and consideration, with the balance to be approved as part of the Consent Motion, given the items are generally deemed to be routine and non-controversial.

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

(8.1)

The following motion was considered:

PDC034-2021

That the following items to the Planning and Development Committee Meeting of February 22, 2021 be approved as part of Consent:

(8.1)

Yea (9): Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Santos , Regional Councillor Vicente, City Councillor Whillans, Regional Councillor Palleschi, City Councillor Bowman, City Councillor Williams, and City Councillor Singh

Absent (1): Regional Councillor Dhillon

Carried (9 to 0)

5. Statutory Public Meeting Reports

- 5.1 Staff report re: Application to Amend the Official Plan and Zoning By-law (to permit the development of two low-rise commercial buildings) - KLM Planning Partners Inc. - Lebosco Developments Inc. - File OZS-2020-0027

Daniel Watchorn, 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.

P. Fay, City Clerk, confirmed that there were no pre-registered delegations for this item.

Item 11.4 was brought forward at this time.

The following motion was considered:

PDC035-2021

1. That staff report re: **Application to Amend the Official Plan and Zoning By-law (to permit the development of two low-rise commercial buildings) - KLM Planning Partners Inc. - Lebosco Developments Inc. - File OZS-2020-0027**, to the Planning and Development Committee Meeting of March 8, 2021, be received;

2. That Planning and Development Services 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;

3. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law (to permit the development of two low-rise commercial buildings) - KLM Planning Partners Inc. - Lebosco Developments Inc. - File OZS-2020-0027, to the Planning and Development Committee Meeting of March 8, 2021, be received:

1. Silver Ighoyota, Brampton resident, dated February 19, 2021

2. Mandip Rana, Brampton resident, dated March 3, 2021.

Carried

5.2 Staff report re: Application to Amend the Official Plan and Zoning By-law (to permit the development of a 15-storey residential apartment building) - Glen Schnarr & Associates Inc. - 12148048 Canada Inc./Umbria Developers Inc. - File OZS-2020-0034

Himanshu Katyal, 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.

Patrick Pearson, Glen Schnarr & Associates Inc., presented details on the context plan, site plan, proposal renderings and elevations, angular planes, shadow impact, elevations, and the heritage building located on the site.

Item 11.2 was brought forward at this time.

Committee consideration of the matter included questions of clarification with respect to the following:

- inclusion of affordable housing units
- details with respect to the heritage building
 - suggestion to relocate to adjacent park
 - suggestion to re-purpose into a community space
- increase in sustainability score; incorporate more environmentally sustainable features
- walkability and access to amenities and transit

The following motion was considered:

PDC036-2021

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law (to permit the development of a 15-storey residential apartment building) - Glen Schnarr & Associates Inc. - 12148048 Canada Inc./Umbria Developers Inc. - File OZS-2020-0034** , to the Planning and Development Committee Meeting of March 8, 2021, be received;
2. That Planning and Development Services 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;
3. That the delegation from Patrick Pearson, Glen Schnarr & Associates Inc., re: Application to Amend the Official Plan and Zoning By-law (to permit the development of a 15-storey residential apartment building) - Glen Schnarr & Associates Inc. - 12148048 Canada Inc./Umbria Developers Inc. - File OZS-2020-0034 , to the Planning and Development Committee Meeting of March 8, 2021, be received;
4. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law (to permit the development of a 15-storey residential apartment building) - Glen Schnarr & Associates Inc. - 12148048 Canada

Inc./Umbria Developers Inc. - File OZS-2020-0034 , to the Planning and Development Committee Meeting of March 8, 2021, be received:

1. Cathy Jazokas, Brampton resident, dated February 15, 2021, and February 28, 2021
2. Gayle Marks, Brampton resident, dated February 18, 2021
3. Renville Wellington, Brampton resident, dated March 2, 2021
4. Zermina Wynne, Brampton resident, dated March 2, 2021
5. Anna Riccardi, Brampton resident, dated March 2, 2021
6. Haley Hamilton, Brampton resident, dated March 2, 2021
7. Jessica DiPasquale, Brampton resident, dated March 2, 2021
8. Oana and John Istoc; Paul and Theresa Falzon; Rajesh Khanna; Leo and Anna Ricardi, Brampton residents, dated March 2, 2021
9. Stephanie Cox, Brampton resident, dated March 2, 2021
10. Sylvia Menezes Roberts, Brampton resident, dated March 3, 2021
11. Garry, Darcie and Amy Lewis, Brampton residents, dated March 3, 2021
12. Kathryn Hawke, Brampton resident, dated March 3, 2021.

Carried

- 5.3 Staff report re: Application to Amend the Official Plan and Zoning By-law (to permit the development of an eight-storey retirement residence building) - Glen Schnarr & Associates Inc. - IMJ Keystone Holdings Inc. - File OZS-2020-0038

Himanshu Katyal, 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.

Items 6.4 and 11.3 were brought forward at this time.

Vanessa Develter, Glen Schnarr & Associates Inc., presented details on the aerial context, proposed site plan, main floor plan, building elevations, conceptual renderings, compatibility with the City's Senior's Housing Study, the Age-Friendly Strategy and Action Plan, and provincial and regional development plans.

The following motion was considered:

PDC037-2021

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law (to permit the development of an eight-storey retirement residence building) - Glen Schnarr & Associates Inc. - IMJ Keystone Holdings Inc. - File OZS-2020-0038**, to the Planning and Development Committee Meeting of March 8, 2021, be received;

2. That Planning and Development Services 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;

3. That the delegation from Vanessa Develter, Glen Schnarr & Associates Inc., re: Application to Amend the Official Plan and Zoning By-law (to permit the development of an eight-storey retirement residence building) - Glen Schnarr & Associates Inc. - IMJ Keystone Holdings Inc. - File OZS-2020-0038 to the Planning and Development Committee Meeting of March 8, 2021 be received;

4. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law (to permit the development of an eight-storey retirement residence building) - Glen Schnarr & Associates Inc. - IMJ Keystone Holdings Inc. - File OZS-2020-0038 to the Planning and Development Committee Meeting of March 8, 2021 be received:

1. Rana Suhail, Brampton resident, dated February 23, 2021
2. Shagufta Suhail, Brampton resident, dated February 23, 2021
3. Nargis Bamra, Brampton resident, dated March 1, 2021
4. Prianka Pandit, Brampton resident, dated February 27, 2021
5. Waqas Ahmad, Brampton resident, dated March 1, 2021
6. Bassia Hameed, Brampton resident, dated February 28, 2021
7. Bharat Bhushan, Brampton resident, dated February 27, 2021
8. Gurwinder Singh, Brampton resident, dated March 1, 2021
9. Harmeet Dhaliwal, Brampton resident, dated February 28, 2021
10. Himanshu Tailor, Brampton resident, dated February 27, 2021
11. Mandeep Gill, Brampton resident, dated March 1, 2021

12. Muhammad Nasim, Brampton resident, dated February 27, 2021

13. Sylvia Menezes Roberts, Brampton resident, dated March 3, 2021

Carried

6. Public Delegations (5 minutes maximum)

6.1 Possible delegations re: Site Specific Amendment to the Sign By-law 399-2002, as amended - 2499511 Ontario Inc. - 8177 Torbram Road - Ward 8

P. Fay, City Clerk, confirmed that there were no pre-registered delegations for this item.

In response to questions from Committee, staff provided details regarding the requested amendment and the City's Sign By-law requirements.

Item 7.1 was brought forward at this time.

The following motion was considered:

PDC038-2021

1. That the staff report re: **Site Specific Amendment to Sign By-Law 399-2002 - 2499511 Ontario Inc. - 8177 Torbram Road – Ward 8**, to the Planning and Development Committee Meeting of March 8, 2021, 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

6.2 Delegations re: Application to Amend the Official Plan and Zoning By-law (to permit multiple residential buildings and an office development) - Jindal Developments Ltd. - GeForce Planners - Jindal Developments Inc. - File C08E08.008:

Prior to consideration of the delegations, a motion to defer the matter to the April 12, 2021, Planning and Development Committee meeting was introduced and subsequently withdrawn.

Note: later in the meeting on a two-thirds majority vote to reopen the question, the Approval of Agenda was reopened and a delegation from Pushap Jindal, Applicant, Item 6.2-21, was added.

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

1. Tony Moracci, Brampton resident
2. Azad Goyat, Brampton First Foundation
3. Rupinder and Jasbeer Kharbanda, Brampton residents, via pre-recorded audio file
4. Cynthia Sri Pragash, BramptonMatters
5. Geetesh Bhatt, Brampton resident
6. Nisha Sandhu, Brampton resident, via pre-recorded audio file
7. Amit Gupte, Brampton resident
8. Eisho Nanno and Joza Yousif, Brampton residents
9. Mark Nanno and Mario Nanno, Brampton residents
10. Nicholas Moracci, Brampton resident
11. Ravi Virk, Brampton resident
12. Kenilwath Baxi, Brampton resident
13. Gurrinder Kharbanda, Brampton resident, via pre-recorded audio file
14. Ajitha Pathmanathan, Brampton resident
15. Ravina Sangha, Brampton resident
16. Harshadkumar Chaudhari, Brampton resident
17. Pushap Jindal, Applicant

During consideration of this matter, a Point of Order was raised by Regional Councillor Palleschi. The Chair granted leave for the Point of Order and indicated which delegation currently had the floor.

In response to questions from a delegation, staff provided details on the size of the proposed office development, and noted amenities within walking distance of the subject lands.

Items 7.2 and 11.1 were brought forward at this time.

The following motion was considered:

PDC039-2021

1. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law (to permit multiple residential buildings and an office development) - Jindal Developments Ltd. - GeForce Planners - Jindal Developments Inc. - File C08E08.008 to the Planning and Development Committee Meeting of March 8, 2021, be received:

1. Tony Moracci, Brampton resident, dated February 20, 2021, and March 1, 2021
2. Nisha Sandhu, Brampton resident, dated March 3, 2020
3. Manjinder Sandhu, Brampton resident, dated March 3, 2020
4. Online petition correspondence, containing approximately 1250 signatures, submitted on March 4, 2021, by Cynthia Sri Pragash, on behalf of BramptonMatters
5. Aeysha Ahmad, Brampton resident, dated March 4, 2020
6. Kanwar Rai, Brampton resident, dated March 4, 2021
7. Shahida Hoque, Brampton resident, dated March 5, 2020.

2. That the following delegations re: Application to Amend the Official Plan and Zoning By-law (to permit multiple residential buildings and an office development) - Jindal Developments Ltd. - GeForce Planners - Jindal Developments Inc. - File C08E08.008 to the Planning and Development Committee Meeting of March 8, 2021, be received:

1. Tony Moracci, Brampton resident
2. Azad Goyat, Brampton First Foundation
3. Rupinder and Jasbeer Kharbanda, Brampton residents, via pre-recorded audio file
4. Cynthia Sri Pragash, BramptonMatters
5. Geetesh Bhatt, Brampton resident
6. Nisha Sandhu, Brampton resident, via pre-recorded audio file
7. Amit Gupte, Brampton resident
8. Eisho Nanno and Joza Yousif, Brampton residents
9. Mark Nanno and Mario Nanno, Brampton residents
10. Nicholas Moracci, Brampton resident

11. Ravi Virk, Brampton resident
12. Kenilwath Baxi, Brampton resident
13. Gurrinder Kharbanda, Brampton resident, via pre-recorded audio file
14. Ajitha Pathmanathan, Brampton resident
15. Ravina Sangha, Brampton resident
16. Harshadkumar Chaudhari, Brampton resident
17. Pushap Jindal, Applicant

Carried

Committee consideration of the matter included the following:

- suggestion to defer to a later meeting
- details of the amended application
- suggestion to refuse the application
- compatibility with the existing neighbourhood
- surrounding land uses
- accessible amenities within the area
- municipal and provincial growth mandates
- intensification and transit supportive development
- procedural questions of clarification
- potential for the application to be modified during the appeal process

The following motion was introduced and subsequently withdrawn:

"That the item be referred back to staff for further consideration and the convening of a 'Town Hall' meeting."

A motion was introduced to refuse the application.

The following motion was considered:

PDC040-2021

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law (to permit multiple residential buildings and an office development) - Jindal Developments Ltd. - GeForce Planners - Jindal Developments Inc. -**

File C08E08.008 to the Planning and Development Committee Meeting of March 8, 2021, be received;

2. That the application be **refused**.

A recorded vote was requested and the motion carried as follows:

Yea (6): Regional Councillor Medeiros, Regional Councillor Fortini, City Councillor Bowman, City Councillor Williams, City Councillor Singh, and Regional Councillor Dhillon

Nay (4): Regional Councillor Santos , Regional Councillor Vicente, City Councillor Whillans, and Regional Councillor Palleschi

Carried (6 to 4)

- 6.3 Delegations re: Application to Amend the Official Plan and Zoning By-law (to permit the development of a 15-storey residential apartment building) - Glen Schnarr & Associates Inc. - 12148048 Canada Inc./Umbria Developers Inc. - File OZS-2020-0034

Dealt with under Item 5.2 - Recommendation PDC036-2021

- 6.4 Delegations re: Application to Amend the Official Plan and Zoning By-law (to permit the development of an eight-storey retirement residence building) - Glen Schnarr & Associates Inc. - IMJ Keystone Holdings Inc. - File OZS-2020-0038

Dealt with under Item 5.3 - Recommendation PDC037-2021

7. Staff Presentations and Planning Reports

- 7.1 Staff report re: Site Specific Amendment to the Sign By-Law 399-2002, as amended - 2499511 Ontario Inc. - 8177 Torbram Road – Ward 8

Dealt with under Item 6.1 - Recommendation PDC038-2021

- 7.2 Staff report re: Application to Amend the Official Plan and Zoning By-law (to permit multiple residential buildings and an office development) - Jindal Developments Ltd. - GeForce Planners - Jindal Developments Inc. - File C08E08.008

Dealt with under Item 6.2 - Recommendation PDC040-2021

8. **Committee Minutes**

8.1 ^ Minutes - Cycling Advisory Committee - February 16, 2021

PDC041-2021

That the Cycling Advisory Committee Minutes of February 16, 2021, to the Planning and Development Committee Meeting of March 8, 2021, Recommendations CYC001-2021 to CYC008-2021, approved as published and circulated.

The recommendations were approved as follows:

CYC001-2021

That the agenda for the Cycling Advisory Committee Meeting of February 16, 2021, be approved, as published and circulated.

CYC002-2021

1. That the Delegation from Stephen Laidlaw, Member, to the Cycling Advisory Committee of February 16, 2021, re: Orenda Court Resurfacing, be received; and,
2. It is the position of the Cycling Advisory Committee that staff be requested to investigate the opportunity to reach out to the private entity owner located where Trueman Street meets the Orenda Court properties access to the public pass at Orenda Court on behalf of the Committee and ask them to consider a curb depression.

CYC003-2021

1. That the presentation from Nelson Cadete, Project Manager, Active Transportation, Planning, Building and Economic Development, to the Cycling Advisory Committee of February 16, 2021 re: Providing Year-Round Mobility – Current Winter Maintenance Practices be received; and,
2. That the matter be referred back to staff to work with the Brampton Cycling Advisory Committee on further recommendations with respect to the Winter Maintenance AT infrastructure and outline operations costs for implementation next winter season.

CYC004-2021

That the presentation from Nelson Cadete, Project Manager, Active Transportation, Planning, Building and Economic Development, to the Cycling Advisory Committee of February 16, 2021 re: 2021 Active Transportation Project (\$1M) be received.

CYC005-2021

That the presentation from Pauline Thornham, Committee Member, to the

Cycling Advisory Committee of February 16, 2021 re: BCAC delegation to the Region of Peel as per CYC019-2020 be received.

CYC006-2021

That the Cycling Advisory Committee Sub-committee Minutes, to the Cycling Advisory Committee of February 16, 2021 be received.

CYC007-2021

That the correspondence from Michael Longfield, Interim Executive Director, Cycle Toronto, to the Cycling Advisory Committee of February 16, 2021 re: 2021 Bike Month Campaign be received.

CYC008-2021

That the Cycling Advisory Committee do now adjourn to meet again on Tuesday, April 20, 2021 at 5:00 p.m. or at the call of the Chair.

Carried

9. Other Business/New Business

Nil

10. Referred/Deferred Matters

Nil

11. Correspondence

- 11.1 Correspondence re: Application to Amend the Official Plan and Zoning By-law (to permit multiple residential buildings and an office development) - Jindal Developments Ltd. - GeForce Planners - Jindal Developments Inc. - File C08E08.008:

Dealt with under Item 6.2 - Recommendation PDC039-2021

- 11.2 Correspondence re: Application to Amend the Official Plan and Zoning By-law (to permit the development of a 15-storey residential apartment building) - Glen Schnarr & Associates Inc. - 12148048 Canada Inc./Umbria Developers Inc. - File OZS-2020-0034:

Dealt with under Item 5.2 - Recommendation PDC036-2021

- 11.3 Correspondence re: Application to Amend the Official Plan and Zoning By-law (to permit the development of an eight-storey retirement residence building) - Glen Schnarr & Associates Inc. - IMJ Keystone Holdings Inc. - File OZS-2020-0038

Dealt with under Item 5.3 - Recommendation PDC037-2021

- 11.4 Correspondence re: Application to Amend the Official Plan and Zoning By-law (to permit the development of two low-rise commercial buildings) - KLM Planning Partners Inc. - Lebosco Developments Inc. - File OZS-2020-0027

Dealt with under Item 5.1 - Recommendation PDC035-2021

12. Councillor Question Period

In response to a question from Committee, P. Fay, City Clerk, provided details with respect to ratification of Committee recommendations at Council meetings, via the Committee minutes, and reopening procedures.

13. Public Question Period

The public was given the opportunity to submit questions via e-mail to the City Clerk's Office regarding any decisions made at this meeting.

P. 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:

PDC042-2021

That Planning and Development Committee do now adjourn to meet again on Monday, March 22, 2021, at 1:00 p.m., or at the call of the Chair.

Carried

Regional Councillor M. Medeiros, Chair



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, April 12, 2021

Members Present: Regional Councillor M. Medeiros - Wards 3 and 4
Regional Councillor P. Fortini - Wards 7 and 8
Regional Councillor R. Santos - Wards 1 and 5
Regional Councillor P. Vicente - Wards 1 and 5
City Councillor D. Whillans - Wards 2 and 6
Regional Councillor M. Palleschi - Wards 2 and 6
City Councillor J. Bowman - Wards 3 and 4
City Councillor C. Williams - Wards 7 and 8
City Councillor H. Singh - Wards 9 and 10
Regional Councillor G. Dhillon - Wards 9 and 10

Staff Present: David Barrick, Chief Administrative Officer
Richard Forward, Commissioner Planning, Building and Economic Development
Allan Parsons, Director, Planning, Building and Economic Development
Bob Bjerke, Director, Planning, Building and Economic Development
Elizabeth Corazzola, Manager, Zoning and Sign By-law Services, Planning, Building and Economic Development
Jeffrey Humble, Manager, Planning, Building and Economic Development
Steve Ganesh, Manager, Planning Building and Economic Development
David Vanderberg, Manager, Planning Building and Economic Development
Cynthia Owusu-Gyimah, Manager, Planning Building and Economic Development
Yinzhou Xiao, Development Planner, Planning, Building and Economic Development
Claudia LaRota, Policy Planner, Planning, Building and

Economic Development
Michelle Gervais, Policy Planner, Planning, Building and
Economic Development
Dana Jenkins, Development Planner, Planning, Building and
Economic Development
Sameer Akhtar, City Solicitor, Legislative Services
Anthony-George D'Andrea, Legal Counsel, Legislative Services
Peter Fay, City Clerk, Legislative Services
Charlotte Gravlev, Deputy City Clerk, Legislative Services
Shauna Danton, Legislative Coordinator, Legislative Services

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 this Planning and Development Committee meeting was limited and physical distancing was maintained in Council Chambers at all times during the meeting.

The meeting was called to order at 7:00 p.m. and adjourned at 7:56 p.m.

As this meeting of the 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 Fortini, Councillor Williams, Councillor Dhillon, Councillor Singh

Members absent during roll call: Nil

2. Approval of Agenda

PDC043-2021

That the Agenda for the Planning and Development Committee Meeting of April 12, 2021, be approved as published and circulated.

Carried

3. Declarations of Interest under the Municipal Conflict of Interest Act

Nil

4. Consent Motion

In keeping with Council Resolution C019-2021, the Meeting Chair reviewed the relevant agenda items during this section of the meeting and allowed Members to identify agenda items for debate and consideration, with the balance to be approved as part of the Consent Motion given the items are generally deemed to be routine and non-controversial.

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

(7.2, 7.3, 11.1, 11.2)

The following motion was considered:

PDC044-2021

That the following items to the Planning and Development Committee Meeting of April 12, 2021 be approved as part of Consent:

7.2, 7.3, 11.1, 11.2

Yea (10): Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Santos , Regional Councillor Vicente, City Councillor Whillans, Regional Councillor Palleschi, City Councillor Bowman, City Councillor Williams, City Councillor Singh, and Regional Councillor Dhillon

Carried (10 to 0)

5. Statutory Public Meeting Reports

5.1 Staff report re: City-Initiated Official Plan Amendment - Toronto Gore Density Policy Review Study (Undeveloped Lands) - File OPR TGED - Ward 10

Michelle Gervais, Policy Planner, Planning, Building and Economic Development, presented an overview of the amendment that included area context, process to date, study purpose, background, public participation, current situation, policy context, policy recommendations, the proposed Official Plan amendment, next steps and contact information.

Items 6.2 and 11.4 were brought forward at this time.

Diarmuid Horgan, Candevcon Ltd., withdrew his delegation.

The following motion was considered:

PDC045-2021

1. That the staff report re: **City-Initiated Official Plan Amendment - Toronto Gore Density Policy Review Study (Undeveloped Lands) - File OPR TGED - Ward 10**, to the Planning and Development Committee Meeting of April 12, 2021, be received;
2. That Planning, Building and Economic Development Department staff be directed to report back to Planning and Development Committee with the results of the Public Meeting and final recommendations;
3. That a copy of the report and Council resolution be forwarded to the Region of Peel for information; and,
4. That the correspondence from Nick Pileggi, Macaulay Shiomi Howson Ltd., dated April 12, 2021, re: City Initiated Official Plan Amendment – Toronto Gore Density Policy Review (Undeveloped Lands), Ward 10, to the Planning and Development Committee Meeting of April 12, 2021, be received.

Carried

5.2 Staff report re: City-Initiated Official Plan Amendment to implement the new “Airport Intermodal Secondary Plan Area 4”

Claudia LaRota, Policy Planner, Planning, Building and Economic Development, presented an overview of the amendment that included location of the subject lands, background, schedule 'G' of the Official Plan, consolidation of secondary plans, process to date, existing schedules, purpose, planning framework summary, next steps and contact information.

The following motion was considered:

PDC046-2021

1. That the staff report re: **City-Initiated Official Plan Amendment to implement the new “Airport Intermodal Secondary Plan Area 4”** to the Planning and Development Committee meeting of April 12, 2021, be received, and;
2. That Planning, Building and Economic Development Department staff be directed to report back to Planning and Development Services Committee with the results of the Public Meeting and a staff recommendation.

- 5.3 Staff report re: Application to Amend the Official Plan and Zoning By-law (to permit three high-rise buildings, commercial space, and 75 stacked townhouse units) - Primont Properties Inc. - Primont (M3 Condos) Inc. - File OZS-2021-0002

Yin Xiao, 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.

P. Fay, City Clerk, confirmed that there were no pre-registered delegations for this item.

Items 6.4 and 11.3 were brought forward at this time.

Sonia Sharma, Brampton resident, addressed Committee and expressed her views, suggestions, concerns and questions with respect to the subject application.

The following motion was considered:

PDC047-2021

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law (to permit three high-rise buildings, commercial space, and 75 stacked townhouse units) - Primont Properties Inc. - Primont (M3 Condos) Inc. - File OZS-2021-0002** to the Planning and Development Committee Meeting of April 12, 2021, be received;

2. That Development Services 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;

3. That the delegation from Sonia Sharma, Brampton resident, re: Application to Amend the Official Plan and Zoning By-law (to permit three high-rise buildings, commercial space, and 75 stacked townhouse units) - Primont Properties Inc. - Primont (M3 Condos) Inc. - File OZS-2021-0002 to the Planning and Development Committee Meeting of April 12, 2021, be received; and,

4. That the correspondence from re: Brian Sookhai, Brampton resident, dated April 6, 2021, re: Application to Amend the Official Plan and Zoning By-law (to permit three high-rise buildings, commercial space, and 75 stacked townhouse

units) - Primont Properties Inc. - Primont (M3 Condos) Inc. - File OZS-2021-0002 to the Planning and Development Committee Meeting of April 12, 2021, be received.

Carried

- 5.4 Staff report re: Application to Amend the Zoning By-law (to permit the development of a single-storey, multi-unit warehouse and associated office) - Humphries Planning Group Inc. - 1968610 Ontario Ltd. - File OZS-2020-0035

Dana Jenkins, 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.

Item 6.3 was brought forward at this time.

Rosemarie Humphries, Humphries Planning Group, presented details on the location and size of the subject site, the proposed site plan and building elevations, proposed renderings, policy framework, and submitted studies.

The following motion was considered:

PDC048-2021

1. That the staff report re: **Application to Amend the Zoning By-law (to permit the development of a single-storey, multi-unit warehouse and associated office) - Humphries Planning Group Inc. - 1968610 Ontario Ltd. - File OZS-2020-0035**, to the Planning and Development Committee Meeting of April 12, 2021, be received;
2. That Planning and Development Services 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; and,
3. That the delegation from Rosemarie Humphries, Humphries Planning Group, re: re: Application to Amend the Zoning By-law (to permit the development of a single-storey, multi-unit warehouse and associated office) - Humphries Planning Group Inc. - 1968610 Ontario Ltd. - File OZS-2020-0035, to the Planning and Development Committee Meeting of April 12, 2021, be received.

Carried

6. Public Delegations (5 minutes maximum)

- 6.1 Possible Delegations re: Site Specific Amendment to the Sign By-Law 399-2002 - William Osler Health System – Brampton Civic Hospital - 2100 Bovaird Drive East – Ward 9

P. Fay, City Clerk, confirmed that there were no pre-registered delegations for this item.

See Item 7.1

- 6.2 Delegations re: City-Initiated Official Plan Amendment - Toronto Gore Density Policy Review Study (Undeveloped Lands) - File OPR TGED - Ward 10

Death with under Item 5.1 - Recommendation PDC045-2021

- 6.3 Delegations re: Application to Amend the Zoning By-law (to permit the development of a single-storey, multi-unit warehouse and associated office) - Humphries Planning Group Inc. - 1968610 Ontario Ltd. - File OZS-2020-0035

Dealt with under Item 5.4 - Recommendation PDC048-2021

- 6.4 Delegations re: Application to Amend the Official Plan and Zoning By-law (to permit three high-rise buildings, commercial space, and 75 stacked townhouse units) - Primont Properties Inc. - Primont (M3 Condos) Inc. - File OZS-2021-0002

Dealt with under Item 5.3 - Recommendation PDC047-2021

7. Staff Presentations and Planning Reports

- 7.1 Staff report re: Site Specific Amendment to the Sign By-Law 399-2002 - William Osler Health System – Brampton Civic Hospital - 2100 Bovaird Drive East – Ward 9

See Item 6.1

The following motion was considered:

PDC049-2021

1. That the staff report re: **Site Specific Amendment to the Sign By-Law 399-2002 - William Osler Health System – Brampton Civic Hospital - 2100**

Bovaird Drive East – Ward 9, to the Planning and Development Committee Meeting of April 12, 2021, 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: Application to Amend the Official Plan and Zoning By-law (to permit a commercial development) - KLM Planning Partners Inc. - Golden Gate Mississauga Road Plaza Ltd. - File C04W08.007

PDC050-2021

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law (to permit a commercial development) - KLM Planning Partners Inc. - Golden Gate Mississauga Road Plaza Ltd. - File C04W08.007** to the Planning and Development Committee Meeting of April 12, 2021, be received;

2. That the Official Plan Amendment and Zoning By-law Amendment application submitted by KLM Planning Partners Inc. on behalf of Golden Gate Mississauga Road Plaza Ltd., Ward: 5, File: C04W08.007, 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 and the Region of Peel Official Plan and the City's Official Plan, for the reasons set out in this Recommendation Report;

3. That the amendments to the Official Plan, generally in accordance with the attached Appendix 12 to the report be adopted; and,

4. That the amendments to the Zoning By-law, generally in accordance with the attached Appendix 13 to the report be adopted.

Carried

7.3 ^Staff report re: Application for a Temporary Use Zoning By-law (to permit truck parking and outdoor storage) - 2538948 Ontario Inc. - Blackthorn Development Corp. - File OZS-2020-0024

PDC051-2021

1. That the Staff report re: **Application for a Temporary Use Zoning By-law (to permit truck parking and outdoor storage) - 2538948 Ontario Inc. -**

Blackthorn Development Corp. - File OZS-2020-0024, to the Planning and Development Committee Meeting of April 12, 2021 be received;

2. That the Temporary Use Zoning By-law application submitted by 2538948 Ontario Inc. – Blackthorn Development Corp. be approved, on the basis that it represents good planning, it is consistent with the Provincial Policy Statement, confirms 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; and

3. That the Temporary Use Zoning By-law generally in accordance with the attached Appendix 10 to the report be adopted.

Carried

8. Committee Minutes

Nil

9. Other Business/New Business

Nil

10. Referred/Deferred Matters

Nil

11. Correspondence

11.1 ^Correspondence, dated March 7, 2021, from the Toronto and Region Conservation Authority re. Update on Municipal Memorandums of Understanding and Service Level Agreements

PDC052-2021

That the correspondence, dated March 7, 2021, from the Toronto and Region Conservation Authority re. **Update on Municipal Memorandums of Understanding and Service Level Agreements**, to the Planning and Development Committee Meeting of April 12, 2021, be received.

Carried

11.2 ^Correspondence, dated March 7, 2021, from the Toronto and Region Conservation Authority re. Section 28 Mapping

PDC053-2021

That the correspondence, dated March 7, 2021, from the Toronto and Region Conservation Authority re. **Section 28 Mapping** to the Planning and Development Committee Meeting of April 12, 2021, be received.

Carried

- 11.3 Correspondence re: Application to Amend the Official Plan and Zoning By-law (to permit three high-rise buildings, commercial space, and 75 stacked townhouse units) - Primont Properties Inc. - Primont (M3 Condos) Inc. - File OZS-2021-0002:

Dealt with under Item 5.3 - Recommendation PDC047-2021

- 11.4 Correspondence from Nick Pileggi, Macaulay Shiomi Howson Ltd., dated April 12, 2021, re: City Initiated Official Plan Amendment – Toronto Gore Density Policy Review (Undeveloped Lands), Ward 10

Dealt with Under Item 5.1 - Recommendation PDC045-2021

12. Councillor Question Period

Nil

13. Public Question Period

The public was given the opportunity to submit questions via e-mail to the City Clerk's Office regarding any decisions made at this meeting.

P. 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:

PDC054-2021

That the Planning and Development Committee do now adjourn to meet again on Monday, April 26, 2021, at 1:00 p.m., or at the call of the Chair.

Carried

Regional Councillor M. Medeiros, Chair



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, April 26, 2021

Members Present: Regional Councillor M. Medeiros - Wards 3 and 4
Regional Councillor P. Fortini - Wards 7 and 8
Regional Councillor R. Santos - Wards 1 and 5
Regional Councillor P. Vicente - Wards 1 and 5
City Councillor D. Whillans - Wards 2 and 6
Regional Councillor M. Palleschi - Wards 2 and 6
City Councillor J. Bowman - Wards 3 and 4
City Councillor C. Williams - Wards 7 and 8
City Councillor H. Singh - Wards 9 and 10
Regional Councillor G. Dhillon - Wards 9 and 10

Staff Present: Richard Forward, Commissioner, Planning, Building and Economic Development
Allan Parsons, Director, Planning, Building and Economic Development
Steve Ganesh, Manager, Planning Building and Economic Development
Cynthia Owusu-Gyimah, Manager, Planning Building and Economic Development
Mark Michniak, Development Planner, Planning, Building and Economic Development
Stavroula Kassaris, Policy Planner, Environment, Public Works and Engineering
Anthony-George D'Andrea, Legal Counsel, Legislative Services
Peter Fay, City Clerk, Legislative Services
Charlotte Gravlev, Deputy City Clerk, Legislative Services
Shauna Danton, Legislative Coordinator, Legislative Services

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 this Planning and Development Committee meeting was limited and physical distancing was maintained in Council Chambers at all times during the meeting.

The meeting was called to order at 1:00 p.m. and adjourned at 1:08 p.m.

As this meeting of the 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 Fortini, Councillor Singh

Members absent during roll call: Councillor Williams (arrived late at 1:03 p.m. - other municipal business), Councillor Dhillon (arrived late at 1:05 p.m. - personal)

2. Approval of Agenda

The following motion was considered:

PDC055-2021

That the Planning and Development Committee Agenda for April 26, 2021, be approved as published and circulated.

Carried

3. Declarations of Interest under the Municipal Conflict of Interest Act

Nil

4. Consent Motion

In keeping with Council Resolution C019-2021, the Meeting Chair reviewed the relevant agenda items during this section of the meeting and allowed Members to identify agenda items for debate and consideration, with the balance to be approved as part of the Consent Motion given the items are generally deemed to be routine and non-controversial.

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

(7.1, 8.1)

The following motion was considered:

PDC056-2021

That the following items to the Planning and Development Committee Meeting of April 26, 2021, be approved as part of Consent:

7.1, 8.1

Yea (8): Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Vicente, City Councillor Whillans, Regional Councillor Palleschi, City Councillor Bowman, City Councillor Williams, and City Councillor Singh

Nay: (0)

Absent (2): Regional Councillor Santos, Regional Councillor Dhillon

Carried (8-0-2)

5. Statutory Public Meeting Reports

Nil

6. Public Delegations (5 minutes maximum)

Nil

7. Staff Presentations and Planning Reports

- 7.1 ^Staff report re: Application to Amend the Official Plan - TACC Holborn Corp. – Malone Given Parsons Ltd. - File C10E04.005

PDC057-2021

1. That the staff report re: **Application to Amend the Official Plan - TACC Holborn Corp. – Malone Given Parsons Ltd. - File C10E04.005**, to the Planning and Development Committee Meeting of April 26, 2021, be received;

2. That the Official Plan Amendment application submitted by Malone Given Parsons Ltd., 8863 The Gore Road, Ward 8, C10E04.005 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 11 to the report be adopted; and,

4. That it is determined that the extent of the changes does not require any further notice be given in respect of the proposal.

Carried

7.2 Staff report re: Sustainability Metrics Program Update - RM 43/2020

In response to a question from Committee, staff confirmed that the proposed updates to the sustainability metrics and sustainability thresholds promotes the inclusion of urban agriculture, green roofs, pollinator and vertical gardens in new developments.

The following motion was considered:

PDC058-2021

1. That the staff report re: **Sustainability Metrics Program Update - RM 43/2020** to the Planning and Development Committee meeting of April 26, 2021, be received;

2. That Committee endorse the updated Sustainability Metrics in principle; and

3. That staff be directed to develop updated Sustainability Thresholds and report back to Planning and Development Committee with the final updated Sustainability Metrics and Sustainability Thresholds, as well as enhanced performance requirements for urban and town centres.

Carried

8. Committee Minutes

8.1 ^Minutes - Brampton Heritage Board - April 7, 2021

PDC059-2021

That the **Minutes of the Brampton Heritage Board Meeting of April 7, 2021**, to the Planning and Development Committee Meeting of April 26, 2021, Recommendations HB008-2021 to HB017-2021 be approved, as published and circulated.

The recommendations were approved as follows:

HB008-2021

That the Agenda for the Brampton Heritage Board Meeting of April 7, 2021 be approved as circulated and published.

HB009-2021

1. That the delegation from Sylvia Roberts, Brampton Resident, re: **Bramalea Character Study** to the Brampton Heritage Board Meeting of April 7, 2021, be received; and,
2. That Sylvia Roberts, Brampton resident, be invited to the Brampton Heritage Board Meeting of May 18, 2021, and staff report back with information resources available regarding the history and planning of Bramalea.

HB010-2021

That the presentation by Andrew McNeill, Manager, Official Plan and Growth Management, and Tristan Costa, Planner, to the Heritage Board meeting of March 23, 2021, re: The Brampton Plan – Official Plan Review be received.

HB011-2021

1. That the report from Merissa Lompart, Assistant Heritage Planner, Planning, Building and Economic Development, dated March 12, 2021, to the Brampton Heritage Board Meeting of April 7, 2021, re: Heritage Impact Assessment for Victoria Park Arena, 20 Victoria Crescent be received;
2. That prior to its demolition or removal, the Arena be fully documented through photographs and drawings, to the satisfaction of a City of Brampton Heritage Staff.
3. That the following recommendations as per the Heritage Impact Assessment by WSP dated February 24, 2021 be followed:
 - a. That all reasonable effort be made to salvage unique and distinct architectural features including
 - i. The front section of glulam beams that do not have significant fire damage;
 - ii. The concrete pillars supporting these glulam beams; and
 - iii. The 1966 date plaque.
 - b. That salvaged materials be thoughtfully and meaningfully incorporated into the new recreational facility.
 - c. That an interpretive plaque or display be installed in the new recreational facility in a highly trafficked, publicly accessible space.

4. That the salvaged materials be retained by the Corporation for the future construction of the new recreational facility at 20 Victoria Crescent; and,
5. That a Notice of Intention to Demolish be provided to and approved by the Brampton Heritage Board before proceeding.

HB012-2021

That the correspondence from Janet Muise, and Janet Oakes, Director Curator, Co-operative Homebuilding, Grimsby, to the Brampton Heritage Board meeting of April 7, 2021, re: **Wildfield Co-operative Homebuilders** be received.

HB013-2021

1. That the correspondence from Peter Robertson, Member, to the Brampton Heritage Board meeting of April 7, 2021, re: **Resignation from the Brampton Heritage Board** be accepted; and,
2. That Mr. Robertson be thanked for his years of volunteering and contributions to the Committee.

HB014-2021

1. That the report from Harsh Padhya, Heritage Planner, Planning, Building and Economic Development, dated March 8, 2021 to the Brampton Heritage Board Meeting of April 7, 2021, re: **Heritage Permit Application and Designated Heritage Property Incentive Grant Application – 27 Church St. E. – Ward 1** (HE.x 27 Church St. E.), be received;
2. That the Heritage Permit application for 27 Church St. E. for the restoration and repair of Main and Rear Chimney be approved subject to the following condition:
 - If any heritage attribute is damaged beyond repair they will be replaced in kind.
3. That the Designated Heritage Property Incentive Grant application for the restoration and repair of the Chimneys for 27 Church St. E. be approved, to a maximum of \$10,000.00; and,
4. That the owner shall enter into an agreement with the City as provided in appendix C of the report.

HB015-2021

1. That the report by Pascal Doucet, Heritage Planner, Planning, Building and Economic Development, dated March 17, 2021 to the Brampton Heritage Board meeting of April 7, 2021, re: **Amendment to By-law Designating 59 Tufton**

Crescent for its Cultural Heritage Value or Interest and Authority to Enter into a Heritage Easement Agreement – 0 and 59 Tufton Crescent (Breadner House) – Ward 6 (File HE.x 59 Tufton Crescent) be received;

2. That the amendment to By-law Number 34-2006, a by-law to designate the property at Lot 301, Tufton Crescent (“Breadner House”) as being of cultural heritage value or interest be approved in accordance with Appendices E and F to this Report;

3. That staff be authorized to give the owner of the designated property at 59 Tufton Crescent (PIN 142545693) and the property at 0 Tufton Crescent (PIN 142545818) (“Owner”) written notice of the proposed amendment in accordance with the requirements of the *Ontario Heritage Act*;

4. That following the expiry of the 30-day period during which the owner may object to the proposed amendment, a by-law be passed to amend By-law Number 34-2006, in accordance with Appendices E and F to this Report;

5. That, in the event that the owner object to the proposed amendment, staff be directed to refer the proposed designation to the Ontario Conservation Review Board;

6. That the Commissioner of Planning, Building and Economic Development be authorized to enter into a Heritage Easement Agreement with the Owner for the property at 0 Tufton Crescent (PIN 142545818) to secure the relocation and reconstruction of the Breadner House that used to be located at 59 Tufton Crescent (“Heritage Easement Agreement”), with content satisfactory to the Director of City Planning & Design, and in a form approved by the City Solicitor or designate; and,

7. That the Commissioner of Planning, Building and Economic Development be authorized to enter into the Heritage Easement Agreement prior to entering into an agreement with the Owner for the future re-alignment of Tufton Crescent within a portion of the Creditview Road allowance.

HB016-2021

That the Board proceed into Closed Session to address matters pertaining to:

16.1. Open Meeting exception under Section 239 (2) (e) and (f) of the Municipal Act, 2001:

Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board and advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

HB017-2021

That the Brampton Heritage Board do now adjourn to meet again on Tuesday, April 20, 2021 at 7:00 p.m. or at the call of the Chair.

9. Other Business/New Business

Nil

10. Referred/Deferred Matters

Nil

11. Correspondence

Nil

12. Councillor Question Period

Nil

13. Public Question Period

The public was given the opportunity to submit questions via e-mail to the City Clerk's Office regarding any decisions made at this meeting.

P. 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:

PDC060-2021

That Planning and Development Committee do now adjourn to meet again on Monday, May 10, 2021, at 7:00 p.m., or at the call of the Chair.

Carried

Regional Councillor M. Medeiros, Chair



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, May 10, 2021

Members Present: Regional Councillor M. Medeiros - Wards 3 and 4
Regional Councillor P. Fortini - Wards 7 and 8
Regional Councillor R. Santos - Wards 1 and 5
Regional Councillor P. Vicente - Wards 1 and 5
City Councillor D. Whillans - Wards 2 and 6
Regional Councillor M. Palleschi - Wards 2 and 6
City Councillor J. Bowman - Wards 3 and 4
City Councillor C. Williams - Wards 7 and 8
City Councillor H. Singh - Wards 9 and 10
Regional Councillor G. Dhillon - Wards 9 and 10

Staff Present: David Barrick, Chief Administrative Officer
Richard Forward, Commissioner Planning and Development Services
Paul Morrison, Commissioner, Legislative Services
Allan Parsons, Director, Planning, Building and Economic Development
Bob Bjerke, Director, Planning, Building and Economic Development
Carolyn Crozier, Strategic Leader, Planning, Building and Economic Development
Jeffrey Humble, Manager, Planning, Building and Economic Development
Steve Ganesh, Manager, Planning Building and Economic Development
David Vanderberg, Manager, Planning Building and Economic Development
Cynthia Owusu-Gyimah, Manager, Planning Building and Economic Development
Michelle Gervais, Policy Planner, Planning, Building and Economic Development

Mirella Palermo, Policy Planner, Planning, Building and Economic Development
Bindu Shah, Policy Planner, Planning, Building and Economic Development
Daniel Watchorn, Development Planner, Planning, Building and Economic Development
Sameer Akhtar, City Solicitor, Legislative Services
Anthony-George D'Andrea, Legal Counsel, Legislative Services
Peter Fay, City Clerk, Legislative Services
Charlotte Gravlev, Deputy City Clerk, Legislative Services
Shauna Danton, Legislative Coordinator, Legislative Services

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 this Planning and Development Committee meeting was limited and physical distancing was maintained in Council Chambers at all times during the meeting.

The meeting was called to order at 7:00 p.m. and adjourned at 10:59 p.m.

As this meeting of the 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 Fortini, Councillor Williams, Councillor Singh

Members absent during roll call: Councillor Dhillon (arrived late at 7:02 p.m. - personal)

2. Approval of Agenda

PDC061-2021

That the Agenda for the Planning and Development Committee Meeting of May 10, 2021, be approved as published and circulated.

Carried

3. Declarations of Interest under the Municipal Conflict of Interest Act

Nil

4. Consent Motion

In keeping with Council Resolution C019-2021, the Meeting Chair reviewed the relevant agenda items during this section of the meeting and allowed Members to identify agenda items for debate and consideration, with the balance to be approved as part of the Consent Motion given the items are generally deemed to be routine and non-controversial.

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

(7.6, 7.7, 8.1, 8.2, 11.3)

The following motion was considered:

PDC062-2021

That the following items to the Planning and Development Committee Meeting of May 10, 2021, be approved as part of Consent:

7.6, 7.7, 8.1, 8.2, 11.3

Yea (10): Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Santos , Regional Councillor Vicente, City Councillor Whillans, Regional Councillor Palleschi, City Councillor Bowman, City Councillor Williams, City Councillor Singh, and Regional Councillor Dhillon

Carried (10 to 0)

5. Statutory Public Meeting Reports

5.1 Staff Report re: Application to Amend the Zoning By-law (to permit a residential development of a 30 and 33-storey tower located on a 5-storey shared podium) - Martinway Bramalea Project Inc. - File OZS-2021-0008

Daniel Watchorn, 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.

Items 6.2 and 11.2 were brought forward at this time.

Michael Vani, Weston Consulting, presented details on the size, shape and frontage of the subject lands, site context and site plan, policy context, application summary, ground floor plan, renderings and elevations, and landscape and terrace plan.

In response to a question from Committee, staff provided details regarding the subject site's proposed road access.

The following motion was considered:

PDC063-2021

1. That the staff report re: **Application to Amend the Zoning By-law (to permit a residential development of a 30 and 33-storey tower located on a 5-storey shared podium) - Martinway Bramalea Project Inc. - File OZS-2021-0008**, to the Planning and Development Committee Meeting of May 10, 2021, be received;

2. That Development Services 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;

3. That the delegation from Michael Vani, Weston Consulting, re: Application to Amend the Zoning By-law (to permit a residential development of a 30 and 33-storey tower located on a 5-storey shared podium) - Martinway Bramalea Project Inc. - File OZS-2021-0008, to the Planning and Development Committee Meeting of May 10, 2021, be received; and,

4. That the following correspondence re: Application to Amend the Zoning By-law (to permit a residential development of a 30 and 33-storey tower located on a 5-storey shared podium) - Martinway Bramalea Project Inc. - File OZS-2021-0008, to the Planning and Development Committee Meeting of May 10, 2021, be received:

1. Anil Saini, Brampton resident, dated April 29, 2021
2. Wm. J. Dolan, Dolan Planning Consultants Ltd., dated April 29, 2021
3. Leonora Stante, Brampton resident, dated May 3, 2021
4. Alice Dyment, Brampton resident, dated May 2, 2021.

Carried

6. Public Delegations (5 minutes maximum)

6.1 Delegations re: **Housing Brampton - Housing Strategy and Action Plan:**

Items 7.1, 7.2 and 11.1 were brought forward at this time.

Staff provided a presentation entitled "Hosing Brampton" and highlighted the mandate, vision, structure, principles, next steps and implementation of the subject plan.

The following delegations addressed Committee and expressed their views, suggestions, concerns and questions with respect to the subject plan:

1. Gurpreet Malhotra and Zofishan Hasan, Indus Community Services
2. Thomas Fischer, NOW Housing
3. Adrian Dingle, Raising the Roof
4. Mitra Maharaj and Lorna Lawrence, Miziwe Biik Development Corporation
5. Daniel Ger, Options for Homes
6. Angus Palmer, Wigwamen Inc.
7. Brad McCannell and Mike Greer, Rick Hansen Foundation
8. Randy Neilson, Bramalea Christian Fellowship
9. Martin Blake, Daniels Corporation
10. Anne Le Guellec and Marjan Lahuis, Consulate General of the Kingdom of the Netherlands
11. Patrick Chouinard, Element5 Limited Partnership
12. John van Nostrand, Parcel Developments
13. Sylvia Roberts, Brampton resident

Committee consideration of the matter included the following:

- Prioritization of vulnerable communities
- Community Improvement Plan grant eligibility
- Collaboration with the Region of Peel
- separation of student housing projects

There was consensus to add the following clause to the subject recommendations:

"That staff be requested to delegate to the Council (or appropriate Committee) of the Region of Peel on the Housing Brampton Strategy and Action Plan."

The following motion was considered:

PDC064-2021

1. That the staff report re: **Housing Brampton - Housing Strategy and Action Plan** to the Planning and Development Committee meeting of May 10, 2021, be received;
2. That the City of Brampton Housing Strategy and Action Plan, "Housing Brampton" (Appendix 2) be endorsed by Council;
3. That staff report to Council annually on the achievement of the action items contained within Housing Brampton;
4. That staff incorporate the recommendations and actions of Housing Brampton within the City's Official Plan, Zoning By-law, Urban Design Guidelines, development review processes and various City initiatives identified in Housing Brampton;
5. That staff advance the timely implementation of regulatory tools identified in Housing Brampton, such as inclusionary zoning, density bonusing and/or a Community Benefits Charge By-law, to facilitate affordable housing in appropriate development applications;
6. That the Study (City of Brampton: Opportunities, City-Wide, for Appropriate Community Improvement Plan(s) – Affordable Housing, November 2020) prepared by NBLC and attached to this staff report (see Appendix 4) be endorsed by Council;
7. That staff prepare a City-wide Community Improvement Plan (CIP) for Housing; schedule a Statutory Public Meeting; and, forward the final document to the Ministry of Municipal Affairs and Housing for review and comment prior to the Statutory Public Meeting;
8. That staff develop Development Charge Equivalent Grant implementation guidelines and Development Application Fee Equivalent Grant implementation guidelines for Council approval, in order to activate the City-wide CIP for Housing;
9. That an amount of \$4 Million for the Housing Catalyst Capital Project be considered through the 2022 budget process to continue the support for non-profit led Pilot Projects identified in Housing Brampton;
10. That staff prepare a report for Council consideration for the 2022 budget process, outlining a financial incentive of \$400,000 towards a Brampton project that qualifies for the competition-based Region of Peel Incentives Pilot Program for affordable rental housing;
11. That an additional two permanent full time staff resources be considered for a

total budget of approximately \$260,000 (inclusive of salary, benefits and WSIB), through the 2022 budget process, to ensure timely implementation of the numerous action items in Housing Brampton, pending Council approval;

12. That Council advocate for a review of Region of Peel's affordable housing targets and for an equitable distribution of Region of Peel's programs and resources for non-market housing, based on updates to Brampton's current housing needs data and new growth projections;

13. That Council advocate to the Province of Ontario and the Federal Government to support Brampton in implementation of Housing Brampton through appropriate funding programs and priority access to provincial and federal surplus land, among other supports;

14. That a copy of Housing Brampton and Council resolution be sent as information to the Region of Peel, the Ministry of Municipal Affairs and Housing and the Minister of Families, Children and Social Development;

15. That the staff presentation re: Housing Brampton to the Planning and Development Committee Meeting of May 10, 2021, be received;

16. That staff be requested to delegate to the Council (or appropriate Committee) of the Region of Peel on the Housing Brampton Strategy and Action Plan,

17. That the following delegations re: Housing Brampton - Housing Strategy and Action Plan, to the Planning and Development Committee Meeting of May 10, 2021, be received:

1. Gurpreet Malhotra and Zofishan Hasan, Indus Community Services
2. Thomas Fischer, NOW Housing
3. Adrian Dingle, Raising the Roof
4. Mitra Maharaj and Lorna Lawrence, Miziwe Biik Development Corporation
5. Daniel Ger, Options for Homes
6. Angus Palmer, Wigwamen Inc.
7. Brad McCannell and Mike Greer, Rick Hansen Foundation
8. Randy Neilson, Bramalea Christian Fellowship
9. Martin Blake, Daniels Corporation
10. Anne Le Guellec and Marjan Lahuis, Consulate General of the Kingdom of the Netherlands
11. Patrick Chouinard, Element5 Limited Partnership
12. John van Nostrand, Parcel Developments
13. Sylvia Roberts, Brampton resident

17. That the following correspondence re: Housing Brampton - Housing Strategy and Action Plan, to the Planning and Development Committee Meeting of May 10, 2021, be received:

1. David Howard, Homes for Heroes, dated April 22, 2021
2. Jennifer Jaruczek, BILD, dated May 10, 2021

3. Jacquie Ferguson, Peel Developmental Services Planning Group, dated May 4, 2021

Carried

6.2 Delegations re: **Application to Amend the Zoning By-law (to permit a residential development of a 30 and 33-storey tower located on a 5-storey shared podium) - Martinway Bramalea Project Inc. - File OZS-2021-0008**
Dealt with under Item 5.1 - Recommendation PDC063-2021

6.3 Possible Delegations re: **Short-term Rental Policy Review and Short-term Rental Licensing By-Law - RM 86-2019:**

The following delegations addressed Committee and expressed their views, suggestions, concerns and questions with respect to the subject policy:

1. Nathan Rotman, AirBnb
2. Noel Hanson, Brampton resident
3. Sylvia Roberts, Brampton resident

Items 7.8 and 11.4 were brought forward at this time.

Committee consideration of the matter included the following:

- resident complaints regarding short-term rental houses; enforcement expenses incurred by the City
- nuisance properties; regulation/removal of rental listing
- long-term rental options for property owners
- questions of clarification with respect to the proposed by-law

The following motion was considered:

PDC065-2021

1. That the staff report re: **Short-term Rental Policy Review and Short-term Rental Licensing By-Law - RM 86-2019** to the Planning and Development Committee Meeting of May 10, 2021, be received;
2. That staff continue to engage the public and stakeholder groups to refine the STR Licensing By-Law to reflect the City's needs;

3. That staff bring forward the final STR Licensing By-Law to Council in June/July 2021 for adoption;

4. That the STR Licensing program be implemented in Q4 2021;

5. That staff report to Planning Committee in Q4 2022 with a program update, including the number of licensed STR issued, resources required and feedback received.

6. That the following delegations re: Short-term Rental Policy Review and Short-term Rental Licensing By-Law - RM 86-2019, to the Planning and Development Committee Meeting of May 10, 2021, be received:

1. Nathan Rotman, AirBnb
2. Noel Hanson, Brampton resident
3. Sylvia Roberts, Brampton resident

7. That the following correspondence re: Short-term Rental Policy Review and Short-term Rental Licensing By-Law - RM 86-2019, to the Planning and Development Committee Meeting of May 10, 2021, be received:

1. Stephen Nmandi, Brampton resident, dated May 7, 2021
2. Hippolyte Asah, Brampton resident, dated May 10, 2021

A recorded vote was requested and the motion carried as follows:

Yea (9): Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Santos , Regional Councillor Vicente, City Councillor Whillans, Regional Councillor Palleschi, City Councillor Bowman, City Councillor Williams, and City Councillor Singh

Nay (0): nil

Absent (1): Regional Councillor Dhillon

Carried (9-0-1)

6.4 Delegation from Sylvia Roberts, Brampton resident, re: **Planning, Building and Economic Development Departmental Renewal TOCP Update – Technology Improvements**

Dealt with under Item 7.4 - Recommendation PDC067-2021

7. **Staff Presentations and Planning Reports**

7.1 Staff Presentation re: **Housing Brampton**

Dealt with under Item 6.1 - Recommendation PDC064-2021

7.2 Staff Report re: **Housing Brampton - Housing Strategy and Action Plan**

Dealt with under Item 6.1 - Recommendation PDC064-2021

7.3 Staff Report re: **Request for Budget Amendment – Housing Catalyst Capital Project**

The following motion was considered:

PDC066-2021

1. That the staff report re: **Request for Budget Amendment – Housing Catalyst Capital Project** to the Planning and Development Committee meeting of May 10, 2021, be received; and,
2. That a budget amendment be approved and a new Housing Catalyst Capital Project be established in the amount of \$4 Million to support non-profit led Pilot Projects identified in Housing Brampton (the City of Brampton's Housing Strategy and Action Plan), with funding of \$4 Million to be transferred from Reserve #110 – Community Investment Fund.

Carried

7.4 Staff Presentation re: **Planning, Building and Economic Development Department Renewal: Technology Improvement Updates**

Staff provided a presentation entitled "Planning, Building & Economic Development Department Renewal: Technology Improvements Update" and highlighted the advancements in the Department's systems and technology project.

Sylvia Roberts, Brampton resident, expressed thoughts, opinions and suggestions with respect to the subject project.

Item 7.5 was brought forward at this time.

The following motion was considered:

PDC067-2021

1. That the staff report re: **Planning, Building and Economic Development Departmental Renewal TOCP Update – Technology Improvements** to the Planning and Development Committee Meeting of May 10, 2021, be received; and
2. That staff report to Council with annual updates on development trends as part of the City's Growth Management Term of Council Priority;
3. That the staff presentation re: Planning, Building and Economic Development Department Renewal: Technology Improvement Updates to the Planning and Development Committee on May 10, 2021, be received; and,
4. That the delegation from Sylvia Roberts, Brampton resident, re: Planning, Building and Economic Development Department Renewal: Technology Improvement Updates to the Planning and Development Committee on May 10, 2021, be received.

- 7.5 Staff Report re: **Planning, Building and Economic Development Departmental Renewal TOCP Update – Technology Improvements**
Dealt with under Item 7.4 - Recommendation PDC067-2021

- 7.6 ^ Staff Report re: **City-initiated Official Plan Amendment (Second Units) and Zoning By-law Amendment (Above Grade Side Entrances)**
PDC068-2021

1. That the staff report re: **City-initiated Official Plan Amendment (Second Units) and Zoning By-law Amendment (Above Grade Side Entrances) – City-Wide**, to the Planning and Development Committee Meeting of May 10, 2021, be received;
2. That the Official Plan Amendment and Zoning By-law Amendment attached hereto as Appendices 1 and 2 be adopted, on the basis that they represent good planning, including that they are consistent with the Provincial Policy Statement, conform 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 Recommendation Report dated April 16, 2021;
3. That Council hereby determines that no further public notice is to be given pursuant to Section 34(17) of the *Planning Act*; and,

4. That the correspondence from Michael Ben, Brampton resident, dated May 7, 2021, re: City-initiated Official Plan Amendment (Second Units) and Zoning By-law Amendment (Above Grade Side Entrances) – City-Wide, to the Planning and Development Committee Meeting of May 10, 2021, be received.

Carried

- 7.7 ^ Staff Report re: **Application to Amend the Zoning By-law (to develop a 1-storey medical/dental office with underground parking) - Glen Schnarr & Associates Inc. - Clonard Group - File C07E16.010**

PDC069-2021

1. That the staff report re: **Application to Amend the Zoning By-law (to develop a 1-storey medical/dental office with underground parking) - Glen Schnarr & Associates Inc. - Clonard Group - File C07E16.010** dated April 16, 2021 to the Planning and Development Committee Meeting of May 10, 2021, be received; and

2. That the Zoning By-law Amendment application submitted by Glen Schnarr and Associates Inc. on behalf of Clonard Group, File: C07E16.010, 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 of Brampton's Official Plan, for the reasons set out in the Recommendation Report;

3. That the amendments to the Zoning By-law, generally in accordance with Appendix 12 attached to the report be adopted; and

4. That no further notice or public meeting be required for the Zoning By-law amendment pursuant to Section 34(17) of the *Planning Act*.

Carried

- 7.8 Staff Report re: **Short-term Rental Policy Review and Short-term Rental Licensing By-Law - RM 86-2019**

Dealt with under Item 6.3 - Recommendation PDC065-2021

8. Committee Minutes

8.1 ^ Minutes - Age-Friendly Brampton Advisory Committee - March 30, 2021

PDC070-2021

That the Minutes of the Age-Friendly Brampton Advisory Committee Meeting of March 30, 2021, to the Planning and Development Committee Meeting of May 10, 2021, Recommendations AFC005-2021 to AFC010-2021 be approved, as published and circulated.

Carried

The recommendations were approved as follows:

AFC005-2021

That the Agenda for the Age-Friendly Brampton Advisory Committee Meeting of March 30, 2021 be approved as published and circulated.

AFC006-2021

That the presentation by Bindu Shah, Planner, Planning, Building and Economic Development, to the Age-Friendly Brampton Advisory Committee meeting of March 30, 2021, re: **Overview of Housing Brampton** be received.

AFC007-2021

That the presentation by Mirella Palermo, Planner, to the Age-Friendly Brampton Advisory Committee meeting of March 30, 2021, re: **Review of Current Housing Policy** be received.

AFC008-2021

That the update by Daniella Balasal, Policy Planner, to the Age-Friendly Brampton Advisory Committee meeting of March 30, 2021, re: **World Health Organization's Age-Friendly Communities Designation Certificate for City of Brampton** be received.

AFC009-2021

1. That the **Resignation of Milagros Caballes, Member**, to the Age-Friendly Brampton Advisory Committee meeting of March 30, 2021 be accepted; and
2. That Ms. Caballes be thanked for her years of volunteering and contributions to the Committee.

AFC010-2021

That the Age-Friendly Brampton Advisory Committee meeting of March 30, 2021 do now adjourn to meet again on May 25, 2021 at 7:00 p.m.

8.2 ^ **Minutes - Cycling Advisory Committee - April 20, 2021**

PDC071-2021

That the Minutes of the Cycling Advisory Committee Meeting of April 20, 2021, to the Planning and Development Committee Meeting of May 10, 2021, Recommendations CYC009-2021 to CYC016-2021 be approved, as published and circulated.

Carried

The recommendations were approved as follows:

CYC009-2021

That the agenda for the Cycling Advisory Committee Meeting of April 20, 2021, be approved, as published and circulated.

CYC010-2021

That the Delegation from Manvir Tatla, Project Manager, Sustainable Transportation, Region of Peel, to the Cycling Advisory Committee of April 20, 2021, re: Region of Peel 2020/2021 Active Transportation Implementation, be received.

CYC011-2021

It is the position of the Cycling Advisory Committee that staff be requested to review the City’s current winter maintenance practices relating to cycling facilities and investigate enhancements to existing programs to address the following list of gaps. This review shall include the impact these changes will have on operating budgets, equipment needs and resources.

- AT facilities that accommodate cycling in both directions (i.e. in-boulevard multi-use paths) should be maintained at a minimum width of 2.4 m;
- The ATMP Priority Cycling Network should be maintained at the same level of a Class 1 or 2 road type (ON. Reg. 239/02);
- Collector roads with bike lanes should be maintained to “bare pavement” condition as opposed to “tracked bare” condition and snow should be plowed back to the curb (ensuring a minimum width of 1.0 m is provided in the bike lanes);
- Maintenance programs should be revised to include maintenance of all active transportation infrastructure within the road boulevard (i.e. there are instances

where a sidewalk and bicycle boulevard path run adjacent to one another but only the sidewalk is maintained);

- Special attention is required at bridges & underpasses and where maintenance activities of different service providers transition (i.e. where a path/trail meets a road) as these present the most challenges and probability of deficiencies;
- A permanent inspection routine be implemented along the City's major recreational trails, similar to the inspections conducted for the Winter Wonderland program.
- That an approach for maintenance of new types of cycling infrastructure (protected bike lanes along East-West Cycling Corridor) be developed in advance of their implementation to ensure a smooth seasonal transition.

CYC012-2021

Whereas in 2019, the City of Brampton declared a climate emergency and on Sept, 23, 2020 unanimously endorsed the Community Energy and Emissions Reduction Plan with a target to reduce green house gas emission targets by 80% by 2050;

And whereas transportation represents 60% of GHG emissions generated in Brampton;

And whereas enabling and encouraging other sustainable modes of transportation and transitioning away from a car based culture will help reduce GHG emissions;

And whereas during the past year, the City and Region has seen an increased demand and use of active transportation infrastructure;

And whereas, investments in the built environments that facilitate active mobility support the health and well-being of residents;

And whereas Council unanimously passed the Active Transportation Master Plan on September 25, 2019 which sets out an implementation framework to deliver a connected city-wide AT network and supporting policies and programs;

And whereas on January 28, 2021 the City of Brampton identified the implementation of active transportation infrastructure as a Term of Council Priority;

And whereas the Region of Peel unanimously passed a motion on April 8, 2021

to advance Sustainable Active Mobility and work collaboratively with lower tier municipalities and community advocates to improve the active transportation network across the region;

And whereas, on February 10, 2021 the Federal government announced \$14.9 billion of funding over the next eight years to support infrastructure projects as part a plan to create one million jobs, fight climate change, and rebuild a more sustainable and resilient economy;

And whereas, on March 12, 2021, the Federal government announced the first federal fund of \$400 million over five years dedicated to building active transportation to help build new and expanded networks of pathways, bike lanes, trails for cycling, waling and pedestrian bridges;

And whereas the City of Brampton is committed to supporting the health and wellbeing of its employees, and has a number of existing benefits and programs in place to support an active lifestyle;

And whereas creating incentives to encourage City employees to learn and use active transportation infrastructure would demonstrate a “lead by example” approach as we all strive to address the climate emergency and live healthier lifestyles;

Therefore be it resolved:

- 1) That the city advise City employees of existing incentives supporting sustainable transportation options and active lifestyles;
- 2) That an awareness campaign be launched this summer, to include but not be limited to education, employee challenges, and/or group rides, that promote and encourage sustainable and active transportation among City employees;
- 3) That staff work collaboratively across all departments and report back by Q1 of 2022 (before Earth Day 2022) to Council, with opportunities and recommendations to incentivize and/or further enable, encourage, and support employees in using sustainable and active modes of transportation.

CYC013-2021

That the report from Leslie Benfield, Committee Member, to the Cycling Advisory Committee of April 20, 2021 re: **Ontario Bike Summit** be received.

CYC014-2021

That the Cycling Advisory Committee **Sub-committee Minutes - March 16, 2021**, to the Cycling Advisory Committee of April 20, 2021 be received.

CYC015-2021

That the Cycling Advisory Committee **Sub-committee Minutes - March 30, 2021**, to the Cycling Advisory Committee of April 20, 2021 be received

CYC016-2021

That the Cycling Advisory Committee do now adjourn to meet again on Tuesday, June 15, 2021 at 5:00 p.m. or at the call of the Chair.

9. Other Business/New Business

Nil

10. Referred/Deferred Matters

Nil

11. Correspondence

11.1 Correspondence re: **Housing Brampton - Housing Strategy and Action Plan: Dealt with under Item 6.1 - Recommendation PDC064-2021**

11.2 Correspondence re: **Application to Amend the Zoning By-law (to permit a residential development of a 30 and 33-storey tower located on a 5-storey shared podium) - Martinway Bramalea Project Inc. - File OZS-2021-0008: Dealt with under Item 5.1 - Recommendation PDC063-2021**

11.3 ^ Correspondence re: **City-initiated Official Plan Amendment (Second Units) and Zoning By-law Amendment (Above Grade Side Entrances): Dealt with under Item 7.6 - Recommendation PDC068-2021**

11.4 Correspondence re: **Short-term Rental Policy Review and Short-term Rental Licensing By-Law - RM 86-2019:**

Dealt with under Item 6.3 - Recommendation PDC065-2021

12. **Councillor Question Period**

Nil

13. **Public Question Period**

The public was given the opportunity to submit questions via e-mail to the City Clerk's Office regarding any decisions made at this meeting.

The following questions were received from Andrea Orozco Miller, Brampton resident, with respect to Item 6.8:

1. Why are we copying what Toronto is doing? Have you considered the unique characteristics of Brampton?
2. What cities' by-laws did you review before deciding to copy Toronto? The Niagara region for example has a much more balanced approach
3. Why do you need to regulate STR's? What is the main driving force?
4. How many Brampton STR hosts did you speak with to have a better understanding of what we do and who we serve? What motivates us etc.
5. Have you considered working with the Ontario government on the landlord and tenant act to make it more balanced?

In response to the questions, staff noted the following:

- City of Toronto model tested through the courts; can support implementation of Brampton's policy
- Proposed policy can be modified; input encouraged
- approaches by various municipalities taken into consideration
- stakeholder consultation ongoing process
- education and outreach avenues

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

14. **Closed Session**

Nil

15. **Adjournment**

The following motion was considered:

PDC072-2021

That the Planning and Development Committee do now adjourn to meet again on Monday, June 7, 2021, at 7:00 p.m., or at the call of the Chair.

Carried

Regional Councillor M. Medeiros, Chair



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, June 7, 2021

- Members Present: Regional Councillor M. Medeiros - Wards 3 and 4
Regional Councillor P. Fortini - Wards 7 and 8
Regional Councillor R. Santos - Wards 1 and 5
Regional Councillor P. Vicente - Wards 1 and 5
City Councillor D. Whillans - Wards 2 and 6
Regional Councillor M. Palleschi - Wards 2 and 6
City Councillor J. Bowman - Wards 3 and 4
City Councillor C. Williams - Wards 7 and 8
City Councillor H. Singh - Wards 9 and 10
- Members Absent: Regional Councillor G. Dhillon - Wards 9 and 10 (personal)
- Staff Present: Chief Administrative Officer, David Barrick
Richard Forward, Commissioner Planning and Development Services
Allan Parsons, Director, Planning, Building and Economic Development
Rick Conard, Director of Building and Chief Building Official
Elizabeth Corazzola, Manager, Zoning and Sign By-law Services, Planning, Building and Economic Development
Bob Bjerke, Director, Policy Planning, Planning, Building and Economic Development
Andrew McNeill, Manager, Official Plan and Growth Management, Planning, Building and Economic Development
Jeffrey Humble, Manager, Policy Planning, Planning, Building and Economic Development
Steve Ganesh, Manager, Planning Building and Economic Development
David Vanderberg, Manager, Planning Building and Economic Development
Cynthia Owusu-Gyimah, Manager, Planning Building and

Economic Development
Carmen Caruso, Central Area Planner, Planning, Building and
Economic Development
Himanshu Katyal, Development Planner, Planning, Building and
Economic Development
Kelly Henderson, Development Planner, Planning, Building and
Economic Development
Stephen Dykstra, Development Planner, Planning, Building and
Economic Development
Nicholas Deibler, Development Planner, Planning, Building and
Economic Development
Xinyue (Jenny) Li, Development Planner, Planning, Building and
Economic Development
Claudia LaRota, Policy Planner, Planning, Building and
Economic Development
Shahinaz Eshesh, Policy Planner, Planning, Building and
Economic Development
Bindu Shah, Policy Planner, Planning, Building and Economic
Development
Anthony-George D'Andrea, Legal Counsel, Legislative Services
Peter Fay, City Clerk, Legislative Services
Charlotte Gravlev, Deputy City Clerk, Legislative Services
Shauna Danton, Legislative Coordinator, City Clerk's Office

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 this Planning and Development Committee meeting was limited and physical distancing was maintained in Council Chambers at all times during the meeting.

The meeting was called to order at 7:00 p.m., recessed at 10:17 p.m., reconvened at 10:30 p.m., and adjourned at 11:07 p.m.

As this meeting of the 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 Fortini, Councillor Williams, Councillor Singh

Members absent during roll call: Councillor Dhillon (personal)

2. **Approval of Agenda**

PDC073-2021

That the Agenda for the Planning and Development Committee Meeting of June 7, 2021, be approved as amended as follows:

To add:

9.1 - Discussion at the request of Regional Councillor Fortini, re: **Unlimited Height and Density Policy in the City of Brampton**

Carried

Note: The following items were withdrawn from the meeting agenda at the request of the Planning, Building and Economic Development Department and will be presented at the June 21, 2021, Planning and Development Committee Meeting.

5.3 - Staff report re: **Application to Amend the Official Plan and Zoning By-law - Glen Schnarr & Associates Inc. - TFP Mayching Developments Ltd. - File OZS-2021-0007**

11.2 - Correspondence re: **Application to Amend the Official Plan and Zoning By-law - Glen Schnarr & Associates Inc. - TFP Mayching Developments Ltd. - File OZS-2021-0007:**

1. Parvi Singh, Brampton resident, dated May 10, 2021, including a petition of objection containing approximately 58 signatures

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

Nil

4. **Consent Motion**

In keeping with Council Resolution C019-2021, the Meeting Chair reviewed the relevant agenda items during this section of the meeting and allowed Members to identify agenda items for debate and consideration, with the balance to be approved as part of the Consent Motion given the items are generally deemed to be routine and non-controversial.

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

7.3, 7.4, 7.5, 11.3

The following motion was considered:

PDC074-2021

That the following items to the Planning and Development Committee Meeting of June 7, 2021, be approved as part of Consent:

(7.3, 7.4, 7.5, 11.3)

Yea (9): Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Vicente, Regional Councillor Santos, City Councillor Whillans, Regional Councillor Palleschi, City Councillor Bowman, City Councillor Williams, and City Councillor Singh

Nay (0): nil

Absent (1): Regional Councillor Dhillon

Carried (9-0-1)

5. **Statutory Public Meeting Reports**

5.1 **Staff report re: City-Initiated Official Plan Amendment and Zoning By-law Amendment to Implement Additional Residential Units (Garden Suites) Regulations**

Shahinaz Eshesh, Policy Planner, Planning, Building and Economic Development, and Claudia LaRota, Policy Planner, Planning, Building and Economic Development, presented an overview of the amendments that included the process to date, background, Bill 108 and the *Planning Act*, terminology, infrastructure capacity analysis, draft Official Plan and Zoning By-law

amendments, public survey and participation, Planning framework summary, next steps and contact information.

Committee consideration of the matter included questions of clarification with respect to the following:

- setbacks and parking provisions
- amenity servicing; regional and property owner responsibilities
- public notice and consultation; pathways for engagement
 - suggestion to engage in a more robust education campaign

The following motion was considered:

PDC075-2021

1. That the staff report re: **City-Initiated Official Plan Amendment and Zoning By-law Amendment to Implement Additional Residential Units (Garden Suites) Regulations** to the Planning and Development Committee meeting of June 7, 2021, be received;
2. That staff be directed to report back to Planning and Development Committee with the results of the Public Meeting and a staff recommendation;
3. That a copy of the report and Council resolution be forwarded to the Region of Peel for information; and,
4. That the correspondence from Roger Cawthorn, Brampton resident, dated May 31, 2021, re: City-Initiated Official Plan Amendment and Zoning By-law Amendment to Implement Additional Residential Units (Garden Suites) Regulations to the Planning and Development Committee meeting of June 7, 2021, be received.

Carried

5.2 Staff report re: **Application to Amend the Zoning By-law - Sukhman Raj - Corbett Land Strategies Inc. - File OZS-2021-0006**

Nicholas Deibler, 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.

Items 6.1 and 11.4 were brought forward at this time.

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

1. Jonabelle Ceremuga, Corbett Land Strategies Inc.
2. Dennis and Ruth Taylor, Brampton resident
3. Carlo Cedrone, Brampton resident
4. Shawn Power, Brampton resident - not present
5. Mark Symington, Brampton resident - did not delegate due to technical difficulties
6. Dunc Gibson, Brampton resident
7. John Marskell, Brampton resident - not present
8. Beverly Dalziel, Brampton resident, via pre-recorded video
9. Megan Bennet, Brampton resident - not present

The following motion was considered:

PDC076-2021

1. That the staff report re: **Application to Amend the Zoning By-law - Sukhman Raj - Corbett Land Strategies Inc. - File OZS-2021-0006** to the Planning and Development Committee Meeting of June 7, 2021, be received;
2. That Development Services 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;
3. That the following delegations re: Application to Amend the Zoning By-law - Sukhman Raj - Corbett Land Strategies Inc. - File OZS-2021-0006 to the Planning and Development Committee Meeting of June 7, 2021, be received:
 1. Jonabelle Ceremuga, Corbett Land Strategies Inc.
 2. Dennis and Ruth Taylor, Brampton resident
 3. Carlo Cedrone, Brampton resident
 4. Dunc Gibson, Brampton resident
 5. Beverly Dalziel, Brampton resident, via pre-recorded video

4. That the following correspondence re: Application to Amend the Zoning By-law - Sukhman Raj - Corbett Land Strategies Inc. - File OZS-2021-0006 to the Planning and Development Committee Meeting of June 7, 2021, be received:

1. Megan and Shane Bennett, Brampton residents, dated May 17, 2021
2. Shawn and Teresa Power, Brampton residents, dated May 31, 2021
3. Megan Katsumi, Brampton resident, dated March 16, 2021
4. Sam Catalfamo, Brampton resident, dated March 16, 2021
5. Beverly Dalziel, Brampton resident, dated March 18, 2021, and April 27, 2021, including a petition of objection containing approximately 80 signatures
6. Carlo Cedrone, Brampton resident, dated April 16, 2021, and May 4, 2021
7. John Marskell, Brampton resident, dated April 20, 2021, May 14, 2021, June 1, 2021, and June 2, 2021
8. Dennis and Ruth Taylor, Brampton residents, dated April 20, 2021
9. Malcolm Matthew, Brampton resident, dated May 17, 2021
10. Mark Symington, Brampton resident, dated March 25, 2021.

Carried

5.3 Staff report re: **Application to Amend the Official Plan and Zoning By-law - Glen Schnarr & Associates Inc. - TFP Mayching Developments Ltd. - File OZS-2021-0007**

This report was withdrawn from the meeting agenda at the request of the Planning, Building and Economic Development Department and will be presented at the June 21, 2021, Planning and Development Committee Meeting.

See Item 11.2

5.4 Staff report re: **Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision - Digram Developments Brampton Inc. - Glen Schnarr & Associates Inc. - File OZS-2021-0004**

Stephen Dykstra, 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.

The following motion was considered:

PDC077-2021

1. That the staff report re: **Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision - Digram Developments Brampton Inc. - Glen Schnarr & Associates Inc. - File OZS-2021-0004** to the Planning and Development Committee Meeting of June 7, 2021 be received; and,
2. That Planning, Building and Economic Development Services 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

5.5 Staff report re: **Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision - Korsiak Urban Planning - Jim and Luisa Mocon - File OZS-2020-0036**

Kelly Henderson, 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.

Items 6.4 and 11.8 were brought forward at this time.

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

1. Alison Bucking, Korsiak Urban Planning
2. Michael Cara, Overland LLP
3. Anthony Mason, Hutonville Residents Association
4. Maureen Fautley, Brampton resident

The following motion was considered:

PDC078-2021

1. That the staff report re: **Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision - Korsiak Urban Planning - Jim and Luisa Mocon - File OZS-2020-0036** to the Planning and Development Committee meeting of June 7, 2021 be received;

2. That Development Services 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;

3. That the following delegations re: Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision - Korsiak Urban Planning - Jim and Luisa Mocon - File OZS-2020-0036 to the Planning and Development Committee meeting of June 7, 2021 be received:

1. Alison Bucking, Korsiak Urban Planning
2. Michael Cara, Overland LLP
3. Anthony Mason, Huttonville Residents Association
4. Maureen Fautley, Brampton resident

4. That the following correspondence re: Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision - Korsiak Urban Planning - Jim and Luisa Mocon - File OZS-2020-0036 to the Planning and Development Committee meeting of June 7, 2021 be received:

1. J. Mark Joblin, Loopstra Nixon LLP, dated June 3, 2021
2. Michael Cara, Overland LLP, dated June 4, 2021
3. Mary Flynn-Guglietti, McMillan LLP, dated June 7, 2021

Carried

5.6 Staff report re: Application to Amend the Official Plan and Zoning By-law - Glen Schnarr & Associates Inc. - 2548859 Ontario Ltd. - 2571340 Ontario Ltd. - File OZS-2021-0009

Kelly Henderson, 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.

Items 6.3 and 11.5 were brought forward at this time.

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

1. Vanessa Develter, Glen Schnarr and Associates Inc.
2. Chun and Alfred Shin, Brampton residents - not present
3. Jill Campbell, Brampton resident
4. Steven and Marlene Cowdrey, Brampton residents
5. Jonathan Scotland, Brampton resident
6. Veronica Farahmand, Brampton resident
7. Emma Jones, Brampton resident
8. Nilakshi Kiriella, Brampton resident, via pre-recorded audio
9. Doug McLeod and Peter Dymond, Co-Chairs, Brampton Heritage Board
10. Greg and Elaine Bonnell, Brampton residents

The following motion was considered:

PDC079-2021

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law - Glen Schnarr & Associates Inc. - 2548859 Ontario Ltd. - 2571340 Ontario Ltd. - File OZS-2021-0009** to the Planning and Development Committee meeting of June 7, 2021 be received;
2. That Development Services 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;
3. That the following delegations re: Application to Amend the Official Plan and Zoning By-law - Glen Schnarr & Associates Inc. - 2548859 Ontario Ltd. - 2571340 Ontario Ltd. - File OZS-2021-0009 to the Planning and Development Committee meeting of June 7, 2021 be received:
 1. Vanessa Develter, Glen Schnarr and Associates Inc.
 2. Jill Campbell, Brampton resident
 3. Steven and Marlene Cowdrey, Brampton residents
 4. Jonathan Scotland, Brampton resident

5. Veronica Farahmand, Brampton resident
 6. Emma Jones, Brampton resident
 7. Nilakshi Kiriella, Brampton resident, via pre-recorded audio
 8. Doug McLeod and Peter Dymond, Co-Chairs, Brampton Heritage Board
 9. Greg and Elaine Bonnell, Brampton residents
4. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law - Glen Schnarr & Associates Inc. - 2548859 Ontario Ltd. - 2571340 Ontario Ltd. - File OZS-2021-0009 to the Planning and Development Committee meeting of June 7, 2021 be received:
1. Vito Mondelli, Brampton resident, dated May 20, 2021
 2. Susan Laberge, Brampton resident, dated May 29, 2021
 3. Telma Melo, Brampton resident, dated May 31, 2021
 4. Emma Jones, Brampton resident, dated May 31, 2021, including petition of objection containing approximately 287 signatures
 5. Greg and Elaine Bonnell, Brampton residents, dated May 31, 2021
 6. Nicole Smith, Brampton resident, dated May 8, 2021
 7. Nilakshi Kiriella, Brampton resident, dated May 8, 2021
 8. Chris Bejnar, Brampton resident, dated May 26, 2021
 9. Linda (last name not provided), Brampton resident, dated May 26, 2021
 10. Frances Clancy, Brampton resident, dated May 31, 2021
 11. Jacqueline Czender, Brampton resident, dated May 9, 2021
 12. Jonathan Scotland, Brampton resident, dated June 2, 2021
 13. Debbie Deinhart, Brampton resident, dated May 31, 2021
 14. Suzanne and Paul Duncan, Brampton resident, dated June 1, 2021
 15. Paul Llew-Williams, Brampton resident, received on May 6, 2021.

Carried

- 5.7 Staff report re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision - Dbrand Investments Corp. - Candevcon Ltd. - File OZS-2021-0005**

Jenny Li, 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.

Item 6.2 was brought forward at this time.

Maria Jones, Candevcon Ltd., noted her attendance and capacity to answer any enquiries from Committee or the public.

Mansoor Ameersulthan, Brampton resident, was unable to address Committee due to technical difficulties.

The following motion was considered:

PDC080-2021

1. That the staff report re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision - Dbrand Investments Corp. - Candevcon Ltd. - File OZS-2021-0005**, to the Planning and Development Committee Meeting of June 7, 2021, be received;
2. That Planning and Development Services 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; and,
3. That the following delegation from Maria Jones, Candevcon Ltd., re: Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision - Dbrand Investments Corp. - Candevcon Ltd. - File OZS-2021-0005, to the Planning and Development Committee Meeting of June 7, 2021, be received.

Carried

- 5.8 Staff report re: **Application to Amend the Official Plan, Zoning By-law, and Draft Plan of Subdivision - Glen Schnarr & Associates Inc. - Peel Regional Police Association/Mattamy Homes (Brampton North) Ltd. - File OZS-2021-0012**

Himanshu Katyal, 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.

Items 6.6 and 11.7 were brought forward at this time.

P. Fay, City Clerk, confirmed that Amit Tawakley, registered delegate, was not present.

The following motion was considered:

PDC081-2021

1. That the staff report re: **Application to Amend the Official Plan, Zoning By-law, and Draft Plan of Subdivision - Glen Schnarr & Associates Inc. - Peel Regional Police Association/Mattamy Homes (Brampton North) Ltd. - File OZS-2021-0012**, to the Planning and Development Committee Meeting of June 7, 2021, be received;

2. That Planning and Development Services 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;

3. That the following correspondence re: Application to Amend the Official Plan, Zoning By-law, and Draft Plan of Subdivision - Glen Schnarr & Associates Inc. - Peel Regional Police Association/Mattamy Homes (Brampton North) Ltd. - File OZS-2021-0012, to the Planning and Development Committee Meeting of June 7, 2021, be received:

1. Amrita Doongoor, Brampton resident, dated May 22, 2021
2. Cuong Pham, Brampton resident, dated May 23, 2021
3. Mohitvir Gill, Brampton resident, dated June 6, 2021.

Carried

5.9 Staff report re: **Application to Amend the Official Plan and Zoning By-law - 1317675 Ontario Inc. - Glen Schnarr & Associates Inc. - File C04E05.032**

Stephen Dykstra, 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.

Items 6.5 and 11.1 were brought forward at this time.

Michael Gagnon, Gagnon Walker Domes Ltd., on behalf of the owner of 17 Kings Cross Road, provided thoughts and suggestions with respect to the proposed commercial land uses and suggested prohibited uses.

In response to a question from Committee, staff provided clarity on the use of non-compete clauses in commercial developments.

The following motion was considered:

PDC082-2021

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law - 1317675 Ontario Inc. - Glen Schnarr & Associates Inc. - File C04E05.032**, to the Planning and Development Services Committee Meeting of June 7, 2021 be received;
2. That Planning and Development Services staff be directed to report back to the Planning and Development Committee with the results of a Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal;
3. That the delegation from Michael Gagnon, Gagnon Walker Domes Ltd. re: Application to Amend the Official Plan and Zoning By-law - 1317675 Ontario Inc. - Glen Schnarr & Associates Inc. - File C04E05.032, to the Planning and Development Services Committee Meeting of June 7, 2021 be received; and,
4. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law - 1317675 Ontario Inc. - Glen Schnarr & Associates Inc. - File C04E05.032, to the Planning and Development Services Committee Meeting of June 7, 2021 be received:
 1. Teresa Deygoo, Brampton resident, dated May 16, 2021
 2. Jane Stafford, Brampton resident, dated May 18, 2021
 3. Aly Khan, Brampton resident, dated May 31, 2021
 4. Lenora Stante, Brampton resident, dated June 7, 2021
 5. Michael Gagnon, Gagnon Walker Domes Professional Planners, dated June 7, 2021.

Carried

6. Public Delegations (5 minutes maximum)

- 6.1 Delegations re: **Application to Amend the Zoning By-law - Sukhman Raj - Corbett Land Strategies Inc. - File OZS-2021-0006**

Dealt with under Item 5.2 - Recommendation PDC076-2021

- 6.2 Delegations re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision - Dbrand Investments Corp. - Candevcon Ltd. - File OZS-2021-0005**

Dealt with under Item 5.7 - Recommendation PDC080-2021

- 6.3 Delegations re: **Application to Amend the Official Plan and Zoning By-law - Glen Schnarr & Associates Inc. - 2548859 Ontario Ltd. - 2571340 Ontario Ltd. - File OZS-2021-0009**

Dealt with under Item 5.6 - Recommendation PDC079-2021

- 6.4 Delegations re: **Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision - Korsiak Urban Planning - Jim and Luisa Mocon - File OZS-2020-0036**

Dealt with under Item 5.5 - Recommendation PDC078-2021

- 6.5 Delegations re: **Application to Amend the Official Plan and Zoning By-law - 1317675 Ontario Inc. - Glen Schnarr & Associates Inc. - File C04E05.032**

Dealt with under Item 5.9 - Recommendation PDC082-2021

- 6.6 Delegations re: **Application to Amend the Official Plan, Zoning By-law, and Draft Plan of Subdivision - Glen Schnarr & Associates Inc. - Peel Regional Police Association/Mattamy Homes (Brampton North) Ltd. - File OZS-2021-0012**

Dealt with under Item 5.8 - Recommendation PDC081-2021

6.7 Delegation from Hannah Bahmanpour, Davis Webb LLP, re: **Minutes - Brampton Heritage Board - May 18, 2021 - Recommendation HB020-2021**

Hannah Bahmanpour, Davis Webb LLP, on behalf of the owner of 11722 Mississauga Road, expressed thoughts, concerns and suggested amendments to Recommendation HB020-2021.

The following motion was considered:

PDC083-2021

That the delegation from Hannah Bahmanpour, Davis Webb LLP, re: Minutes - Brampton Heritage Board - May 18, 2021 - Recommendation HB020-2021, to the Planning and Development Committee meeting of June 7, 2021, be received.

Carried

Item 8.1 was brought forward at this time.

Committee consideration of the matter included consensus to amend Recommendation HB020-2021 as follows:

- 1) To permit removal of the silo;
- 2) To remove requirement to enter into an easement agreement; and
- 3) To remove requirement for 30 the per cent contingency and an itemized list of good repair;

By striking out Items 3a(i), (iii), (v), (vi), and (vii), 3c, and 4; and

By adding to 3d the wording “in so far as it applies to the farmhouse”;

The following motion was considered:

PDC084-2021

That the Minutes of Brampton Heritage Board Meeting of May 18, 2021, Recommendations HB018-2021 to HB019-2020 and HB021-2021 to HB026-2021, to the Planning and Development Committee Meeting of June 7, 2021, be approved, and, that HB020-2021 be amended as follows:

- 1) To permit removal of the silo;
- 2) To remove requirement to enter into an easement agreement; and
- 3) To remove requirement for 30 the per cent contingency and an itemized list of good repair;

By striking out Items 3a(i), (iii), (v), (vi), and (vii), 3c, and 4; and

By adding to 3d the wording “in so far as it applies to the farmhouse”; such that the recommendation shall now read as:

HB020-2021

1. That the delegation by Marcus Letourneau, Heritage Planning and Archaeology, Agent, to the Brampton Heritage Board meeting of May 18, 2021, re: Application to Demolish or Remove a Heritage Designated Property at 11722 Mississauga Road (Dolson House) - Ward 6 (HE.x 11722 Mississauga Road) be received;

2. That the report by Pascal Doucet, Heritage Planner, re: Application to Demolish or Remove a Building or Structure on a Designated Heritage Property and Authority to Enter into a Heritage Easement Agreement for 11722 Mississauga Road (Dolson Farm) – Ward 6 (HE.x 11722 Mississauga Road), to the Brampton Heritage Board Meeting of May 18, 2021, be received;

3. That the application for demolishing or removing a building or structure received for the demolition and removal of the barn, silo, one-storey bungalow style house, farm accessory building, garage, drive shed and storage shed at 11722 Mississauga Road as described in the Summary of Proposal and the Proposed Plan dated 2021-01-12 by LHC of the heritage permit application attached as Appendix B to this report be approved in accordance with section 34 of the Ontario Heritage Act, as amended (the “Act”), subject to the following conditions:

a. That prior to the issuance of any permit for the demolition or removal of the one-storey bungalow style house, barn, drive shed, storage shed, garage and/or farm accessory building on the property at 11722 Mississauga Road, including a heritage permit or a building permit, the owner shall:

~~i. Enter into a Heritage Easement Agreement for the property at 11722 Mississauga Road to conserve and protect the two-and-a-half-storey brick house (“Dolson Farmhouse”), in accordance with the appropriate conservation approach that will be informed by as-built and measured drawings and the final Structural Condition Assessment required in conditions 2.a.ii and 2.a.iii below;~~

ii. Provide a final Structural Condition Assessment of the Dolson Farmhouse by a qualified structural engineer and professional member in good standing of the Canadian Association of Heritage Professionals (CAHP) to the satisfaction of the Commissioner of Planning, Building and Economic Development;

~~iii. Provide a complete set of as-built and measured drawings of all elevations, floor plans, heritage building fabric, details and finishes of the Dolson Farmhouse to the satisfaction of the Commissioner of Planning, Building and Economic Development;~~

iv. Provide a complete Heritage Building Protection Plan for the Dolson Farmhouse in accordance with the City of Brampton Heritage Building Protection Plan Terms of Reference and satisfactory to the Commissioner of Planning, Building and Economic Development;

~~v. Provide a final itemized list of cost for the work required to bring the Dolson~~

~~Farmhouse in a state of good repair, to the satisfaction of the Commissioner of Planning, Building and Economic Development;~~

~~vi. Provide a Letter of Credit, including a 30% contingency, in a form and amount satisfactory to the Commissioner of Planning, Building and Economic Development to secure all work in the approve itemized list of cost for bringing the Dolson Farmhouse into a state of good repair; and~~

~~vii. Provide a complete application made in accordance with section 33 of the Act for the work required to bring the Dolson Farmhouse in a state of good repair.~~

b. That prior to the issuance of any permit for the demolition or removal of the barn on the property at 11722 Mississauga Road, including a heritage permit or a building permit, the owner shall:

i. Provide a final Salvage Plan for the heavy-timber frames and exterior wood cladding of the barn, to the satisfaction of the Commissioner of Planning, Building and Economic Development, and with terms that would allow for any salvageable material that would be needed for a capital project to be carefully dismantled and offered to the City at no cost to the municipality.

~~c. That the existing silo on the property at 11722 Mississauga Road be retained and maintained on the property; and~~

d. That any documentation and information required in the conditions ~~2.a.ii, 2.a.iii, 2.a.iv, 2.a.v, and 2.b.i above~~ be prepared by qualified professionals and subject to peer review at the discretion of the Commissioner of Planning, Building and Economic Development in so far as it applies to the farmhouse; and

~~4. That the Commissioner of Planning, Building and Economic Development be authorized to enter into a Heritage Easement Agreement with the Owner for the property at 11722 Mississauga Road to secure the conservation and protection of the Dolson Farmhouse (“Heritage Easement Agreement”), with content satisfactory to the Director of City Planning & Design, and in a form approved by the City Solicitor or designate.~~

Carried

The recommendations were approved as follows:

HB018-2021

That the agenda for the Brampton Heritage Board meeting of May 18, 2021 be approved as amended, to add the following:

6.2. Delegation by Marcus Letourneau, Heritage Planning and Archaeology, Agent, re: Application to Demolish or Remove a Heritage Designated Property at 11722 Mississauga Road (Dolson House) - Ward 6 (HE.x 11722 Mississauga Road) (See Item 11.5)

HB019-2021

That the delegation by Keba Thomas, Brampton resident, to the Brampton

Heritage Board meeting of May 18, 2021, re: Heritage Spaces and Conservation Areas be received.

HB020-2021

1. That the delegation by Marcus Letourneau, Heritage Planning and Archaeology, Agent, to the Brampton Heritage Board meeting of May 18, 2021, re: Application to Demolish or Remove a Heritage Designated Property at 11722 Mississauga Road (Dolson House) - Ward 6 (HE.x 11722 Mississauga Road) be received;
2. That the report by Pascal Doucet, Heritage Planner, re: Application to Demolish or Remove a Building or Structure on a Designated Heritage Property and Authority to Enter into a Heritage Easement Agreement for 11722 Mississauga Road (Dolson Farm) – Ward 6 (HE.x 11722 Mississauga Road), to the Brampton Heritage Board Meeting of May 18, 2021, be received;
3. That the application for demolishing or removing a building or structure received for the demolition and removal of the barn, silo, one-storey bungalow style house, farm accessory building, garage, drive shed and storage shed at 11722 Mississauga Road as described in the Summary of Proposal and the Proposed Plan dated 2021-01-12 by LHC of the heritage permit application attached as Appendix B to this report be approved in accordance with section 34 of the Ontario Heritage Act, as amended (the “Act”), subject to the following conditions:
 - a. That prior to the issuance of any permit for the demolition or removal of the one-storey bungalow style house, barn, drive shed, storage shed, garage and/or farm accessory building on the property at 11722 Mississauga Road, including a heritage permit or a building permit, the owner shall:
 - i. Provide a final Structural Condition Assessment of the Dolson Farmhouse by a qualified structural engineer and professional member in good standing of the Canadian Association of Heritage Professionals (CAHP) to the satisfaction of the Commissioner of Planning, Building and Economic Development;
 - ii. Provide a complete Heritage Building Protection Plan for the Dolson Farmhouse in accordance with the City of Brampton Heritage Building Protection Plan Terms of Reference and satisfactory to the Commissioner of Planning, Building and Economic Development;
 - b. That prior to the issuance of any permit for the demolition or removal of the barn on the property at 11722 Mississauga Road, including a heritage permit or a building permit, the owner shall:
 - i. Provide a final Salvage Plan for the heavy-timber frames and exterior wood cladding of the barn, to the satisfaction of the Commissioner of Planning, Building and Economic Development, and with terms that would allow for any salvageable

material that would be needed for a capital project to be carefully dismantled and offered to the City at no cost to the municipality.

c. That any documentation and information required in the conditions be prepared by qualified professionals and subject to peer review at the discretion of the Commissioner of Planning, Building and Economic Development in so far as it applies to the farmhouse.

HB021-2021

1. That the report by Pascal Doucet, Heritage Planner, to the Brampton Heritage Board Meeting of May 18, 2021, re: Heritage Impact Assessment and Designation of the Heritage Property at 11687 Chinguacousy Road (Robert Hall House) – Ward 6 (HE.x 11687 Chinguacousy Road) be received;
2. That the Heritage Impact Assessment of the Robert Hall House at 11687 Chinguacousy Road, date-issued February 2021, prepared by AREA, Architects Rasch Eckler Associates Ltd., and attached as Appendix A to this report (the “HIA”) be received and accepted to endorse, in principle, the proposed relocation, retention and restoration of the significant portions of the Robert Hall House.
3. That City Council state its intention to designate the property at 11687 Chinguacousy Road under Part IV, Section 29 of the Ontario Heritage Act, as amended (the “Act”) in accordance with the Statement of Significance, reasons for designation and list of heritage attributes attached as Appendix B to this report;
4. That staff be authorized to publish and serve the Notice of Intention to designate 11687 Chinguacousy Road in accordance with the requirements of the Act;
5. That, in the event that no objections to the designation are received, a by-law be passed to designate the subject property;
6. 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
7. 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.

HB022-2021

That the report by Harsh Padhya, Heritage Planner, to the Brampton Heritage Board meeting of May 18, 2021, re: Extension of Heritage Permit No. 70 issued on March 20, 2019 for 11651 Bramalea Road, be received;
That the Heritage Permit application, previously approved, for the Conservation Work at 11651 Bramalea Rd. be extended and approved subject to the following

terms and conditions:

That the owner undertake all work substantially in accordance with the previously approved permit and in compliance with all applicable laws having jurisdiction and by retaining all necessary permits; and

That prior to the release of financial securities associated with the site plan application SP18-056.000 for 11651 Bramalea Rd., the owner provide a letter, prepared and signed by a qualified heritage expert, certifying that all works as outlined in the approved Heritage Conservation Plan have been completed, and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Director of City Planning & Design, Planning, Building & Economic Development Department.

HB023-2021

That the report from Harsh Padhya, Heritage Planner, dated May 5, 2021, to the Brampton Heritage Board Meeting of May 18, 2021, re: Heritage Permit Application and Designated Heritage Property Incentive Grant Application – 8 Wellington Street West – Ward 3 (HE.x 8 Wellington St W.) be received;

That the Heritage Permit application for 8 Wellington St. W. for the restoration and repair of entrance feature and stairs, masonry cleaning and repointing, be approved;

That the Designated Heritage Property Incentive Grant application for the restoration and repair of entrance feature and stairs, masonry cleaning and repointing for 8 Wellington St. W. be approved, to a maximum of \$10,000.00, and;

4. The owner shall enter into a designated Heritage Property Incentive Grant Agreement with the City as provided in appendix C.

HB024-2021

1. That the report from Harsh Padhya, Heritage Planner, dated May 11, 2021, to the Brampton Heritage Board Meeting of May 18, 2021, re: Heritage Permit Application – 250 Main Street North – Ward 1 (HE.x 250 Main Street North) be received; and

2. That the Heritage Permit application for 250 Main Street North for the restoration of original wood windows on main floor, upper level and basement and repair of entrance door, be approved.

HB025-2021

1. That the report from Harsh Padhya, Heritage Planner, dated April 19, 2021, to the Brampton Heritage Board Meeting of May 18, 2021, re: Heritage Permit Application and Designated Heritage Property Incentive Grant Application – 38 Isabella St. – Ward 1 (HE.x 38 Isabella St.) be received;

2. That the Heritage Permit application for 38 Isabella St. for the restoration and repair of knee walls located on either side of the front entrance be approved;
3. That the Designated Heritage Property Incentive Grant application for the restoration and repair of kneewalls located on either side of the front entrance for 38 Isabella St. be approved, to a maximum of \$10,000.00, and;
4. The owner shall enter into a designated Heritage Property Incentive Grant Agreement with the City as provided in appendix C.

HB026-2021

That Brampton Heritage Board do now adjourn to meet again on June 15, 2021.

6.8 Delegations re: **Application to Amend the Zoning By-law - Firth Avenue Development Group Inc. - D.J.K. Land Use Planning - File OZS-2020-0025**

Dan Kraszewski, D.J.K. Land Use Planning, expressed support for the subject recommendations.

The following motion was considered:

PDC085-2021

1. That the staff report re: **Application to Amend the Zoning By-law - Firth Avenue Development Group Inc. - D.J.K. Land Use Planning - File OZS-2020-0025**, to the Planning and Development Committee Meeting of June 7, 2021, be received,
2. That the Zoning By-law Amendment application submitted by D.J.K. Land Use Planning on behalf of Fifth Avenue Development Group, Ward 1, File: OZS-2020-0025, 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, and for reasons set out in this Recommendation Report;
3. That it is determined that no further notice be given in respect of the proposal and that no further public meeting be held.
4. That notwithstanding the boundaries of the Development Charges Incentive Program (DCIP), the proposed development be eligible for the DCIP to support intensification and good planning within the Central Area;
5. That the amendment to the Zoning By-law, generally in accordance with Appendix 13 of the report be adopted;

6. That the delegation from Dan Kraszewski, D.J.K Land Use Planning, re: Application to Amend the Zoning By-law - Firth Avenue Development Group Inc. - D.J.K. Land Use Planning - File OZS-2020-0025, to the Planning and Development Committee Meeting of June 7, 2021, be received; and,

7. That the correspondence from Carmen Cassar, Brampton resident, dated June 3, 2021, re: Application to Amend the Zoning By-law - Firth Avenue Development Group Inc. - D.J.K. Land Use Planning - File OZS-2020-0025, to the Planning and Development Committee Meeting of June 7, 2021, be received.

Carried

7. Staff Presentations and Planning Reports

7.1 Staff presentation re: Brampton Plan - Attainable and Supportive Housing & Arts and Cultural Heritage

Staff provided a presentation on the Brampton Plan - Attainable and Supportive Housing, and Arts and Cultural Heritage discussion papers that included the following:

- overview and key areas
- selected recommendations
- strategic directions
- community engagement
- next steps and contact information

Item 7.2 was brought forward at this time.

The following motion was considered:

PDC086-2021

1. That the staff report re: Brampton Plan – Discussion Papers - Attainable and Supportive Housing & Arts and Cultural Heritage – City-wide, to the Planning and Development Committee Meeting of June 7, 2021, be received; and,

2. That the staff presentation re: Brampton Plan - Attainable and Supportive Housing & Arts and Cultural Heritage, to the Planning and Development Committee Meeting of June 7, 2021, be received.

Carried

7.2 Staff report re: **Brampton Plan - Discussion Papers - Attainable and Supportive Housing & Arts and Cultural Heritage - City-wide**

Dealt with under Item 7.1 - Recommendation PDC086-2021

7.3 ^Staff report re: **City-initiated Official Plan Amendment - Toronto Gore Density Policy Review Study**

PDC087-2021

1. That the staff report re: **City-initiated Official Plan Amendment – Toronto Gore Density Policy Review Study**, to the Planning and Development Committee Meeting of June 7, 2021, be received; and,

2. That the Official Plan Amendment attached hereto respectively as Appendix 2 be adopted, 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 Brampton's Official Plan for the reasons set out in the Planning Recommendation Report, May 13, 2021.

Carried

7.4 ^Staff report re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision - Gagnon Walker Domes Professional Planners - RG Consulting Inc. & Creditview Holdings Inc. - File OZS-2020-0007**

PDC088-2021

1. That the staff report re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision - Gagnon Walker Domes Professional Planners - RG Consulting Inc. & Creditview Holdings Inc. - File OZS-2020-0007**, to the Planning and Development Committee Meeting of June 7, 2021 be received;

2. That the application to amend the Zoning By-law, and Proposed Draft Plan of Subdivision, submitted by Gagnon Walker Domes Professional Planners on behalf of RG Consulting Inc. & Creditview 11 Holdings Inc., Ward: 5, Files OZS-2020-0007 and 21T-20002B, be approved on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, and 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 report;

3. That the amendments to the Zoning By-law, generally in accordance with the by-law attached as Appendix 10 of the report be adopted;
4. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34(17) of the *Planning Act*, R.S.O. c.P. 13, as amended.

Carried

7.5 **^Staff report re: Application to Amend the Zoning By-law - KLM Planning Partners Inc. - i2 Developments (Brampton) Inc. - File OZS-2020-0028**

PDC089-2021

1. That the staff report re: **Application to Amend the Zoning By-law - KLM Planning Partners Inc. - i2 Developments (Brampton) Inc. - File OZS-2020-0028**, to the Planning and Development Committee Meeting of June 7, 2021, be received;
2. That the Zoning By-law Amendment application submitted by KLM Planning Partners Inc. on behalf of i2 Developments (Brampton) Inc., Ward: 4, File: OZS-2020-0028, 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 and the Region of Peel Official Plan and the City's Official Plan, for the reasons set out in this Recommendation Report;
3. That it is determined that no further notice be given in respect of the proposal and that no further public meeting is to be held; and,
4. That the amendments to the Zoning By-law, generally in accordance with the attached Appendix 11 to the report be adopted.

Carried

7.6 **Staff report re: Application to Amend the Zoning By-law - Firth Avenue Development Group Inc. - D.J.K. Land Use Planning - File OZS-2020-0025**

Dealt with under Item 6.8 - Recommendation PDC085-2021

8. Committee Minutes

8.1 Minutes - Brampton Heritage Board - May 18, 2021

Dealt with under Item 6.7 - Recommendations PDC083-2021 and PDC084-2021

9. Other Business/New Business

9.1 Discussion at the request of Regional Councillor Fortini, re: **Unlimited Height and Density Policy in the City of Brampton**

The following motion was introduced with the operative clauses as follows:

"THEREFORE BE IT RESOLVED that Council for the City of Brampton directs staff to evaluate the merits of implementing unlimited height and density policies within the City of Brampton, including an evaluation as to whether staff recommend such policies to be applicable city-wide or scoped to a smaller geographic area.

FURTHER RESOLVED THAT staff bring forward any additional policies that could not only complement Council's direction to evaluate unlimited height and density policies, but also recommend alternative policies that could address Council's objectives;

AND FURTHER THAT staff report back to a Planning and Development Committee meeting in September, 2021 with recommendations for consideration by Council."

The following motion was considered:

PDC090-2021

WHEREAS the City of Brampton has consistently been one of the fastest growing communities in Canada;

AND WHEREAS access to attainable and affordable housing options is increasingly out of reach to many residents of Brampton;

AND WHEREAS the City of Brampton wishes to attract investment, provide more housing options to residents, expand the tax base and build a vibrant and sustainable city;

AND WHEREAS the rapidly rising costs of land and building materials is impacting the ability of developers to purchase, develop and make a reasonable return on investment;

AND WHEREAS unlimited height and density policies exist in some GTA municipalities;

THEREFORE BE IT RESOLVED that Council for the City of Brampton directs staff to evaluate the merits of implementing unlimited height and density policies within the City of Brampton, including an evaluation as to whether staff recommend such policies to be applicable city-wide or scoped to a smaller geographic area.

FURTHER RESOLVED THAT staff bring forward any additional policies that could not only complement Council's direction to evaluate unlimited height and density policies, but also recommend alternative policies that could address Council's objectives;

AND FURTHER THAT staff report back to a Planning and Development Committee meeting in September, 2021, with recommendations for consideration by Council.

Carried

10. Referred/Deferred Matters

Nil

11. Correspondence

- 11.1 Correspondence re: **Application to Amend the Official Plan and Zoning By-law - 1317675 Ontario Inc. - Glen Schnarr & Associates Inc. - File C04E05.032**

Dealt with under Item 5.9 - Recommendation PDC082-2021

- 11.2 Correspondence re: **Application to Amend the Official Plan and Zoning By-law - Glen Schnarr & Associates Inc. - TFP Mayching Developments Ltd. - File OZS-2021-0007**

This correspondence was withdrawn from the meeting agenda at the request of the Planning, Building and Economic Development Department and will be presented at the June 21, 2021, Planning and Development Committee Meeting.

See Item 5.3

- 11.3 ^Correspondence from Bryan Smith, President, Gravel Watch Ontario, dated May 18, 2021, re: **Comments on Provincial Consultation to Expand the Green Belt**

PDC091-2021

That the correspondence from Bryan Smith, President, Gravel Watch Ontario, dated May 18, 2021, re: **Comments on Provincial Consultation to Expand the Green Belt**, to the Planning and Development Committee Meeting of June 7, 2021, be received.

Carried

- 11.4 Correspondence re: **Application to Amend the Zoning By-law - Sukhman Raj - Corbett Land Strategies Inc. - File OZS-2021-0006**

Dealt with under Item 5.2 - Recommendation PDC076-2021

- 11.5 Correspondence re: **Application to Amend the Official Plan and Zoning By-law - Glen Schnarr & Associates Inc. - 2548859 Ontario Ltd. - 2571340 Ontario Ltd. - File OZS-2021-0009**

Dealt with under Item 5.6 - Recommendation PDC079-2021

- 11.6 Correspondence re: **City-Initiated Official Plan Amendment and Zoning By-law Amendment to Implement Additional Residential Units (Garden Suites) Regulations**

Dealt with under Item 5.1 - Recommendation PDC075-2021

- 11.7 Correspondence re: **Application to Amend the Official Plan, Zoning By-law, and Draft Plan of Subdivision - Glen Schnarr & Associates Inc. - Peel Regional Police Association/Mattamy Homes (Brampton North) Ltd. - File OZS-2021-0012**

Dealt with under Item 5.8 - Recommendation PDC081-2021

- 11.8 Correspondence re: **Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision - Korsiak Urban Planning - Jim and Luisa Mocon - File OZS-2020-0036**

Dealt with under Item 5.5 - Recommendation PDC078-2021

- 11.9 Correspondence re: **Application to Amend the Zoning By-law - Firth Avenue Development Group Inc. - D.J.K. Land Use Planning - File OZS-2020-0025**

Dealt with under Item 6.8 - Recommendation PDC085-2021

12. Councillor Question Period

Nil

13. Public Question Period

The public was given the opportunity to submit questions via e-mail to the City Clerk's Office regarding any decisions made at this meeting.

P. 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:

PDC092-2021

That the Planning and Development Committee do now adjourn to meet again on Monday, June 21, 2021, at 7:00 p.m.

Carried

Regional Councillor M. Medeiros, Chair



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, June 21, 2021

- Members Present: Regional Councillor M. Medeiros - Wards 3 and 4
Regional Councillor P. Fortini - Wards 7 and 8
Regional Councillor R. Santos - Wards 1 and 5
Regional Councillor P. Vicente - Wards 1 and 5
City Councillor D. Whillans - Wards 2 and 6
Regional Councillor M. Palleschi - Wards 2 and 6
City Councillor J. Bowman - Wards 3 and 4
City Councillor C. Williams - Wards 7 and 8
City Councillor H. Singh - Wards 9 and 10
- Members Absent: Regional Councillor G. Dhillon - Wards 9 and 10
- Staff Present: David Barrick, Chief Administrative Officer
Richard Forward, Commissioner Planning and Development Services
Allan Parsons, Director, Planning, Building and Economic Development
Bob Bjerke, Director, Policy Planning, Planning, Building and Economic Development
Jeffrey Humble, Manager, Policy Planning
Elizabeth Corazzola, Manager, Zoning and Sign By-law Services, Planning, Building and Economic Development
Andrew McNeill, Manager, Official Plan and Growth Management, Planning, Building and Economic Development
Steve Ganesh, Manager, Planning Building and Economic Development
David Vanderberg, Manager, Planning Building and Economic Development
Cynthia Owusu-Gyimah, Manager, Planning Building and Economic Development
Carmen Caruso, Central Area Planner, Planning, Building and

Economic Development
Rob Nykyforchyn, Development Planner, Planning, Building and
Economic Development
Dana Jenkins, Development Planner, Planning, Building and
Economic Development
Mirella Palermo, Policy Planner, Planning, Building and
Economic Development
Sameer Akhtar, City Solicitor
Mark Michniak, Development Planner, Planning, Building and
Economic Development
Anthony-George D'Andrea, Legal Counsel, Legislative Services
Peter Fay, City Clerk
Charlotte Gravlev, Deputy City Clerk

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 this Planning and Development Committee meeting was limited and physical distancing was maintained in Council Chambers at all times during the meeting.

The meeting was called to order at 7:00 p.m. and adjourned at 9:12 p.m.

As this meeting of the 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 Fortini, Councillor Williams, Councillor Singh

Members absent during roll call: Councillor Dhillon (personal)

2. Approval of Agenda

The following motion was considered:

PDC093-2021

That the Agenda for the Planning and Development Committee Meeting of June 21, 2021, be approved as published and circulated.

Carried

3. Declarations of Interest under the Municipal Conflict of Interest Act

Nil

4. Consent Motion

In keeping with Council Resolution C019-2021, the Meeting Chair reviewed the relevant agenda items during this section of the meeting and allowed Members to identify agenda items for debate and consideration, with the balance to be approved as part of the Consent Motion given the items are generally deemed to be routine and non-controversial.

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

7.4, 8.1

The following motion was considered:

PDC094-2021

That the following items to the Planning and Development Committee Meeting of June 7, 2021, be approved as part of Consent:

7.4, 8.1

A recorded vote was requested and the motion carried as follows:

Yea (9): Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Vicente, Regional Councillor Santos, City Councillor Whillans, Regional Councillor Palleschi, City Councillor Bowman, City Councillor Williams, and City Councillor Singh

Nay (0): nil

Absent (1): Regional Councillor Dhillon

Carried (9-0-1)

5. **Statutory Public Meeting Reports**

5.1 Staff report re: **Application to Amend the Official Plan and Zoning By-law - Glen Schnarr & Associates Inc. - TFP Mayching Developments Ltd. - File OZS-2021-0007**

Carmen Caruso, Central Area 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.

Items 6.2 and 11.1 were brought forward at this time.

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

1. Salil Buchar and Nikita Walia, Brampton residents
2. Yashpal Jaura, Brampton resident - not present
3. Faisal Salik, Brampton resident - not present
4. Harpreet Sidhu, Brampton resident - not present
5. Nawab Singh Dhaliwal, Brampton resident - not present
6. Anjan Rakshit, Brampton resident

Committee consideration of the matter included questions of clarification with respect to current and proposed land use designations, and peer review logistics.

The following motion was considered:

PDC095-2021

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law - Glen Schnarr & Associates Inc. - TFP Mayching Developments Ltd. - File OZS-2021-0007**, to the Planning and Development Committee Meeting of June 21, 2021, be received, and,
2. That Development Services 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.
3. That the following delegations re: Application to Amend the Official Plan and Zoning By-law - Glen Schnarr & Associates Inc. - TFP Mayching Developments

Ltd. - File OZS-2021-0007, to the Planning and Development Committee Meeting of June 21, 2021, be received:

1. Salil Buchar and Nikita Walia, Brampton residents

2. Anjan Rakshit, Brampton resident

4. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law - Glen Schnarr & Associates Inc. - TFP Mayching Developments Ltd. - File OZS-2021-0007, to the Planning and Development Committee Meeting of June 21, 2021, be received:

1. Parvi Singh, Brampton resident, dated May 10, 2021, including a petition of objection containing approximately 58 signatures

2. Amanjot Kaur, Brampton resident, dated June 12, 2021

3. Harshpreet and Nisha Karir, Brampton residents, dated June 14, 2021

4. Navindra Budhwa, Brampton resident, dated June 14, 2021

5. Mandeep Deol and Rajbir Sohi, Brampton residents, dated June 14, 2021

6. Nishan Singh and Reetinder Kaur Madhae, Brampton residents, dated June 15, 2021

7. Salil Bhuchar and Nikita Walia, Brampton residents, dated June 15, 2021

8. Suthan Ponnaiah, Brampton resident, dated June 14, 2021

9. Thavasuthan Ponnaiah and Saranya Thavasuthan, Brampton residents, dated June 15, 2021

10. Manav Mahajan, Brampton resident, dated June 15, 2021

11. Mandeep Kumar Garg and Surya Jyoti Verma, Brampton residents, dated June 15, 2021

12. Hricha and Anjan Rakshit, Brampton residents, dated June 15, 2021

13. Elisha Moniz, Brampton resident, dated June 15, 2021

14. Anjan and Swapna Rakshit, Brampton residents, dated June 15, 2021

15. Yashpal and Manjit Jaura, Brampton residents, dated June 15, 2021

16. Baskaran Ratnam, Brampton resident, dated June 15, 2021

17. Yogesh Patel, Brampton resident, dated June 15, 2021

18. Faisal Salik and Komal Arif, Brampton residents, dated June 15, 2021

19. Jayesh Khatri and Ekta Khatri, Brampton residents, dated June 15, 2021
20. Thirukaran Sinnathurai and Thanusha Thirukaran, Brampton residents, dated June 15, 2021
21. Simrandeep and Jasleen Chadha, Brampton residents, dated June 15, 2021
22. Savitri Looknauth and Ariff Jailall, Brampton residents, dated June 17, 2021
23. Kamaldeep Aurora, Brampton resident, dated June 21, 2021

Carried

6. Public Delegations (5 minutes maximum)

6.1 Delegations re: Application to Amend the Official Plan and Zoning By-law - Great Gulf Homes - Scottish Heather Developments Inc. and Brampton G&H Holdings Inc. - FileOZS-2020-0011

Gloria Shan, Brampton resident, and Jiwanjot Sandhu, Brampton resident, addressed Committee and expressed their views, suggestions, concerns and questions with respect to the subject application.

The following motion was considered:

PDC096-2021

That the following delegations re: **Application to Amend the Official Plan and Zoning By-law - Great Gulf Homes - Scottish Heather Developments Inc. and Brampton G&H Holdings Inc. - FileOZS-2020-0011**, to the Planning and Development Committee Meeting of June 21, 2021, be received:

1. Gloria Shan, Brampton resident
2. Jiwanjot Sandhu, Brampton resident

Carried

Item 7.3 was brought forward at this time.

In response to a question from Committee, staff provided details on the applicant-proposed revisions to the residential development, and provided an estimated completion date for the proposed community centre to be located south of the subject lands.

Committee consideration of the matter included acknowledgment that a request to advance the completion date of the community centre was put forth during the last budget process.

The following motion was considered:

PDC097-2021

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law - Great Gulf Homes - Scottish Heather Developments Inc. and Brampton G&H Holdings Inc. - File OZS-2020-0011**, to the Planning and Development Committee Meeting of June 21, 2021, be received;
2. That the application to amend the Official Plan and Zoning By-law submitted by Great Gulf Homes – c/o Scottish Heather Developments Inc, Brampton G&H Holdings Inc, Brampton G&H Holdings II Inc., Ward: 6, File: OZS-2020-0011, as revised, be approved on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, and 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 report.
3. That the amendments to the Official Plan including the Bram West Secondary Plan generally in accordance with the by-law attached as Appendix 12 of the report be adopted;
4. That the amendments to the Zoning By-law generally in accordance with the by-law attached as Appendix 13 of the report be adopted;
5. That staff be directed to work with the applicant to ensure that amendments are made to the Purchase and Sale Agreement and the Detailed Community Information Maps to illustrate the revised housing and lotting changes; and,
6. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34(17) of the Planning Act, R.S.O. c.P. 13, as amended;

Carried

- 6.2 Delegations re: **Application to Amend the Official Plan and Zoning By-law - Glen Schnarr & Associates Inc. - TFP Mayching Developments Ltd. - File OZS-2021-0007**

Dealt with under Item 5.1 - Recommendation PDC095-2021

6.3 Delegation from Sylvia Roberts, Brampton resident, re: **Child Care Centres in Brampton – RM 44/2020**

Sylvia Roberts, Brampton resident, addressed Committee and expressed suggestions and concerns with respect to the City's child care centre zoning provisions.

The following motion was considered:

PDC098-2021

That the delegation from Sylvia Roberts, Brampton resident, re: **Child Care Centres in Brampton - RM 44/2020**, to the Planning and Development Committee Meeting of June 21, 2021, be received.

Carried

Item 7.6 was brought forward at this time.

In response to questions from Committee, staff provided clarification with respect to data collection of unlicensed child care centres, and noted that a review of the zoning regulations will include consideration of relaxed restrictions.

The following motion was considered:

PDC099-2021

That the staff report re: **Child Care Centres in Brampton - RM 44/2020** to the Planning and Development Committee Meeting of June 21, 2021, be received and item RM44/2020 be removed from the Referred Matters List.

Carried

6.4 Delegation from Sylvia Roberts, Brampton resident, re: **Council Appointment for Town and Gown Advisory Committee**

Sylvia Roberts, Brampton resident, addressed Committee and expressed suggestions and concerns with respect to the subject staff report.

The following motion was considered:

PDC100-2021

That the delegation from Sylvia Roberts, Brampton resident, re: **Council Appointment for Town and Gown Advisory Committee**, to the Planning and Development Committee Meeting of June 21, 2021, be received.

Carried

Item 7.7 was brought forward at this time.

In response to questions from Committee, staff clarified that any post-secondary institutions and student unions with an interest in participating on the committee will be encouraged to do so.

Committee consideration of the matter included consensus to appoint three Members of Council to the Committee. The floor was opened at this time and the following Members received a nomination:

- Regional Councillor Santos
- City Councillor Williams
- City Councillor Bowman

The following motion was considered:

PDC101-2021

1. That the staff report re: **Council Appointment for Town and Gown Advisory Committee**, to the Planning and Development Committee Meeting of June 21, 2021, be received;
2. That the following Members of Council be appointed to participate in the staff-led Town and Gown Advisory Committee in 2021/2022, with the option of remaining on the Committee or appointing three other representatives:
 1. Councillor Santos
 2. Councillor Williams
 3. Councillor Bowman

Carried

7. Staff Presentations and Planning Reports

7.1 Staff presentation re: **Brampton Plan - Natural Environment, Climate Change and Resiliency, and Transportation and Connectivity**

Staff provided a presentation on the Brampton Plan - Natural Environment, Climate Change and Resiliency, and Transportation and Connectivity that included the following:

- Overview and timeline
- policy context and key areas for policy development
- strengths and opportunities

- public engagement, next steps, and participation avenues

Item 7.2 was brought forward at this time.

Committee consideration of the matter included the following suggestions:

- guiding policies to increase tree biodiversity
- road construction and consideration for trail/walkway connectivity
- increased signage on trails and public education with respect to natural heritage sites
- update of aging policies to adequately address reducing urban emissions

The following motion was considered:

PDC102-2021

1. That the staff report re: **Brampton Plan – Discussion Papers - Natural Environment, Climate Change and Resiliency, and Transportation and Connectivity – City Wide**, to the Planning and Development Committee Meeting of June 21, 2021, be received; and,
2. That the staff presentation re: **Brampton Plan – Natural Environment, Climate Change and Resiliency, and Transportation and Connectivity**, to the Planning and Development Committee meeting of June 21, 2021, be received.

Carried

7.2 Staff report re: **Brampton Plan Discussion Papers - Natural Environment, Climate Change and Resiliency, and Transportation and Connectivity - City-wide**
Dealt with under Item 7.1 - Recommendation PDC102-2021

7.3 Staff report re: **Application to Amend the Official Plan and Zoning By-law - Great Gulf Homes - Scottish Heather Developments Inc. and Brampton G&H Holdings Inc. - File OZS-2020-0011**
Dealt with under Item 6.1 - Recommendation PDC097-2021

7.4 ^Staff report re: **Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision - Your Home Developments (Ebenezer) Inc. - Candevcon East Ltd. - File OZS-2020-0012 & 21T-20004B**

PDC103-2021

1. That the staff report re: **Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision - Your Home Developments (Ebenezer) Inc. - Candevcon East Ltd. - File OZS-2020-0012 & 21T-20004B** to the Planning and Development Committee Meeting of June 21, 2021 be received;
2. That the Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by Candevcon East Limited on behalf of Your Home Developments (Ebenezer) Inc., Ward 8, Files: OZS-2020-0012 and 21T-20004B 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 amendments to the Official Plan and Bram East Secondary Plan, generally in accordance with Appendix 7 to the report, be adopted; and
4. That the amendments to the Zoning By-law, generally in accordance with Appendix 8 to the report, be adopted.

Carried

7.5 Staff report re: Application to Amend the Zoning By-law - Humphries Planning Group Inc. - 1968610 Ontario Ltd. - File OZS-2020-0035

In response to a question from Committee, staff confirmed that through the review process, the subject development's compatibility with surrounding land uses was deemed to be appropriate; further consideration will be given during the site plan process. Committee requested that all attempts be made to maximize the subject site's employment potential.

The following motion was considered:

PDC104-2021

1. That the staff report re: **Application to Amend the Zoning By-law - Humphries Planning Group Inc. - 1968610 Ontario Ltd. - File OZS-2020-0035**, to the Planning and Development Committee Meeting of June 21, 2021, be received; and
2. That the Zoning By-law Amendment application submitted by Humphries Planning Group Inc. on behalf of 1968610 Ontario Limited, File: OZS-2020-0035,

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 of Brampton Official Plan, for the reasons set out in this Recommendation Report; and

3. That the amendments to the Zoning By-law, generally in accordance with Appendix 12 attached to the report be adopted; and

4. That no further notice or public meeting be required for the attached Zoning By-law amendment pursuant to Section 34(17) of the *Planning Act*.

Carried

7.6 Staff report re: **Child Care Centres in Brampton - RM 44/2020**

Dealt with under Item 6.3 - Recommendation PDC099-2021

7.7 Staff report re: **Council Appointment for Town and Gown Advisory Committee**

Dealt with under Item 6.4 - Recommendation PDC101-2021

8. Committee Minutes

8.1 ^Minutes - Age-Friendly Brampton Advisory Committee - May 25, 2021

PDC105-2021

That the **Minutes of Age-Friendly Brampton Advisory Committee Meeting of May 25, 2021**, Recommendations AFC011-2021 to AFC015-2021 to the Planning and Development Committee Meeting of June 21, 2021, be approved, as published and circulated.

Carried

The recommendations were approved as follows:

AFC011-2021

That the agenda for the Age-Friendly Brampton Advisory Committee meeting of May 25, 2021, be approved as published and circulated.

AFC012-2021

That the delegation by Vasco Alcantara, Rick Hansen Foundation, to the Age-

Friendly Brampton Advisory Committee meeting of May 25, 2021, re: Benefits of Universal Design, Age Friendly, Accessible Housing be received.

AFC013-2021

That the presentation by Mirella Palermo, Policy Planner, and Melinda Yogendran, Assistant Planner, to Age-Friendly Brampton Advisory Committee meeting of May 25, 2021, re: Staying Connected: Video Resource & Directory for Seniors and Caregivers be received.

AFC014-2021

That the presentation by Tristan Costa, Planner, and Gloria Ruiz, Coordinator, Community Innovation and Resilience, to the Age-Friendly Brampton Advisory Committee meeting of May 25, 2021, re: Nurturing Neighbourhoods Program Update be received.

AFC015-2021

That the Age-Friendly Brampton Advisory Committee meeting do now adjourn to meet again June 22, 2021, at 7:00 p.m.

9. Other Business/New Business

Nil

10. Referred/Deferred Matters

Nil

11. Correspondence

- 11.1 Correspondence re: **Application to Amend the Official Plan and Zoning By-law - Glen Schnarr & Associates Inc. - TFP Mayching Developments Ltd. - File OZS-2021-0007**

Dealt with under Item 5.1 - Recommendation PDC095-2021

12. Councillor Question Period

Nil

13. Public Question Period

The following questions with respect to Item 7.3, were received from Prashanth Kumar Panda, Brampton resident; Karambir Singh, Brampton resident, Gloria Shan, Brampton resident; and Jiwanjot Sandhu, Brampton resident:

1. "I heard Councillor Palleschi talking about expedite of Embleton / Mississauga Community Centre however residents are not having transparency. The request to expedite was first raised in 2017 2018 and until now we are still not sure what actions has been taken. We had sent emails requesting time lines and budget allocation in December 2020 and didn't hear back from city. Also in today meeting community services team are not available to answer questions raised by Councillor Palleschi. So wondering if we can get answer during public question regarding budget allocation for the community centre and time lines and setup virtual town hall in coming weeks with residents showing the action taken and progress done so far with regard to expedite of community centre."

2. "I had requested on behalf of residents in Brampton west (Mississauga / Steels) regarding outdoor play places for teens and young adults in the neighbourhood so want to know if there any plans for outdoor play area such as basket ball court, tennis court, cricket stadium or soccer etc."

In response to the questions, Committee confirmed that a virtual town hall will be organized for the area residents as an opportunity for information-sharing and collaboration.

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

14. Closed Session

Nil

15. Adjournment

The following motion was considered:

PDC106-2021

That the Planning and Development Committee do now adjourn to meet again on Monday, July 26, 2021, at 7:00 p.m., or at the call of the Chair.

Carried

Regional Councillor M. Medeiros, Chair



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, July 26, 2021

Clerical Correction: (August 17, 2021)
In accordance with Section 2.11 (7) (a) of Procedure By-law 160-2004, as amended, a clerical correction was made by the City Clerk's Office to Recommendation PDC107-2021 to reflect the recorded vote.

Members Present:

Regional Councillor M. Medeiros - Wards 3 and 4
Regional Councillor P. Fortini - Wards 7 and 8
Regional Councillor R. Santos - Wards 1 and 5
Regional Councillor P. Vicente - Wards 1 and 5
City Councillor D. Whillans - Wards 2 and 6
Regional Councillor M. Palleschi - Wards 2 and 6
City Councillor J. Bowman - Wards 3 and 4
City Councillor C. Williams - Wards 7 and 8
City Councillor H. Singh - Wards 9 and 10
Regional Councillor G. Dhillon - Wards 9 and 10

Staff Present:

David Barrick, Chief Administrative Officer
Richard Forward, Commissioner Planning and Development Services
Allan Parsons, Director, Planning, Building and Economic Development
Bob Bjerke, Director, Policy Planning, Planning, Building and Economic Development
Jeffrey Humble, Manager, Policy Planning, Planning, Building and Economic Development
Steve Ganesh, Manager, Planning Building and Economic Development
David Vanderberg, Manager, Planning Building and Economic Development
Cynthia Owusu-Gyimah, Manager, Planning Building and Economic Development
Sameer Akhtar, City Solicitor
Yinzhou Xiao, Development Planner, Planning, Building and Economic Development
Carmen Caruso, Central Area Planner, Planning, Building and Economic Development

Kelly Henderson, Development Planner, Planning, Building and Economic Development
Himanshu Katyal, Development Planner, Planning, Building and Economic Development
Tejinder Sidhu, Development Planner, Planning, Building and Economic Development
Harsh Padhya, Heritage Planner, Planning, Building and Economic Development
Anand Balram, Development Planner, Planning, Building and Economic Development
Andrew McNeill, Manager, Official Plan and Growth Management, Planning, Building and Economic Development
Andria Oliveira, Project Manager, Transportation Policy, Planning, Building and Economic Development
Peter Fay, City Clerk
Charlotte Gravlev, Deputy City Clerk
Richa Ajitkumar, Acting 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 this Planning and Development Committee meeting was limited and physical distancing was maintained in Council Chambers at all times during the meeting.

The meeting was called to order at 7:00 p.m. and adjourned at 10:49 p.m.

As this meeting of the 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: Regional Councillor Santos, Regional Councillor Vicente, Regional Councillor Palleschi, City Councillor Bowman, Regional Councillor Medeiros, Regional Councillor Fortini, City Councillor Williams

Members absent during roll call: City Councillor Whillans, City Councillor Singh, Regional Councillor Dhillon

City Councillor Whillans joined the meeting at 7:37 p.m. due to technical issues

City Councillor Singh joined the meeting at 7:01 p.m.

Regional Councillor Dhillon joined the meeting at 7:08 p.m. due to technical issues

2. Approval of Agenda

PDC107-2021

That the Agenda for the Planning and Development Committee Meeting of July 26, 2021, be approved as amended as follows:

To withdraw:

7.12 - Staff report re: Site Specific Amendment to the Sign By-Law 399-2002, as amended, 2514682 Ontario Inc., 3455 Queen Street East – Ward 8

To defer to a future meeting:

7.4 - Staff presentation re: Brampton Plan Presentation -Growth Management, Employment & Retail, Urban Design, Open Spaces & Recreation – City Wide

7.5 - Staff report re: Brampton Plan - Growth Management, Employment & Retail, Urban Design, Open Spaces & Recreation – City Wide

7.6 - Staff presentation re: Transportation Master Plan and Capital Plan Interim Strategy and the Evaluation of Torbram Road

7.7 - Staff report re: Transportation Master Plan and Capital Plan Interim Strategy and the Evaluation for Torbram Road Citywide

Carried

Note: later in the meeting on a two-thirds majority vote to re-open the question, Approval of Agenda was re-opened and the following items were added:

Re: 7.3 - Staff report re: Heritage Heights Secondary Plan - Areas 52 and 53 - Delegation from Sylvia Roberts, Brampton resident

Re: 7.6 - Staff presentation re: Transportation Master Plan and Capital Plan Interim Strategy and the Evaluation of Torbram Road - Delegation from Sylvia Roberts, Brampton resident

A recorded vote was requested and the motion carried as follows:

Yea (6): Regional Councillor Medeiros, Regional Councillor Fortini, City Councillor Whillans, Regional Councillor Vicente, Regional Councillor Santos, and City Councillor Singh

Nay (3): Regional Councillor Palleschi, City Councillor Bowman, City Councillor Williams

Absent (1): Regional Councillor Dhillon

Carried (6-3-1)

3. Declarations of Interest under the Municipal Conflict of Interest Act

City Councillor Whillans declared a conflict of interest with respect to Item 5.3 as he owns property on the subject street.

4. Consent Motion

In keeping with Council Resolution C019-2021, the Meeting Chair reviewed the relevant agenda items during this section of the meeting and allowed Members to identify agenda items for debate and consideration, with the balance to be approved as part of the Consent Motion given the items are generally deemed to be routine and non-controversial.

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

(7.8, 7.9, 7.10, 7.11, 8.1, 8.2)

The following motion was considered:

PDC108-2021

That the following Items to the Planning and Development Committee Meeting of July 26, 2021, be approved as part of Consent:

(7.8, 7.9, 7.10, 7.11, 8.1, 8.2)

Yea (9): Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Vicente, Regional Councillor Santos, Regional Councillor Palleschi, City Councillor Bowman, City Councillor Williams, and City Councillor Singh, Regional Councillor Dhillon

Nay (0): nil

Absent (1): City Councillor Whillans

Carried (9-0-1)

5. Statutory Public Meeting Reports

- 5.1 Staff report re: Application to Amend the Official Plan and Zoning By-law - Church (Brampton) Ventures Inc. - W.E. Oughtred & Associates Inc. - File - OZS-2021-0011 - To permit: 76 stacked townhouse units in four townhouse blocks and 197 condominium/rental units in a ten-storey building - Location: 55, 59 and 61 Beech Street, and 136, 140, and 142 Church Street East - Ward 1

Yin Xiao, 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.

Items 6.1 and 11.1 were brought forward at this time.

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

1. Scott MacPhee, Brampton Resident - withdrawn
2. David Knight, Brampton Resident
3. Tim Rawlings, Brampton Resident
4. Arlene Beaumont, Consultant W.E. Oughtred & Associates Inc.
5. Michelle and Joe Bruno, Brampton Residents - not present
6. Shannon Daykin, Brampton Resident - withdrawn
7. Jonathan Silva, Brampton Resident

In response to a question from Committee regarding storm water, Staff confirmed that they will follow up directly with the Councillor, and provide information in the future recommendation report.

Staff responded to questions from Committee with respect to the mature trees on the property and those on the adjacent property, and advised that the recommendation report will provide details on this matter.

The following motion was considered:

PDC109-2021

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law - Church (Brampton) Ventures Inc. - W.E. Oughtred & Associates Inc. - File - OZS-2021-0011**, to the Planning and Development Committee Meeting of July 26, 2021, be received,
2. That Development Services 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;

3. That the following delegations re: Application to Amend the Official Plan and Zoning By-law - Church (Brampton) Ventures Inc. - W.E. Oughtred & Associates Inc. - File - OZS-2021-0011, to the Planning and Development Committee Meeting of July 26, 2021, be received:
 1. David Knight, Brampton Resident
 2. Tim Rawlings, Brampton Resident
 3. Arlene Beaumont, Consultant W.E. Oughtred & Associates Inc.
 4. Jonathan Silva, Brampton Resident

4. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law - Church (Brampton) Ventures Inc. - W.E. Oughtred & Associates Inc. - File - OZS-2021-0011, to the Planning and Development Committee Meeting of July 26, 2021, be received:
 1. Martin Clarkson, Brampton Resident, dated June 30, 2021
 1. Lorraine Stark, Brampton Resident, dated July 6, 2021
 2. Shri duitt kale, Brampton Resident, dated July 6, 2021
 3. Paul Pereira, Brampton Resident, dated July 6, 2021
 4. Nancy Lyness, Brampton Resident, dated July 13, 2021
 5. Scott MacPhee, Brampton Resident, dated July 16, 2021 and July 18, 2021
 6. Lynda and David Johnson, Brampton Residents, dated July 19, 2021
 7. Susan Naumann, Brampton Resident, dated July 18, 2021
 8. Dianne and Dave Stribling, Brampton Residents dated July 18, 2021
 9. David Knight, Brampton Resident, dated July 18, 2021
 10. Terrance Haynes, Brampton Resident, dated July 19, 2021
 11. Ann Morrison, Brampton Resident, dated July 20, 2021
 12. Shannon Daykin, Brampton Resident, dated July 20, 2021
 13. Michelle and Joe Bruno, Brampton Residents, dated July 20, 2021
 14. Ryan Best, Brampton Resident, dated July 21, 2021
 15. Tim Rawlings, Brampton Resident, dated July 23, 2021 and July 26, 2021

Carried

- 5.2 Staff report re: Application to Amend the Official Plan and Zoning By-law, Sajecki Planning Inc. – Luxor Development Corporation - OZS-2021-0003 - To permit: 30-storey building containing 363 residential units with 225 parking spaces and at-grade commercial uses - Location: 151 Main Street North, North-West Corner of Church Street West and Main Street North - Ward 1

Carmen Caruso, Central Area 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.

Items 6.5 and 11.2 were brought forward at this time.

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

1. Christopher Moon, Partner, Davis Webb
2. Yvonne Klima, Brampton Resident
3. James Law, Brampton Resident - not present

The following motion was considered:

PDC110-2021

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law, Sajecki Planning Inc. – Luxor Development Corporation**, 151 Main Street North, Ward 1- File OZS-2021-0003, to the Planning and Development Committee Meeting of July 26, 2021, be received, and,

2. That Development Services 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.

3. That the following delegations re: Application to Amend the Official Plan and Zoning By-law, Sajecki Planning Inc. – Luxor Development Corporation - OZS-2021-0003, to the Planning and Development Committee Meeting of July 26, 2021, be received:

1. Christopher Moon, Partner, Davis Webb
2. Yvonne Klima, Brampton Resident

4. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law, Sajecki Planning Inc. – Luxor Development Corporation - OZS-2021-0003, to the Planning and Development Committee Meeting of July 26, 2021, be received:

1. James Law, Brampton Resident, dated July 5, 2021
2. Lawrence Tsang, Brampton Resident, dated July 8, 2021
3. Cindy and Mike, Brampton Residents, dated July 8, 2021
4. Anthony Melo, Brampton Resident, dated July 19, 2021

5. Yvonne Klima, Brampton Resident, dated July 20, 2021
6. Christopher Moon, Brampton Resident, dated July 20, 2021

Carried

- 5.3 Staff report re: Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd. – 190532 Ontario Inc. - File: OZS-2020-0037 - To permit: 150 residential units with a total of 174 parking spaces - Location: 10785, 10799, 10807, 10817 McLaughlin Road, East side of McLaughlin Road North, south of Van Scott Drive and north of Potters Wheel Gate - Ward 2

City Councillor Whillans declared a conflict of interest with respect to Item 5.3 as he owns property on the subject street. Councillor Whillans left the meeting and did not participate during consideration of this item.

Carmen Caruso, Central Area 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.

Items 6.2 and 11.3 were brought forward at this time.

Committee consideration of the matter included direction to staff and the applicant to arrange a virtual town hall for the area residents, as an opportunity for information-sharing and collaboration.

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

1. Igor Kalintchev and Natalia Sabachnikova, Brampton Residents, via pre-recorded audio
2. Essa Qaqish, Brampton Resident
3. Roy Fernandes, Brampton Resident
4. Rajiv Warikoo, Brampton Resident
5. Harsimran Mehta, Brampton Resident
6. Francis Pinto and Maria Pinto, Brampton Residents - not present
7. Manjit Rehil, Brampton Resident
8. Gurdip Mehta, Brampton Resident - Note: Angajit (last name not provided) spoke on behalf of Gurdip Mehta
9. Anna Kulikova, Brampton Resident - Note: Nehal (last name not provided) spoke on behalf of Anna Kulikova
10. Rick Ott, Brampton Resident

11. Maria Pinto, Brampton Resident - not present
12. Chris Capozzi, Brampton Resident - not present
13. Claudette Bhagwansingh, Brampton Resident, via pre-recorded audio
14. Rohan Bhagwansingh, Brampton Resident, via pre-recorded audio
15. Greg Clark on behalf of Linda Clark, Brampton Resident
16. Ilda Neves, Brampton Resident, via pre-recorded video
17. John Charles, Brampton Resident - not present
18. Mau Ellis, Brampton Resident
19. Vonrick Corridon, Brampton Resident - not present
20. Zayyan Chowdhury, Brampton Resident - not present
21. Julia Dennis, Brampton Resident - not present
22. Hai Tran, Brampton Resident - not present
23. Arun and Deepa, Brampton Residents - not present

The following motion was considered:

PDC111-2021

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd. – 190532 Ontario Inc.**, 10785, 10799, 10807, 10817 McLaughlin Road, Ward 2 - File OZS-2020-0037, to the Planning and Development Committee Meeting of July 26, 2021, be received,
2. That Development Services 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.
3. That the following delegations re: Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd. – 190532 Ontario Inc. - File: OZS-2020-0037, to the Planning and Development Committee Meeting of July 26, 2021, be received:
 1. Igor Kalintchev and Natalia Sabachnikova, Brampton Residents, via pre-recorded audio
 2. Essa Qaqish, Brampton Resident
 3. Roy Fernandes, Brampton Resident
 4. Rajiv Warikoo, Brampton Resident
 5. Harsimran Mehta, Brampton Resident
 6. Francis Pinto and Maria Pinto, Brampton Residents
 7. Manjit Rehil, Brampton Resident
 8. Gurdip Mehta, Brampton Resident
 9. Anna Kulikova, Brampton Resident

10. Rick Ott, Brampton Resident
 11. Claudette Bhagwansingh, Brampton Resident, via pre-recorded audio
 12. Rohan Bhagwansingh, Brampton Resident, via pre-recorded audio
 13. Greg Clark on behalf of Linda Clark, Brampton Resident
 14. Ilda Neves, Brampton Resident
 15. Mau Ellis, Brampton Resident
4. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd. – 190532 Ontario Inc. - File: OZS-2020-0037, to the Planning and Development Committee Meeting of July 26, 2021, be received:
1. Roy Fernandes, Brampton resident, dated July 1, 2021
 2. Marlene Neves, Brampton Resident, dated July 2, 2021
 3. Claudette Bhagwansingh, Brampton Resident, dated July 2, 2021
 4. John Charles, Brampton Resident, dated July 5, 2021
 5. Igor Kalintchev and Natalia Sabachnikova, Brampton Residents, dated July 5, 2021
 6. Alcides Pacheco, Brampton Resident, dated July 6, 2021
 7. Harsimran Mehta, Brampton Resident, dated July 6, 2021, including a petition of objection containing approximately 142 signatures
 8. Cahn Huy Ha, Thanh Tu Loi, Steven Ha, Brampton Residents, dated July 6, 2021
 9. Rajiv Warikoo, Brampton Resident, dated July 7, 2021, including a petition of objection containing approximately 68 signatures
 10. Essa Qaqish, Brampton Resident, dated July 6, 2021
 11. Ajay Kumar, Brampton Resident, dated July 8, 2021
 12. Iqbal Arora, Brampton Resident, dated July 8, 2021
 13. Bhupinder Mehta, Brampton Resident, dated July 8, 2021
 14. Harpreet Mahi, Brampton Resident, dated July 8, 2021
 15. Gurdip Mehta, Brampton Resident, dated July 8, 2021
 16. Darri Singh, Brampton Resident, dated July 9, 2021
 17. Anna Kulikova, Brampton Resident, dated July 10, 2021
 18. Rashmi Arora, Brampton Resident, dated July 10, 2021
 19. Rick Ott, Brampton Resident, dated July 12, 2021
 20. Maria Pinto, Brampton Resident, dated July 12, 2021
 21. Chris Capozzi, Brampton Resident, dated July 12, 2021
 22. Francis Pinto, Brampton Resident, dated July 12, 2021
 23. Baljinder Rehill, Brampton Resident, dated July 12, 2021
 24. Kevin Tulli, Brampton Resident, dated July 12, 2021
 25. Bevan and Joanne Rampersad, Brampton Residents, dated July 12, 2021
 26. Tracy Williamson and Matthew Hofland, Brampton Residents, dated July 12, 2021
 27. Ravi Seenath, Brampton Resident, dated July 13, 2021
 28. Gagandeep Kaur, Brampton Resident, dated July 13, 2021
 29. Carl Beharie, Brampton Resident, dated July 13, 2021
 30. Kenneth Yousaf, Brampton Resident, dated July 13, 2021
 31. Jagdish Rehill, Brampton Resident, dated July 13, 2021

32. Igor Kalintchev, Jacob Aptekar and Michael Foster, Brampton Residents, dated July 13, 2021, including a petition of objection containing approximately 194 signatures. Note: updated petition containing received on July 18, 2021
33. Duarte and Ida Neves, Brampton Residents, dated July 14, 2021
34. Terri (last name not provided), Brampton Resident, dated July 14, 2021
35. Tom Brown, Brampton Resident, dated July 14, 2021
36. Linda Clark, Brampton Resident, dated July 14, 2021
37. Bughel Sidhu, Brampton Resident, dated July 15, 2021
38. Anila Rattan, Brampton Resident, dated July 16, 2021
39. Deonarine Singh, Brampton Resident, dated July 16, 2021
40. Jatinder Saini, Brampton Resident, dated July 16, 2021
41. Alex Kuan-Veng, Brampton Resident, dated July 16, 2021
42. Jacob Aptekar, Brampton Resident, dated July 16, 2021
43. Jennifer Quinn, Brampton Resident, dated July 18, 2021
44. Swapan Gosh, Brampton Resident, dated July 18, 2021
45. Binu Lamba, Brampton Resident, dated July 18, 2021
46. Bahareh Vafadari, Brampton Resident, dated July 18, 2021
47. Sriram Gosh, Brampton Resident, dated July 18, 2021
48. Archana Gosh, Brampton Resident, dated July 18, 2021
49. Ann Marie, Brampton Resident, dated July 16, 2021
50. Hari Babu, Brampton Resident, dated July 18, 2021
51. Natile Romono, Brampton Resident, dated July 18, 2021
52. Samantha Samodee, Brampton Resident, dated July 19, 2021
53. Natalia Sabachnikova, Brampton Resident, dated July 19, 2021
54. Manjit Bola, Brampton Resident, dated July 19, 2021
55. Linda Clark, Brampton Resident, dated July 18, 2021
56. John Charles, Brampton Resident, dated July 17, 2021
57. Mau Ellis, Brampton Resident, dated July 16, 2021
58. Nitin Chawla, Brampton Resident, dated July 19, 2021
59. Vonrick Corridon, Brampton Resident, dated July 19, 2021
60. Sylvia Menezes Roberts, Brampton Resident, dated July 19, 2021
61. Zubaer Malik, Brampton Resident, dated July 19, 2021
62. Tajinder Malik, Brampton Resident, dated July 19, 2021
63. Zayyan Chowdhury, Brampton Resident, dated July 19, 2021
64. Ayaana Walia, Brampton Resident, dated July 19, 2021
65. Vanaya Bawa, Brampton Resident, dated July 19, 2021
66. Hai Tran, Brampton Resident, dated July 19, 2021
67. Arun and Deepa, Brampton Resident, dated July 20, 2021
68. Ranjit Dhote, Brampton Resident, dated July 21, 2021

Carried

- 5.4 Staff Report re: Application for an Official Plan Amendment and Zoning By-law Amendment, Blackthorn Development Corp. – 2706376 Ontario Inc., 30 McLaughlin Road South - File OZS-2021-0016 - To permit: 8-storey mixed-use building - Location: 30 McLaughlin Road South, East side of McLaughlin Road and south of Queen Street - Ward 3

Kelly Henderson, 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.

Items 6.3 and 11.4 were brought forward at this time.

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

1. Maurizio Rogato, Principal, Blackthorn Corp.
2. Gus Margou, Brampton Resident
3. D. Bhattacharya, Brampton Resident - not present
4. Lucy Clayton, Brampton Resident, Note: added as a delegate during the meeting

The following motion was considered:

PDC112-2021

1. That the staff report re: **Application for an Official Plan Amendment and Zoning By-law Amendment, Blackthorn Development Corp. – 2706376 Ontario Inc., 30 McLaughlin Road South, Ward 3 - City File OZS-2021-0016**, to the Planning and Development Committee Meeting of July 26, 2021, be received;
2. That Development Services 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.
3. That the following delegations re: Application for an Official Plan Amendment and Zoning By-law Amendment, Blackthorn Development Corp. – 2706376 Ontario Inc., 30 McLaughlin Road South - File OZS-2021-0016, to the Planning and Development Committee Meeting of July 26, 2021, be received:

1. Maurizio Rogato, Principal, Blackthorn Corp.
2. Gus Margou, Brampton Resident
3. Lucy Clayton, Brampton Resident
4. That the following correspondence re: Application for an Official Plan Amendment and Zoning By-law Amendment, Blackthorn Development Corp. – 2706376 Ontario Inc., 30 McLaughlin Road South - File OZS-2021-0016, to the Planning and Development Committee Meeting of July 26, 2021, be received:

1. Gus Margou, Brampton Resident, dated July 9, 2021
2. D. Bhattacharya, Brampton Resident, dated July 16, 2021
3. Bheem Chouhan, Brampton Resident, dated July 19, 2021
4. Joanne MacKinnon, Brampton Resident, dated July 19, 2021
5. Scott Adams, Brampton Resident, dated July 20, 2021
6. Rajpal Bajwa, Brampton Resident, dated July 20, 2021
7. Monica Singh, Brampton Resident, dated June 29, 2021
8. Chathapuram Ramkumar, Brampton Resident, dated July 20, 2021
9. Sohan Chouhan, Brampton Resident, dated July 20, 2021
10. Navdeep Tiwana, Brampton Resident, dated July 20, 2021
11. Manroop Banipal, Brampton Resident, dated July 20, 2021
12. Surjit Johal, Brampton Resident, dated July 21, 2021
13. Sukh Chohan, Brampton Resident, dated July 21, 2021
14. Simran Kaur Jawanda, Brampton Resident, dated July 21, 2021
15. Prableen khurmi, Brampton Resident, dated July 21, 2021
16. Rupinder Dhillon, Brampton Resident, dated July 21, 2021
17. Ron Sidhu, Brampton Resident, dated July 21, 2021
18. Prableen Kaur, Brampton Resident, dated July 21, 2021
19. Nimer Boparai, Brampton Resident, dated July 21, 2021
20. Navjot Kaur, Brampton Resident, dated July 21, 2021
21. Navjot Hundal, Brampton Resident, dated July 21, 2021
22. Hartin Vachher, Brampton Resident, dated July 21, 2021
23. Harman Sekhon, Brampton Resident, dated July 21, 2021
24. Harmail Sidhu, Brampton Resident, dated July 21, 2021
25. Gurbir Dhillon, Brampton Resident, dated July 21, 2021
26. Anureet Kaur, Brampton Resident, dated July 21, 2021
27. Lovepreet Kaur, Brampton Resident, dated July 21, 2021
28. Anureet Brar, Brampton Resident, dated July 21, 2021
29. Anoop Sidhu, Brampton Resident, dated July 21, 2021
30. Amrinder Kooner, Brampton Resident, dated July 21, 2021
31. Amrinder (Peter) Mann, Brampton Resident, dated July 21, 2021
32. Girish Selarka, Brampton Resident, dated July 21, 2021
33. Surinder K, Brampton Resident, dated July 21, 2021
34. Tahir Majeed, Brampton Resident, dated July 21, 2021
35. Amrit Phull, Brampton Resident, dated July 21, 2021
36. Anureet Sidhu, Brampton Resident, dated July 21, 2021
37. Arman jain, Brampton Resident, dated July 21, 2021

38. Babu Sutdhar, Brampton Resident, dated July 21, 2021
39. Baljit Singh Sandhu, Brampton Resident, dated July 21, 2021
40. Charanjit Gill, Brampton Resident, dated July 21, 2021
41. Dan Singh, Brampton Resident, dated July 21, 2021
42. Pip Bola, Brampton Resident, dated July 21, 2021
43. Gurdip Virdi, Brampton Resident, dated July 21, 2021
44. Dishank Shah, Brampton Resident, dated July 21, 2021
45. Tajvir Gill, Brampton Resident, dated July 21, 2021
46. Tarwinder Singh Dhaliwal, Brampton Resident, dated July 21, 2021
47. Varinder Singh Bhullar, Brampton Resident, dated July 21, 2021
48. Vikran Saini, Brampton Resident, dated July 21, 2021
49. Zohaib Hanif, Brampton Resident, dated July 21, 2021
50. Devinder Gill, Brampton Resident, dated July 21, 2021
51. Gurjap Randhawa, Brampton Resident, dated July 21, 2021
52. Gurprit Virdi, Brampton Resident, dated July 21, 2021
53. Harjap Randhawa, Brampton Resident, dated July 21, 2021
54. Harsh Kaur, Brampton Resident, dated July 21, 2021
55. Ishvinder Singh, Brampton Resident, dated July 21, 2021
56. Jagdeep Singh Lally, Brampton Resident, dated July 21, 2021
57. Jagjit Singh, Brampton Resident, dated July 21, 2021
58. Jaskarn Grewal, Brampton Resident, dated July 21, 2021
59. Jisondeep Sandhu, Brampton Resident, dated July 21, 2021
60. Juvraj Dosanjh, Brampton Resident, dated July 21, 2021
61. Kulwant Saran, Brampton Resident, dated July 21, 2021
62. Lovleen Kaur, Brampton Resident, dated July 21, 2021
63. Manbir Sandhu, Brampton Resident, dated July 21, 2021
64. Manjit Gill, Brampton Resident, dated July 21, 2021
65. Mankiran Kaur Dulku, Brampton Resident, dated July 21, 2021
66. Manreet Kaur, Brampton Resident, dated July 21, 2021
67. Manu mahajan, Brampton Resident, dated July 21, 2021
68. Manveer Gill, Brampton Resident, dated July 21, 2021
69. Mehtab Singh, Brampton Resident, dated July 21, 2021
70. Nachhattar Chohan, Brampton Resident, dated July 21, 2021
71. Naheed Akhtar, Brampton Resident, dated July 21, 2021
72. Napinderpal Singh, Brampton Resident, dated July 21, 2021
73. Paras Chaudhary, Brampton Resident, dated July 21, 2021
74. Parmatma Sidhu, Brampton Resident, dated July 21, 2021
75. Prabhjot phull, Brampton Resident, dated July 21, 2021
76. Pranav Sharma, Brampton Resident, dated July 21, 2021
77. Puneet Sahi, Brampton Resident, dated July 21, 2021
78. Ramandeep Kaur Sran, Brampton Resident, dated July 21, 2021
79. Ramjit Dhaliwal, Brampton Resident, dated July 21, 2021
80. Ranjit Sandhu, Brampton Resident, dated July 21, 2021
81. Rupinder Arora, Brampton Resident, dated July 21, 2021
82. Shaista Jamal, Brampton Resident, dated July 21, 2021
83. Sukhjivan Singh Gill, Brampton Resident, dated July 21, 2021

- 84. Sukhman Nagra, Brampton Resident, dated July 21, 2021
- 85. Sukhyad Grewal, Brampton Resident, dated July 21, 2021
- 86. Suniana Kapil, Brampton Resident, dated July 21, 2021
- 87. Mayank Singh, Brampton Resident, dated July 22, 2021
- 88. Harsimran Singh Padda, Brampton Resident, dated July 23, 2021
- 89. Sarjinder Bains, Brampton Resident, dated July 23, 2021
- 90. Nitin Chopra, Brampton Resident, dated, July 23, 2021

Carried

- 5.5 Staff report re: Application to the Amend the Official Plan, and Draft Plan of Subdivision – Weston Consulting – Pure Hurontario Street Holdings ULC & HD Hurontario Inc. 10534 Hurontario Street - File: OZS-2021-0028 & 21T-21008B - To permit: an industrial development consisting of 2 warehouse buildings, and remove the planned Collector Road from the Official Plan and propose a new connection to Hurontario Street - Location: 10534 Hurontario Street - Ward 2

Himanshu Katyal, 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.

PDC113-2021

1. That the staff report re: **Application to the Amend the Official Plan, and for a Draft Plan of Subdivision – Weston Consulting – Pure Hurontario Street Holdings ULC & HD Hurontario Inc. – 10534 Hurontario Street – Ward 2 - File OZS-2021-0028**, to the Planning and Development Committee Meeting of July 26, 2021, be received;
2. That Planning and Development Services 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

- 5.6 Staff report re: Application to Amend the Official Plan and Zoning By-law, Weston Consulting – Black Creek Group, 2797180 Ontario Inc. - 12089 Hurontario Street - File: OZS-2021-0017 - To permit: 9-storey residential building with 201 units - Location: 12089 Hurontario Street, North of Mayfield Road, East of Hurontario Street - Ward 2

Tejinder Sidhu, 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.

Items 6.6 and 11.5 were brought forward at this time.

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

1. Lee Williams, Brampton Resident - not present
2. Michael Vani, Senior Planner, Weston Consulting

Staff responded to questions from Committee with respect to the tertiary plan and advised that the details will be provided in the recommendation report.

The following motion was considered:

PDC114-2021

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law – Weston Consulting – Black Creek Group - 2797180 Ontario Inc., – 12089 Hurontario Street – Ward 2 – File OZS-2021-0017**, to the Planning and Development Committee meeting of July 26, 2021, be received;
2. That Development Services 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;
3. That the following delegations re: Application to Amend the Official Plan and Zoning By-law – Weston Consulting – Black Creek Group - 2797180 Ontario Inc., – 12089 Hurontario Street – Ward 2 – File OZS-2021-0017 be received:
 1. Michael Vani, Senior Planner, Weston Consulting;

4. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law – Weston Consulting – Black Creek Group - 2797180 Ontario Inc., – 12089 Hurontario Street – Ward 2 – File OZS-2021-0017 be received:

1. Shawn Keba, Brampton Resident, dated June 19, 2021
2. Nickey White, Brampton Resident, dated June 26, 2021
3. Kevin Borgatti, Brampton Resident, dated July 7, 2021
4. Lee Williams, Brampton Resident, dated July 20, 2021
5. Mark Yarranton, Brampton Resident, dated July 21, 2021

Carried

6. Public Delegations (5 minutes maximum)

6.1 Delegation re: Application to Amend the Official Plan and Zoning By-law - Church (Brampton) Ventures Inc. - W.E. Oughtred & Associates Inc. - File - OZS-2021-0011

Dealt with under Item 5.1 - Recommendation PDC109-2021

6.2 Delegation re: Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd. – 190532 Ontario Inc. - File: OZS-2020-0037

Dealt with under Item 5.3 - Recommendation PDC111-2021

6.3 Delegation Re: Application for an Official Plan Amendment and Zoning By-law Amendment, Blackthorn Development Corp. – 2706376 Ontario Inc., 30 McLaughlin Road South - OZS-2021-0016

Dealt with under Item 5.4 - Recommendation PDC112-2021

6.4 Possible Delegation re: Site Specific Amendment to the Sign By-Law 399-2002, as amended, 2514682 Ontario Inc, 3455 Queen Street East – Ward 8

Note: This item was withdrawn at the request of the Planning, Building and Economic Development Department staff and will be presented at the August 11, 2021, City Council Meeting.

6.5 Delegation re: Application to Amend the Official Plan and Zoning By-law, Sajecki Planning Inc. – Luxor Development Corporation - OZS-2021-0003

Dealt with under Item 5.2 - Recommendation PDC110-2021

6.6 Delegation re: Application to Amend the Official Plan and Zoning By-law, Weston Consulting – Black Creek Group, 2797180 Ontario Inc. - 12089 Hurontario Street - File: OZS-2021-0017

Dealt with under Item 5.6 - Recommendation PDC114-2021

7. **Staff Presentations and Planning Reports**

At this time, a motion was introduced to reopen Approval of Agenda to reconsider deferral of Items 7.6 and 7.7.

The following motion was considered:

PDC115-2021

To reopen approval of the agenda to reconsider deferral of Items 7.6 and 7.7 to a future meeting, to provide for consideration of the items at this July 26, 2021 meeting.

A recorded vote was requested and the motion carried as follows:

Yea (6): Regional Councillor Medeiros, Regional Councillor Fortini, City Councillor Whillans, Regional Councillor Vicente, Regional Councillor Santos, and City Councillor Singh

Nay (3): Regional Councillor Palleschi, City Councillor Bowman, City Councillor Williams

Absent (1): Regional Councillor Dhillon

Carried (6-3-1)

7.1 Staff presentation re: Archaeological Management Plan (AMP)

Staff provided a presentation on Archaeological Management Plan (AMP) that included the following:

- Definition of Archaeology
- Archaeology Periods
- Archaeology sites in Ontario
- What triggers an Archaeology Assessment
- Indigenous Engagement
- Development Review Process and Archaeological Assessment
- What have other Municipalities Done
- Proposed Timelines
- Budget

The following motion was considered:

PDC116-2021

That the staff presentation re: **Archaeological Management Plan** to the Planning and Development Committee Meeting of July 26, 2021, be received.

Carried

7.2 Staff presentation re: Heritage Heights Secondary Plan - Areas 52 and 53

Staff presented an overview of the Heritage Heights Secondary Plan - Areas 52 and 53.

On a two-thirds majority vote, Approval of Agenda was re-opened and Sylvia Roberts, Brampton resident, was added as a delegation.

Sylvia Roberts, Brampton resident, expressed thoughts and concerns with respect to this matter.

Item 7.3 was brought forward at this time.

Committee consideration of the matter included consensus to amend Clause 3 of staff recommendation as follows:

"That staff be directed to investigate means of lifting the existing interim control by-law in relation to the lands, and report back to a future Planning and Development Committee Meeting with recommendations for consideration by Council."

The following motion was considered:

PDC117-2021

1. That the staff report re: **Heritage Heights Secondary Plan – Areas 52 and 53 – Proposed Policy and Street Standards**, to the Planning and Development Committee Meeting of July 26, 2021, be received;

2. That staff be directed to host a statutory public meeting in September 2021, to receive public input on the proposed policy and street standards for the Heritage Heights Secondary Plan;

3. That staff be directed to investigate means of lifting the existing interim control by-law in relation to the lands, and report back to a future Planning and Development Committee meeting with recommendations for consideration by Council;

4. That Brampton City Council requests, through Regional Council, that Regional staff be directed to update the detailed design work currently being undertaken

on Bovaird Drive, west of Mississauga Road to implement the cross-section for Bovaird Drive that is included in the Heritage Heights Secondary Plan policy;

5. That the staff presentation re: Heritage Heights Secondary Plan – Areas 52 and 53, to the Planning and Development Committee Meeting of July 26, 2021 be received; and,

6. That the delegation from Sylvia Roberts, Brampton resident, re: Heritage Heights Secondary Plan – Areas 52 and 53, to the Planning and Development Committee Meeting of July 26, 2021, be received.

Carried

7.3 Staff report re: Heritage Heights Secondary Plan - Areas 52 and 53

Dealt with under Item 7.2 - Recommendation PDC117-2021

7.4 Staff presentation re: Brampton Plan Presentation - Growth Management, Employment & Retail, Urban Design, Open Spaces & Recreation – City Wide

Note: this item was deferred to a future meeting - **Recommendation PDC107-2021**

7.5 Staff report re: Brampton Plan - Growth Management, Employment & Retail, Urban Design, Open Spaces & Recreation – City Wide

Dealt with under Item 7.4

7.6 Staff presentation re: Transportation Master Plan and Capital Plan Interim Strategy and the Evaluation of Torbram Road

Note: During Approval of Agenda, Items 7.6 and 7.7 were deferred to a future meeting - Recommendation PDC107- 2021.

Later in the meeting on a two-thirds majority vote to reopen approval of the agenda, Items 7.6 and 7.7 were added to the agenda to provide for consideration at this July 26, 2021 meeting - Recommendation PDC115-2021

Sylvia Roberts, Brampton resident, expressed thoughts and concerns with respect to this matter.

Item 7.7. was brought forward at this time.

In response to concerns expressed by Committee on the timing of the construction, fencing and noise walls, due to the impact on area residents, staff advised that they will report back to Council with details on the future steps of the project.

The following motion was considered:

PDC118-2021

1. That the staff report re: **Transportation Master Plan and Capital Plan Interim Strategy and the Evaluation for Torbram Road (Citywide)**, to the Planning and Development Committee Meeting of July 26, 2021, be received;
2. That the approach outlined in the report for an Interim Strategy to address Capital Plan Implementation programs while the Transportation Master Plan (TMP) Review is underway, including the TMP Principles Scorecard to assess how projects deliver on Streets for People, Vision Zero, and broader planning objectives be endorsed;
3. That while the TMP Review is underway and as identified in the report (itemized in Appendix B), Council direct staff to pause the planning and implementation (Environmental Assessment and detailed design) of longer-term six-lane road widening projects, and continue to refocus the capital work plan and more immediate, previously identified six-lane road widening projects on delivering transit and active transportation infrastructure as a priority, and that staff report back accordingly;
4. That direction be provided to cancel the six-lane road widening of Torbram Road from Queen Street to Steeles Avenue, and that staff subsequently be directed to apply the TMP Principles Scorecard as a framework for redesigning this segment of Torbram Road to be more consistent with the TMP Review objectives and principles, and that staff be directed to report back to Council on options for the redesign including a review of the implications of reframing the project objectives and outcomes;
5. That the staff presentation re: **Transportation Master Plan and Capital Plan Interim Strategy and the Evaluation for Torbram Road (Citywide)**, to the Planning and Development Committee Meeting of July 26, 2021, be received;
6. That the delegation from Sylvia Roberts, Brampton resident, re: **Transportation Master Plan and Capital Plan Interim Strategy and the Evaluation for Torbram Road (Citywide)**, to the Planning and Development Committee Meeting of July 26, 2021, be received.

Carried

- 7.7 Staff report re: Transportation Master Plan and Capital Plan Interim Strategy and the Evaluation for Torbram Road Citywide

Deal with under Item 7.6 - Recommendation PDC118-2021

- 7.8 ^Staff report re: Application to amend the Zoning By-law, Waheguru Investments Inc. / Gagnon Walker Domes Ltd, 0 Steeles Avenue East - File: C03E01.006

PDC119-2021

1. That the staff report re: **Application to amend the Zoning By-law, Waheguru Investments Inc. / Gagnon Walker Domes Ltd, 0 Steeles Avenue East, Ward 3 - File C03E01.006**, to the Planning and Development Committee Meeting of July 26 2021, be received;

2. That the Zoning By-law Amendment submitted by Gagnon Walker Domes Ltd., on behalf of Waheguru Investments Inc., File C03E01.006, 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;

3. That the amendments to the Zoning By-law, generally in accordance with Appendix 11 of the report be adopted; and,

4. That no further public notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34(17) of the *Planning Act*.

Carried

- 7.9 ^Staff report re: Application to Amend the Zoning By-law, and Proposed Draft Plan of Suvdivision, Glenshore Investments Inc. – MHBC Planning Limited, 5203 Old Castlemore Road - File:OZS-2020-0010, 21T-20003B

PDC120-2021

1. That the staff report re: **Application to Amend the Zoning By-law, and Proposed Draft Plan of Subdivision, Glenshore Investments Inc. – MHBC Planning Limited, 5203 Old Castlemore Road, Ward 10 - File OZS-2020-0010, 21T-20003B**, to the Planning and Development Committee Meeting of July 26, 2021 be received;

2. That the Zoning By-law Amendment and Draft Plan of Subdivision application submitted by MHBC on behalf of Glenshore Investments Inc., Ward 10, Files: OZS-2020-0010 and 21T-20003B 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; and

3. That the amendments to the Zoning By-law, generally in accordance with Appendix 9 of the report, be adopted.

Carried

7.10 ^Staff report re: Application to Amend the Zoning By-law, TACC Holborn (Block 139) Inc. – Malone Given Parsons Ltd., 8775 The Gore Road - File:OZS-2020-0032

PDC121-2021

1. That the staff report re: **Application to Amend the Zoning By-law, TACC Holborn (Block 139) Inc. – Malone Given Parsons Ltd., 8775 The Gore Road, Ward 8 - File OZS-2020-0032**, to the Planning and Development Committee Meeting of July 26, 2021, be received;

2. That the Zoning By-law Amendment application submitted by Malone Given Parsons Ltd. on behalf of TACC Holborn (Block 139) Inc., Ward 8, File: OZS-2020-0032 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; and

3. That the amendments to the Zoning By-law, generally in accordance with Appendix 7 of the report, be adopted.

Carried

7.11 ^Staff report re: Application to Amend the Official Plan and Zoning By-law, Draft Plan of Subdivision Heritage Creditview Inc.- Glen Schnarr & Associates Inc. - File OZS-2019-0003

PDC122-2021

1. That the staff report re: **Application to Amend the Official Plan, Zoning By-law and Draft Plan of Subdivision - HERITAGE CREDITVIEW INC.- GLEN SCHNARR & ASSOCIATES Inc. - Ward 6 - File OZS-2019-0003 & 21T-19022** to the Planning and Development Committee of July 26, 2021 be received;

2. That the application to amend the Official Plan and Zoning By-law, and Proposed Draft Plan of Subdivision, submitted by Glen Schnarr & Associates Inc. on behalf of Heritage Creditview Inc., Ward: 6, Files OZS-2019-0003 & 21T-19022B, be approved on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, and 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 report;
3. That the amendments to the Official Plan including the BramWest Secondary Plan and the Riverview Heights Block Plan generally in accordance with the by-law attached as Appendix 10 of the report be adopted;
4. That the amendments to the Zoning By-law generally in accordance with by-law attached as Appendix 11 of the report be adopted; and,
5. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34(17) of the *Planning Act*, R.S.O. c.P. 13, as amended.

Carried

- 7.12 Staff report re: Site Specific Amendment to the Sign By-Law 399-2002, as amended, 2514682 Ontario Inc, 3455 Queen Street East – Ward 8

Dealt with under Item 6.4

8. Committee Minutes

- 8.1 ^Minutes - Cycling Advisory Committee - June 15, 2021

PDC123-2021

That the **Minutes of Brampton Cycle Advisory Committee Meeting of June 15, 2021**, Recommendations CYC016-2021 to CYC022-2021 to the Planning and Development Committee Meeting of July 26, 2021, be approved, as published and circulated.

The recommendations were approved as follows:

CYC016-2021

That the agenda for the Cycling Advisory Committee Meeting of June 15, 2021, be approved, as published and circulated.

CYC017-2021

That the presentation from Nelson Cadete, Project Manager, Active Transportation, Planning Building and Economic Development, to the Cycling Advisory Committee of June 15, 2021, re: **The Share The Road Cycling Coalition "Wheels of Change Awards"** be received.

CYC018-2021

1. That the presentation from Nelson Cadete, Project Manager, Active Transportation, Planning Building and Economic Development, to the Cycling Advisory Committee of June 15, 2021, re: **The Share The Road Cycling Coalition Bicycle Friendly Community Program** be received; and,

2. That it is the position of the Cycling Advisory Committee that the City of Brampton apply for Bicycle Friendly Community Silver Status.

CYC019-2021

That the presentation from Nelson Cadete, Project Manager, Active Transportation, Planning Building and Economic Development, to the Cycling Advisory Committee of June 15, 2021, re: **Priority 'Shovel Ready' Projects to Inform Funding Opportunities with Higher Levels of Government** be received.

CYC020-2021

That the **Cycling Advisory Committee Sub-committee Minutes - May 4, 2021**, to the Cycling Advisory Committee of June 15, 2021 be received.

CYC021-2021

That the **Cycling Advisory Committee Sub-committee Minutes - May 20, 2021**, to the Cycling Advisory Committee of June 15, 2021 be received.

CYC022-2021

That the Cycling Advisory Committee do now adjourn to meet again on Tuesday, August 17, 2021 at 5:00 p.m. or at the call of the Chair.

Carried

8.2 ^Minutes - Age-Friendly Brampton Advisory Committee - June 22, 2021

PDC124-2021

That the **Minutes of Age-Friendly Brampton Advisory Committee Meeting of June 22, 2021**, Recommendations AFC016-2021 to AFC018-2021 to the Planning and Development Committee Meeting of July 26, 2021, be approved, as published and circulated.

The recommendations were approved as follows:

AFC016-2021

That the agenda for the Age-Friendly Brampton Advisory Committee meeting of June 22, 2021 be approved as published and circulated.

AFC017-2021

1. That the presentation by Alex Taranu, Sr Advisor, Design Environment and Development, Public Works and Engineering, to the Age-Friendly Brampton Advisory Committee meeting of June 22, 2021, re: **Riverwalk Urban Design Master Plan** be received.

AFC018-2021

That the Age-Friendly Brampton Advisory Committee meeting do now adjourn to meet again on Tuesday, September 28, 2021 at 7:00 p.m.

Carried

9. **Other Business/New Business**

Nil

10. **Referred/Deferred Matters**

Nil

11. **Correspondence**

- 11.1 Correspondence re: Application to Amend the Official Plan and Zoning By-law - Church (Brampton) Ventures Inc. - W.E. Oughtred & Associates Inc. - File - OZS-2021-0011

Dealt with under Item 5.1 - Recommendation PDC109-2021

- 11.2 Correspondence re: Application to Amend the Official Plan and Zoning By-law, Sajecki Planning Inc. – Luxor Development Corporation - OZS-2021-0003

Dealt with under Item 5.2 - Recommendation PDC110-2021

- 11.3 Correspondence re: Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd. – 190532 Ontario Inc. - File: OZS-2020-0037

Dealt with under Item 5.3 - Recommendation PDC111-2021

- 11.4 Correspondence Re: Application for an Official Plan Amendment and Zoning By-law Amendment, Blackthorn Development Corp. – 2706376 Ontario Inc., 30 McLaughlin Road South - OZS-2021-0016

Dealt with under Item 5.4 - Recommendation PDC112-2021

- 11.5 Correspondence Re: Staff report re: Application to Amend the Official Plan and Zoning By-law, Weston Consulting – Black Creek Group, 2797180 Ontario Inc. - 12089 Hurontario Street - File: OZS-2021-0017

Dealt with under Item 5.6 - Recommendation PDC114-2021

- 11.6 Correspondence re: Heritage Heights Secondary Plan - Areas 52 and 53

Dealt with under Item 7.2 - Recommendation PDC117-2021

12. Councillor Question Period

Regional Councillor Palleschi asked a question regarding the size and scale of the agenda, organization and timing of weighty agenda items.

Richard Forward, Commissioner, Planning, Building and Economic Development, advised more Council Workshops will be conducted in advance of the meetings to ensure Members are apprised of the upcoming items.

13. Public Question Period

The public was given the opportunity to submit questions via e-mail to the City Clerk's Office regarding any decisions made at this meeting.

P. 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:

PDC125-2021

That the Planning and Development Committee do now adjourn to meet again on Monday, September 13, 2021, at 7:00 p.m., or at the call of the Chair.

Carried

Regional Councillor M. Medeiros, Chair

**Planning and Development Committee
The Corporation of the City of Brampton****Monday, September 13, 2021**

- Members Present:
- Regional Councillor M. Medeiros - Wards 3 and 4
 - Regional Councillor P. Fortini - Wards 7 and 8
 - Regional Councillor R. Santos - Wards 1 and 5
 - Regional Councillor P. Vicente - Wards 1 and 5
 - City Councillor D. Whillans - Wards 2 and 6
 - Regional Councillor M. Palleschi - Wards 2 and 6
 - City Councillor J. Bowman - Wards 3 and 4
 - City Councillor C. Williams - Wards 7 and 8
 - City Councillor H. Singh - Wards 9 and 10
 - Regional Councillor G. Dhillon - Wards 9 and 10
 - Mayor Patrick Brown (ex officio)
- Staff Present:
- David Barrick, Chief Administrative Officer
 - Richard Forward, Commissioner Planning and Development Services
 - Allan Parsons, Director, Planning, Building and Economic Development
 - Bob Bjerke, Director, Policy Planning, Planning, Building and Economic Development
 - Jeffrey Humble, Manager, Policy Planning
 - Steve Ganesh, Manager, Planning Building and Economic Development
 - David Vanderberg, Manager, Planning Building and Economic Development
 - Cynthia Owusu-Gyimah, Manager, Planning Building and Economic Development
 - Sameer Akhtar, City Solicitor
 - Steve Ganesh, Senior Policy Planner, Planning Building and Economic Development
 - Andrew Ramsammy, Development Planner, Planning, Building and Economic Development

Dana Jenkins, Development Planner, Planning, Building and Economic Development
Mark Michniak, Development Planner, Planning, Building and Economic Development
Stephen Dykstra, Development Planner, Planning, Building and Economic Development
Nicholas Deibler, Development Planner, Planning, Building and Economic Development
Himanshu Katyal, Development Planner, Planning, Building and Economic Development
Kelly Henderson, Development Planner, Planning, Building and Economic Development
Michelle Gervais, Development Planner, Planning, Building and Economic Development
Mirella Palermo, Development Planner, Planning, Building and Economic Development
Tejinder Sidhu, Development Planner, Planning, Building and Economic Development
Peter Fay, City Clerk
Charlotte Gravlev, Deputy City Clerk
Richa Ajitkumar, Acting 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 this Planning and Development Committee meeting was limited and physical distancing was maintained in Council Chambers at all times during the meeting.

The meeting was called to order at 7:00 p.m. and adjourned at 11:19 p.m.

As this meeting of the 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: Regional Councillor Santos, Regional Councillor Vicente, Regional Councillor Palleschi, City Councillor Whillans, Regional Councillor Medeiros, City Councillor Bowman, Regional Councillor Fortini, City Councillor Williams, City Councillor Singh

Members absent during roll call: Regional Councillor Dhillon

2. Approval of Agenda

PDC126-2021

That the Agenda for the Planning and Development Committee Meeting of September 13, 2021, be approved as amended as follows:

To add:

Delegation by Sylvia Roberts, Brampton resident, re: Items 5.1, 5.3, 5.5 and 5.11

Carried

3. Declarations of Interest under the Municipal Conflict of Interest Act

Nil

4. Consent Motion

In keeping with Council Resolution C019-2021, the Meeting Chair reviewed the relevant agenda items during this section of the meeting and allowed Members to identify agenda items for debate and consideration, with the balance to be approved as part of the Consent Motion given the items are generally deemed to be routine and non-controversial.

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

(7.1, 7.2, 7.3, 7.5, 7.7, 7.8, 8.1)

With regard to items 7.1, 7.2 and 7.5, Councillor Singh noted that parking is available on both sides of area 48 and that there is a strong sustainability measure in place.

The following motion was considered:

PDC127-2021

That the following Items to the Planning and Development Committee Meeting of September 13, 2021, be approved as part of Consent:

(7.1, 7.2, 7.3, 7.5, 7.7, 7.8, 8.1)

Yea (9): Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Vicente, Regional Councillor Santos, Regional Councillor Palleschi,

City Councillor Bowman, City Councillor Williams, Regional Councillor Dhillon and City Councillor Singh

Nay (0): nil

Absent (1): City Councillor Whillans

Carried (9-0-1)

Carried

5. Statutory Public Meeting Reports

5.1 Staff report re: City initiated Amendments to the Official Plan to Establish and Implement Secondary Plan Area 52 – Heritage Heights

Anand Balram, Senior Policy Planner, Planning, Building and Economic Development, presented an overview of the amendment that included context, history, the proposed Official Plan amendment, next steps and contact information.

Items 6.6 and 11.5 were brought forward at this time.

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

1. Mike Everard, Principal, Augusta National Inc.
2. Darren Vella, President and Director, Innovative Planning Solutions - not present
3. Liam O'Toole, Planner, Weston Consulting/ Woodlawn Seniors Development Corporation
4. Alistair Shields, Planner, KLM Planning Partners Inc.
5. Sylvia Roberts, Brampton Resident, Note: added as a delegate under approval of agenda - Recommendation PDC126-2021

Staff provided clarification regarding questions on the transportation plan and Metrolinx Rail Facility.

During consideration of this matter, a Point of Order was raised by Regional Councillor M. Palleschi, and allowed by the Chair, noting that only questions of clarification may be asked.

In response to questions from Committee, clarification was provided with respect to questions on the development by KLM Planning Partners Inc., and staff was requested to provide details on the Apple Factory property line.

The following motion was considered:

PDC128-2021

1. That the report re: **City initiated Amendments to the Official Plan to Establish and Implement Secondary Plan Area 52 – Heritage Heights**, to the Planning and Development Committee Meeting of September 13, 2021, be received;

2. That Planning, Building and Economic Development Department staff be directed to report back to Planning & Development Committee with the results of the Public Meeting and final recommendations;

3. That the following delegations re: City initiated Amendments to the Official Plan to Establish and Implement Secondary Plan Area 52 – Heritage Heights, to the Planning and Development Committee Meeting of September 13, 2021, be received; and,

1. Mike Everard, Principal, Augusta National Inc.
2. Liam O'Toole, Planner, Weston Consulting/ Woodlawn Seniors Development Corporation
3. Alistair Shields, Planner, KLM Planning Partners Inc.
4. Sylvia Roberts, Brampton resident

4. That all correspondence submitted re: City initiated Amendments to the Official Plan to Establish and Implement Secondary Plan Area 52 – Heritage Heights, to the Planning and Development Committee Meeting of September 13, 2021, be received:

1. Mike Everard, Principal, Augusta National Inc., dated September 7, 2021
2. Hesham Mohamed, Humphries Planning Group Inc., dated September 10, 2021

Carried

5.2 Staff report re: Application to Amend the Zoning By-law, Blackthorn Development Corp. – 2775980 Ontario Inc., 34-2500 Williams Parkway - File: OZS-2021-0014

Andrew Ramsammy, 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.

Item 11.1 was brought forward at this time.

The following motion was considered:

PDC129-2021

1. That the staff report re: **Application to Amend the Zoning By-law, Blackthorn Development Corp. – 2775980 Ontario Inc., 34-2500 Williams Parkway – Ward 8 - File: OZS-2021-0014**, to the Planning and Development Committee Meeting of September 13, 2021, be received;

2. That Development Services 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; and,

3. That all correspondence submitted re: Application to Amend the Zoning By-law, Blackthorn Development Corp. – 2775980 Ontario Inc., 34-2500 Williams Parkway – Ward 8 - File: OZS-2021-0014, to the Planning and Development Committee Meeting of September 13, 2021 be received:

1. Manjit Sahota, Veerji Cooling Comforts Inc., dated August 24, 2021
2. Gurpal Sambih, 2500 Williams Parkway, Unit 11, dated August 27, 2021
3. Raghav Ori, 2500 Williams Parkway, Units 25 & 26, dated September 1, 2021
4. Gurtej Singh Matharu, 2500 Williams Parkway, Unit 20, Brampton, dated September 2, 2021
5. Manmeet Thind, Solicitor, 207- 60 Lacoste Blvd, dated September 2, 2021
6. Partha Vattikundala, 2500 Williams Parkway, Unit 43, dated September 2, 2021
7. Paul, 2500 Williams Parkway, Unit 35, dated September 2, 2021
8. Bhupinder Singh, 2500 Williams Parkway, Unit 42, dated September 2, 2021

9. Manpreet Singh, 2500 Williams Parkway, Unit 27, dated September 2, 2021
10. Sandip Bassi, 2500 Williams Parkway, Unit 33, dated September 1, 2021
11. Simarpreet and Sunpreet, 2500 Williams Parkway, Unit 22, dated September 1, 2021
12. Rattan Nahal, 2500 Williams Parkway, Unit 11, dated September 2, 2021
13. Sukhpreet Nahal, 2500 Williams Parkway, Unit 10, dated September 2, 2021
14. Tony Mehta, 2500 Williams Parkway, Unit 13, dated September 2, 2021
15. Brian Ganesh, 2500 Williams Parkway, Unit 32, dated September 3, 2021
16. Santok Singh, 2500 Williams Parkway, Units 52-56, dated September 3, 2021
17. Preet Kahlon, 2500 Williams Parkway, Unit 34, dated September 3, 2021
18. Manmohan Bhogal, Brampton Resident, dated September 6, 2021
19. The Augmented Team, 2500 Williams Parkway, Unit 49, dated September 6, 2021
20. Michael Stitsky, 2500 Williams Parkway, Unit 14, dated September 6, 2021
21. Sonika Panag, 2500 Williams Parkway, Unit 32, dated September 3, 2021
22. Preet Kahlon, 2500 Williams Parkway, Units 57 and 58, dated September 4, 2021
23. Jas Brar, 2500 Williams Parkway, Unit 59, dated September 7, 2021
24. Parul Mehta, 2500 Williams Parkway, Units 6 and 7, dated September 7, 2021
25. Malynda Ganesh, 2500 Williams Parkway, Unit 32, dated September 7, 2021
26. Lilla and Harry Ganesh, 2500 Williams Parkway, Unit 32, dated September 7, 2021
27. Nirbhair Saini, 2500 Williams Parkway, Unit 31, dated September 7, 2021
28. Julian Ramjohn, 2500 Williams Parkway, Units 23 and 24, dated September 8, 2021
29. Popular Signs (First and last name not provided), 2500 Williams Parkway, Unit 30, dated September 4, 2021

Carried

5.3 Staff report re: Application to Amend the Official Plan and Zoning By-law, Malone Givens Parsons Ltd. – Alpa Stone Inc. - File - OZS-2021-0015

Dana Jenkins, Development Planner, 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.

Item 6.8 was brought forward at this time.

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

1. Lauren Capilongo, Principal, Malone Givens Parsons Ltd.
2. Sylvia Roberts, Brampton Resident, Note: added as a delegate under approval of agenda - Recommendation PDC126-2021

Lauren Capilongo, Principal, Malone Givens Parsons Ltd., on behalf of Alpa Stone Inc. presented an overview of the application that included location of the subject lands, site context, Goreway Major Transit Station Areas, proposed concept and technical considerations.

Staff provided comments with respect to traffic and transportation studies.

PDC130-2021

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law, Malone Givens Parsons Ltd – Alpa Stone Inc – ‘0’ Humberwest Parkway (east side of Humberwest Parkway and north of Queen Street East) – Ward 8 - File: OZS-2021-0015**, to the Planning and Development Committee Meeting of September 13, 2021, be received;
2. That Planning and Development Services 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;
3. That the following delegation regarding the application, to the Planning and Development Committee Meeting of September 13, 2021, be received:
 1. Lauren Capilongo, Principal, Malone Given Parsons Ltd.
 2. Sylvia Roberts, Brampton Resident

4. That all correspondence submitted regarding the application, to the Planning and Development Committee Meeting of September 13, 2021, be received.

Carried

5.4 Staff report re: Application to Amend the Official Plan, Zoning By-law and Draft Plan of Subdivision, Forestside Estates Inc. – KLM Planning Partners Inc. - File: OZS-2021-0021 & 21T-21007B

Mark Michniak, 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.

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

1. Marshall Smith, Senior Planner, KLM Planning Partners Inc.
2. Sylvia Roberts, Brampton Resident, Note: added as a delegate under approval of agenda - Recommendation PDC126-2021

Marshall Smith, Senior Planner, KLM Planning Partners Inc., on behalf of Forestside Estates Inc. presented an overview of the application that included concept plan, proposed Draft Plan of Subdivision, site plan, landscape plan and massing models.

Staff advised that they will respond back with a report to council on issues raised by the resident and others.

The following motion was considered:

PDC131-2021

1. That the staff report re: **Application to Amend the Official Plan, Zoning By-law and Draft Plan of Subdivision, Forestside Estates Inc. – KLM Planning Partners Inc., Part of Lots 4 and 5, Concession 9, Northern Division, North side of Queen Street East opposite Beaumaris Drive - Ward 8 - File: OZS-2021-0021, 21T-21007B**, to the Planning and Development Committee Meeting of September 13, 2021 be received;
2. That Planning and Development Services 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 completion of the circulation of the application and a comprehensive evaluation of the proposal;

3. That the following delegations regarding the application, to the Planning and Development Committee Meeting of September 13, 2021, be received:

1. Marshall Smith, KLM Planning Partners Inc.

2. Sylvia Roberts, Brampton resident

4. That all correspondence submitted regarding the application, to the Planning and Development Committee Meeting of September 13, 2021, be received.

Carried

5.5 Staff Report re: Application to Amend the Zoning By-law and Draft Plan of Subdivision, Maplequest Investments Inc. – KLM Planning Partners Inc. - File: OZS-2021-0024 & 21T-21011B

Mark Michniak, 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.

The following motion was considered:

PDC132-2021

1. That the staff report re: **Application to Amend the Zoning By-law and Draft Plan of Subdivision, Maplequest Investments Inc. – KLM Planning Partners Inc., Part of Lot 16, Concession 6, East of Hurontario Street, Ward 10 - File: OZS-2021-0024 and 21T-21011B**, to the Planning and Development Committee Meeting of September 13, 2021 be received;

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;

3. That the following delegation regarding the application, to the Planning and Development Committee Meeting of September 13, 2021, be received:

1. Sylvia Roberts, Brampton Resident

4. That all correspondence submitted regarding the application, to the Planning and Development Committee Meeting of September 13, 2021, be received.

Carried

- 5.6 Staff report re: Application to Amend the Official Plan and Zoning By-law and Proposed Draft Plan of Subdivision, Digram Developments Brampton Inc. – Glen Schnarr & Associates Inc. - File - OZS-2021-0026

Stephen Dykstra, 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.

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

1. Taranjeet Uppal, Planner, Glen Schnarr and Associates Inc.

Staff responded to a question with respect to concerns regarding area that may not have the necessary infrastructure to support increased density.

The following motion was considered:

PDC133-2021

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law and for a Proposed Draft Plan of Subdivision, Digram Developments Brampton Inc. – Glen Schnarr & Associates Inc., South of Mayfield Road between Bramalea Road and Torbram Road - Ward 9 - File: OZS-2021-0026**, to the Planning and Development Committee Meeting of September 13, 2021, be received;

2. That Planning and Development Services 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;

3. That the following delegation re: Application to Amend the Official Plan and Zoning By-law and for a Proposed Draft Plan of Subdivision, Digram Developments Brampton Inc. – Glen Schnarr & Associates Inc., South of Mayfield Road between Bramalea Road and Torbram Road - Ward 9 - File: OZS-2021-0026, to the Planning and Development Committee Meeting of September 13, 2021 be received:

1. Taranjeet Uppal, Planner, Glen Schnarr and Associates Inc.
4. That all correspondence submitted regarding the application, to the Planning and Development Committee Meeting of September 13, 2021, be received.

Carried

- 5.7 Staff report re: Application to Amend the Official Plan and Zoning By-law, Habitat for Humanity Greater Toronto Area - File: OZS-2021-0025

Stephen Dykstra, 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.

Committee requested staff to provide clarification on planning process.

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

1. Joshua Benard, VP of Real Estate Development, Habitat for Humanity GTA
2. Hitendra Rathod, Brampton Resident
3. Parin Patel , Brampton Resident
4. Pinakin Patel, Brampton Resident
5. Nirav Dolia, Brampton Resident
6. Olubunmi Makinde, Brampton Resident
7. Nirmal Patel, Brampton Resident
8. Krishnakumar Balakrishnan, Brampton Resident
9. Dianne Jones, Brampton Resident - delegated on item 5.13
10. Revanth Thakkellapati, Brampton Resident
11. Amreet Bhuttooah, Brampton Resident - not present

Items 6.1 and 11.2 were brought forward at this time.

PDC134-2021

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law, Habitat for Humanity Greater Toronto Area, 1524 Countryside Drive**

– Northeast corner of Countryside Drive and Dixie Road, Ward 9 - File: OZS-2021-0025, to the Planning and Development Services Committee Meeting of September 13, 2021 be received;

2. That Planning and Development Services 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;

3. That the following delegations re: Application to Amend the Official Plan and Zoning By-law, Habitat for Humanity Greater Toronto Area, 1524 Countryside Drive – Northeast corner of Countryside Drive and Dixie Road, Ward 9 - File: OZS-2021-0025, to the Planning and Development Services Committee Meeting of September 13, 2021, be received:

1. Joshua Benard, VP of Real Estate Development, Habitat for Humanity GTA
2. Hitendra Rathod, Brampton Resident
3. Parin Patel , Brampton Resident
4. Pinakin Patel, Brampton Resident
5. Nirav Dolia, Brampton Resident
6. Olubunmi Makinde, Brampton Resident
7. Nirmal Patel, Brampton Resident
8. Krishnakumar Balakrishnan, Brampton Resident
9. Revanth Thakkellapati, Brampton Resident

4. That all correspondence submitted re: Application to Amend the Official Plan and Zoning By-law, Habitat for Humanity Greater Toronto Area, 1524 Countryside Drive – Northeast corner of Countryside Drive and Dixie Road, Ward 9 - File: OZS-2021-0025, to the Planning and Development Services Committee Meeting of September 13, 2021 be received:

1. Hitendra Rathod, Brampton Resident, dated August 21, 2021
2. Parin Patel , Brampton Resident, dated August 21, 2021
3. Pinakin Patel, Brampton Resident, dated August 21, 2021
4. Hitul Thakkar, Brampton Resident, dated August 21, 2021
5. Nirav Dolia, Brampton Resident, dated August 30, 2021

6. Jignesh Mistry, Brampton Resident, dated August 31, 2021
7. Olubunmi Makinde, Brampton Resident, dated September 6, 2021
8. Navin Patel, Brampton Resident, dated September 6, 2021
9. Revanth Thakkellapati, Brampton Resident, dated September 7, 2021
10. Ritesh Parekh, Brampton Resident, dated September 6, 2021
11. Tejas Patel, Brampton Resident, dated September 6, 2021
12. Nirmal Patel, Brampton Resident, dated September 6, 2021
13. Rakesh Patel, Brampton Resident, dated September 7, 2021
14. Rik Aikman, Volunteer, Habitat for Humanity, dated September 8, 2021
15. Newman Seto, Brampton Resident, dated September 8, 2021
16. Dorindo Gravina, Site Supervisor, Habitat for Humanity, dated September 9, 2021
17. Viral Chauhan, Brampton Resident, dated September 9, 2021
18. Jayesh Merai, Brampton Resident, dated September 9, 2021
19. Thomas Fischer, Vice President Partnership, NOW Housing, dated September 9, 2021
20. Claus K. Lenk, Chief Financial Officer, ReSource Group Canada, dated September 12, 2021
21. Brian Parteno, Volunteer, Habitat for Humanity, dated September 11, 2021
22. Gord Anderson, Volunteer, Habitat For Humanity, dated September 11, 2021
23. Robert Rutledge, Volunteer, Habitat For Humanity, dated September 11, 2021
24. Laura Constantineau, dated September 11, 2021
25. Teresa Wesz, Volunteer, Habitat for Humanity, dated September 12, 2021

26. Dana Bradshaw, Volunteer, Habitat for Humanity, dated September 12, 2021
27. Justine Gadouchis, Volunteer, Habitat for Humanity, dated September 12, 2021
28. Corinne Carbone, Volunteer, Habitat for Humanity, dated September 12, 2021
29. Dorindo Gravina re: letter from Jose and Mary Piccio, dated September 13, 2021
30. Janet Charnley, Mayfield Family Studies Teacher Secondary School, dated September 10, 2021
31. Amreet Bhuttooah, Brampton Resident, dated September 13, 2021

Carried

- 5.8 Staff report re: Application to Amend the Zoning By-law and Draft Plan of Subdivision, Weston Consulting Inc. – Walter Grdevich, 9052 Creditview Road - File: OZS-2021-0029

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.

Robert Walters, Senior Associate, Weston Consulting, noted his attendance and capacity to answer any inquiries from Committee or the public

Items 6.2 and 11.6 were brought forward at this time.

The following motion was considered:

PDC135-2021

1. That the staff report re: **Application to Amend the Zoning By-law and for a Draft Plan of Subdivision, Weston Consulting Inc. – Walter Grdevich, 9052 Creditview Road, Ward: 5 - File: OZS-2021-0029**, to the Planning and Development Committee Meeting of September 13, 2021, be received;
2. That Development Services 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;

3. That the following delegation re: Application to Amend the Zoning By-law and for a Draft Plan of Subdivision, Weston Consulting Inc. – Walter Grdevich, 9052 Creditview Road, Ward: 5 - File: OZS-2021-0029, dated August 20, 2021 to the Planning and Development Committee Meeting of September 13, 2021, be received:

1. Robert Walters, Senior Associate, Weston Consulting

4. That the following correspondence re: Application to Amend the Zoning By-law and for a Draft Plan of Subdivision, Weston Consulting Inc. – Walter Grdevich, 9052 Creditview Road, Ward: 5 - File: OZS-2021-0029, dated August 20, 2021 to the Planning and Development Committee Meeting of September 13, 2021, be received:

1. Frank Marchio, Director, Land Development Lakeview Homes, dated September 8, 2021

2. Michael Cara, Overland LLP, dated September 13, 2021

Carried

5.9 Staff report re: Applications to Amend the Zoning By-law and Proposed Draft Plan of Subdivision, Maplequest Investments Inc. – KLM Planning Partners Inc. - File - OZS-2021-0022

Stephen Dykstra, 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.

The following motion was considered:

PDC136-2021

1. That the staff report re: **Applications to Amend the Zoning By-law and Proposed Draft Plan of Subdivision, Maplequest Investments Inc. – KLM Planning Partners Inc., West side of Torbram Road, north of Countryside Drive and south of Inspire Boulevard, Ward 9 - File: OZS-2021-0022**, to the Planning and Development Services Committee Meeting of September 13, 2021 be received;

2. That Planning and Development Services 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; and,
3. That all correspondence submitted regarding the application, to the Planning and Development Committee Meeting of September 13, 2021, be received.

Carried

- 5.10 Staff Report re: Applications to Amend the Zoning By-law and Proposed Draft Plan of Subdivision, Cedar Developments (Clarkway) Inc. – Glen Schnarr & Associates Inc. - File: OZS-2021-0019

Stephen Dykstra, 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.

Committee consideration of the matter included questions of clarification with respect to density of the proposal, comments on sustainability practices in area 47 and a request to see a report on how the sustainability targets are achieved.

The following motion was considered:

PDC137-2021

1. That the staff report re: **Applications to Amend the Zoning By-law and Proposed Draft Plan of Subdivision, Cedar Developments (Clarkway) Inc. – Glen Schnarr & Associates Inc., 10308 Clarkway Drive - North of Castlemore Road, west of Clarkway and south of the proposed E/W arterial road, Ward 10 - File: OZS-2021-0019**, to the Planning and Development Services Committee Meeting of September 13, 2021, be received;
2. That Planning and Development Services 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; and,
3. That all correspondence submitted regarding the application, to the Planning and Development Committee Meeting of September 13, 2021, be received.

Carried

5.11 Staff Report re: Application to Amend the Zoning By-law, i2 Developments Inc. – KLM Planning Partners Inc.- File: OZS-2021-0032

Nicholas Deibler, 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.

Items 6.3 was brought forward at this time.

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

1. Alistair Shields, Senior Planner, KLM Planning Partners Inc.
2. Jeff and Kim Thomson, Brampton Resident - not present
3. Sylvia Roberts, Brampton Resident, Note: Delegation added under approval of agenda - Recommendation PDC126-202

Alistair Shields, Senior Planner, KLM Planning Partners Inc., on behalf of i2 Developments Inc. presented an overview of the application that included Hurontario Main Corridor Secondary Plan, uptown Brampton vision, design review panel, streetscape plan and ground floor amenities.

The following motion was considered:

PDC138-2021

1. That the staff report re: **Application to Amend the Zoning By-law, i2 Developments Inc. – KLM Planning Partners Inc., 209 Steeles Avenue West, Southeast corner of the intersection of Steeles Avenue West and Malta Avenue - Ward 4 - File: OZS-2021-0032**, to the Planning and Development Committee Meeting of September 13, 2021, be received;
2. That Development Services 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; and,
3. That the following delegations re: Application to Amend the Zoning By-law, i2 Developments Inc. – KLM Planning Partners Inc., 209 Steeles Avenue West, Southeast corner of the intersection of Steeles Avenue West and Malta Avenue -

Ward 4 - File: OZS-2021-0032, to the Planning and Development Committee Meeting of September 13, 2021, be received:

1. Alistair Shields, Senior Planner, KLM Planning Partners Inc.
2. Sylvia Roberts, Brampton Resident

4. That all correspondence submitted regarding the application, to the Planning and Development Committee Meeting of September 13, 2021, be received

Carried

- 5.12 Staff Report re: Application to amend the Zoning By-law, IBI Group – 2338770 Ontario Inc./Regional Municipality of Peel - File: OZS-2021-0030

Himanshu Katyal, 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.

PDC139-2021

1. That the staff report re: **Application to amend the Zoning By-law, IBI Group – 2338770 Ontario Inc./Regional Municipality of Peel, 5 Rutherford Road South, Ward 3 - File:OZS-2021-0030**, to the Planning and Development Committee Meeting of September 13, 2021, be received;
2. That Planning and Development Services 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; and,
3. That all correspondence submitted regarding the application, to the Planning and Development Committee Meeting of September 13, 2021, be received.

Carried

- 5.13 Staff Report re: Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd. - Rotary Club of Brampton Glen Community Centre - File OZS-2021-0018

Kelly Henderson, 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.

Items 6.4 and 11.3 were brought forward at this time.

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

1. Harpreet Sandhu, Brampton Resident
2. Pankaj Gupta, Brampton Resident
3. Oliver Shukoori, Brampton Resident
4. Natalie Okal, Brampton Resident
5. Rohit Dewan, Brampton Resident
6. Reeza Ally, Brampton Resident
7. Stephen Chin and Vicky Chin, Brampton Residents
8. Anthony Mason, Brampton Resident
9. Don Naylor, Brampton Resident
10. Marc De Nardis, Planning Associate, Gagnon Walker Domes Ltd.

Marc De Nardis, Planning Associate, Gagnon Walker Domes Ltd., on behalf of Rotary Club of Brampton Glen Community Centre presented an overview of the application that included information regarding the subject site, Queen Street West Tertiary Plan, community services/amenities, site plan/landscape plan, road network, technical studies of reports and plans and next steps.

The following motion was considered:

PDC140-2021

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd. - Rotary Club of Brampton Glen Community Centre, 1857 Queen Street West, Ward 4 - File: OZS-2021-0018**, to the Planning and Development Committee Meeting of September 13, 2021, be received;
2. That Development Services 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;

3. That the following delegations re: Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd. - Rotary Club of Brampton Glen Community Centre, 1857 Queen Street West, Ward 4 - File: OZS-2021-0018, to the Planning and Development Committee Meeting of September 13, 2021, be received; and,

1. Harpreet Sandhu, Brampton Resident
2. Pankaj Gupta, Brampton Resident
3. Oliver Shukoori, Brampton Resident
4. Natalie Okal, Brampton Resident
5. Rohit Dewan, Brampton Resident
6. Reeza Ally, Brampton Resident
7. Stephen Chin and Vicky Chin, Brampton Residents
8. Anthony Mason, Brampton Resident
9. Don Naylor, Brampton Resident
10. Dianne Jones, Brampton Resident
11. Marc De Nardis, Planning Associate, Gagnon Walker Domes Ltd.

4. That all correspondence submitted re: Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd. - Rotary Club of Brampton Glen Community Centre, 1857 Queen Street West, Ward 4 - File: OZS-2021-0018, to the Planning and Development Committee Meeting of September 13, 2021, be received:

1. Naveen Vasisht, Brampton Resident, dated August 18, 2021
2. Ahmad Shukoori, Brampton Resident, dated August 18, 2021
3. Pankaj Gupta, Brampton Resident, dated August 20, 2021
4. Harpreet Sandhu, Brampton Resident, dated August 20, 2021
5. Padma Kotamarti, Brampton Resident, dated August 20, 2021
6. Pulkit Bhavsar, Brampton Resident, dated August 20, 2021
7. Paul Sirpal, Brampton Resident, dated August 20, 2021
8. Jaswinder Parmar and Kuldip Parmar, Brampton Residents, dated August 21, 2021

9. Oliver Shukoori, Brampton Resident, dated August 23, 2021
10. Shweta Arora and Umesh Duaa, Brampton Residents, dated August 21, 2021
11. Punam Khullar, Brampton Resident, dated August 23, 2021
12. Bhupesh Khurana, Brampton Resident, dated August 24, 2021
13. Chris Bejnar, Brampton Resident, dated August 25, 2021
14. Bonnie Dagher, Brampton Resident, dated August 31, 2021
15. Umesh Kalia, Brampton Resident, dated September 1, 2021
16. Tony Raimundo, Brampton Resident, dated September 1, 2021
17. Tanya Parente, Brampton Resident, dated September 1, 2021
18. Michael Parente, Brampton Resident, dated September 1, 2021
19. Bahadur Singh Sangha, Brampton Resident, dated September 1, 2021
20. Binita and Samir Shah, Brampton Residents, dated September 3, 2021
21. Natalie Okal, Brampton Resident, dated September 4, 2021
22. Navpreet Badhwar, Brampton Resident, dated September 6, 2021
23. Rohit Dewan, Brampton Resident, dated September 6, 2021
24. Pankaj Gupta, Brampton Resident, dated September 5, 2021
25. Lovedeep Kaur, Brampton Resident, dated September 6, 2021
26. Daya Soudhary, Brampton Resident, dated September 4, 2021
27. Daisy Modi, Brampton Resident, dated September 6, 2021
28. Natalie Okal and Oliver Shukoori, Brampton Residents, dated September 7, 2021, including a petition of objection containing approximately 96 signatures
29. Amandeep Sandhu, Brampton Resident, dated September 7, 2021
30. Rajwinder Sidhu, Brampton Resident, dated September 7, 2021
31. Sara Kareer, Brampton Resident, dated September 7, 2021
32. Sunil Kareer, Brampton Resident, dated September 7, 2021
33. Mary King, Brampton Resident, dated September 9, 2021

34. Amy Qu, Brampton Resident, dated September 9, 2021
35. David Gu, Brampton Resident, dated September 9, 2021
36. Jihua Kang, Brampton Resident, dated September 9, 2021
37. Dezi Yang, Brampton Resident, dated September 9, 2021
38. Lili Zhang, Brampton Resident, dated September 9, 2021
39. Neil G. Davis, Partner, Davis Webb, dated September 10, 2021

Carried

6. Public Delegations (5 minutes maximum)

- 6.1 Delegations re: Application to Amend the Official Plan and Zoning By-law, Habitat for Humanity Greater Toronto Area - File : OZS-2021-0025

Dealt with under Item 5.7 - Recommendation PDC134-2021

- 6.2 Delegation re: Application to Amend the Zoning By-law and for a Draft Plan of Subdivision, Weston Consulting Inc. – Walter Grdevich, 9052 Creditview Road - File: OZS-2021-0029

Dealt with under Item 5.8 - Recommendation PDC135-2021

- 6.3 Delegation re: Application to Amend the Zoning By-law, i2 Developments Inc. – KLM Planning Partners Inc.- File: OZS-2021-0032

Dealt with under Item 5.11 - Recommendation PDC138-2021

- 6.4 Delegations re: Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd. - Rotary Club of Brampton Glen Community Centre - File OZS-2021-0018

Dealt with under Item 5.13 - Recommendation PDC140-2021

- 6.5 Possible Delegation: Site Specific Amendment to Sign By-law 399-2002, as amended, Canadian Tire, 10 Great Lakes Drive

Dealt with under Item 7.4 - Recommendation PDC144-2021

- 6.6 Delegations re: City initiated Amendments to the Official Plan to Establish and Implement Secondary Plan Area 52 – Heritage Heights

Dealt with under Item 5.1 - Recommendation PDC128-2021

- 6.7 Delegation re: Application to Amend the Official Plan and Zoning By-law and Proposed Draft Plan of Subdivision, Digram Developments Brampton Inc. – Glen Schnarr & Associates Inc. - File - OZS-2021-0026

Dealt with under Item 5.6 - Recommendation PDC133-2021

- 6.8 Delegation re: Application to Amend the Official Plan and Zoning By-law, Malone Givens Parsons Ltd. – Alpa Stone Inc. - File - OZS-2021-0015

Dealt with under Item 5.3 - Recommendation PDC130-2021

7. Staff Presentations and Planning Reports

- 7.1 ^Staff report re: Application to Amend the Zoning By-law and Draft Plan of Subdivision, Berkinfield Management Inc. – KLM Planning Partners Inc. - File:OZS-2019-0012 & 21T-19019B

PDC141-2021

1. That the staff report re: **Application to Amend the Zoning By-law and Draft Plan of Subdivision, Berkinfield Management Inc. – KLM Planning Partners Inc., West of Torbram Road between Mayfield Road and Countryside Drive - Ward 9 - File:OZS-2019-0012, 21T-19019B**, to the Planning and Development Committee Meeting of September 13, 2021 be received;
2. That the Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by KLM Planning Partners Inc. on behalf of Berkinfield Management Inc., Ward 9, Files: OZS-2019-0012 and 21T-19019B 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 this Recommendation Report; and,
3. That the amendments to the Zoning By-law, generally in accordance with Appendix 7 to this report, be adopted.

Carried

- 7.2 ^Staff report re: Application to amend the Zoning By-law and Draft Plan of Subdivision, Case-North Investments Inc., Sandringham Place Inc., Berkinfield Management Inc. & Wolverleigh Construction Ltd. – KLM Planning Partners Inc.

PDC142-2021

1. That the staff report re: **Application to Amend the Zoning By-law and Draft Plan of Subdivision, Case-North Investments Inc., Sandringham Place Inc.,**

Berkinfield Management Inc. & Wolverleigh Construction Ltd. – KLM Planning Partners Inc., East of Torbram Road between Mayfield Road and Countryside Drive, Part of Lots 15, 16, and 17, Part of R.A. Between Lots 15 and 16, Concession 6 and Block 227, Registered Plan 43M-1715, File: OZS-2019-0013, 21T-19020B, to the Planning and Development Committee Meeting of September 13, 2021 be received;

2. That the Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by KLM Planning Partners Inc. on behalf of Case-North Investments Inc., Sandringham Place Inc., Berkinfield Management Inc. & Wolverleigh Construction Ltd., Ward 10, Files: OZS-2019-0013 and 21T-19020B 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 this Recommendation Report; and,
3. That the amendments to the Zoning By-law, generally in accordance with Appendix 8 to this report, be adopted.

Carried

7.3 ^Staff report re: Gore Meadows Secondary Plan Area 56 - File: P26 S56

PDC143-2021

1. That the staff report re: **Gore Meadows Secondary Plan (Area 56), Initiation of Secondary and Community Block Planning Programs” - File: P26 S56**, to the Planning and Development Committee meeting of September 13, 2021 be received;
2. That staff be directed to initiate Secondary Planning and Community Block Planning for Gore Meadows Secondary Plan Area 56;
3. That the Community Block Plan for Gore Meadows be prepared concurrently with the Gore Meadows Secondary Plan;
4. That the community vision, planning principles and land use designations for the Gore Meadow Secondary Plan be endorsed by Council prior to preparing the Community Block Plan principles and Community Block Plan concept plan;
5. That the Gore Meadows Landowners' Group be responsible for the funding and related administration of all the component studies identified herein that

are required for the preparation of the Gore Meadows Secondary Plan and Community Block Plan; and

6. That the City Clerk be directed to forward a copy of this staff report and Council resolution to the Region of Peel and the Toronto Region Conservation Authority for their information.

Carried

- 7.4 Site Specific Amendment to Sign By-law 399-2002, as amended, Canadian Tire, 10 Great Lakes Drive

Note: Notice regarding this matter was published on the City's website on August 27, 2021.

P. Fay, City Clerk, confirmed that there were no pre-registered delegations for this item.

PDC144-2021

1. That the staff report re: **Site Specific Amendment to Sign By-Law 399-2002, Canadian Tire, 10 Great Lakes Drive** – Ward 9, to the Planning & Development Services Committee Meeting of September 13, 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

- 7.5 ^Staff report re: Application to Amend the Zoning By-law and Plan of Subdivision, 695904 Ontario Inc. (Metalstone) – KLM Planning Partners Inc.- File: OZS-2019-0010

PDC145-2021

1. That the staff report re: **Application to Amend the Zoning By-law and Plan of Subdivision, 695904 Ontario Inc. (Metalstone) – KLM Planning Partners Inc., 2050 Countryside Drive: Northwest of Countryside Drive and Torbram Road, Ward 9 - File: OZS-2019-0010 & 21T-19018B**, to the Planning and Development Committee Meeting of September 13, 2021, be received;
2. That the Zoning By-law Amendment and Plan of Subdivision be approved, on the basis that it represents good planning, including that it is generally 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 subject to the recommended holding provisions, dated August 20, 2021;

3. That the amendments to the Zoning By-law, generally in accordance with the attached Appendix 9 to the report be adopted; and,

4. That it is determined that the extent of changes to the plan since the statutory public meeting does not require further notice be given in respect of the proposal and that no further public meeting is to be held.

Carried

7.6 Recommendation Report: City-initiated Official Plan and Zoning By-Law Amendments to the City's Supportive Housing Policies, and Amendment to the Group Home Registration By-Law

This item was deferred to October 18, 2021 Planning and Development Committee Meeting.

Staff was requested to report back with an update on the process implemented in other municipalities.

PDC146-2021

That the presentation and staff report re: **Recommendation Report: City-initiated Official Plan and Zoning By-Law Amendments to the City's Supportive Housing Policies, and Amendment to the Group Home Registration By-Law**, to the Planning and Development Committee Meeting of September 13, 2021 be deferred to the October 18, 2021 Planning and Development Committee.

Carried

7.7 ^Staff report re: Application to Amend the Zoning By-law – Martinway Bramalea Project Inc. - File: OZS-2021-0008

PDC147-2021

1. That the staff report re: **Application to Amend the Zoning By-law – Martinway Bramalea Project Inc. - 1685-1701 Queen Street East – Ward 7 - File: OZS-2021-0008**, to the Planning and Development Committee Meeting of September 13, 2021, be received;

2. That the Zoning By-law Amendment application submitted by Martinway Bramalea Project Inc. 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; and,
3. That the amendment to the Zoning By-law generally in accordance with the attached Appendix 11 to the report be adopted;
4. THAT no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34(17) of the Planning Act, R.S.O. c.P. 13, as amended; and,
5. That the following correspondence re: Application to Amend the Zoning By-law – Martinway Bramalea Project Inc. - 1685-1701 Queen Street East – Ward 7 - File: OZS-2021-0008, to the Planning and Development Committee Meeting of September 13, 2021, be received:
 - Bill Dolan, President, Wm. J. Dolan Planning Consultants Ltd., dated September 10, 2021

Carried

- 7.8 ^Staff report re: Proposed Draft Plan of Subdivision, Madan Sharma – Kennedy Road Owners Group, 0, 7646, 7660 & 7686 Kennedy Road South - File: OZS-2020-0020, 21T-20007B

PDC148-2021

1. That the staff report re: **Proposed Draft Plan of Subdivision, Madan Sharma – Kennedy Road Owners Group (KROG), 0, 7646, 7660 & 7686 Kennedy Road South, Ward 3 - File: OZS-2020-0020, 21T-20007B**, to the Planning and Development Committee Meeting of September 13, 2021 be received;
2. That the Draft Plan of Subdivision application submitted by Kennedy Road Owners Group (KROG), Ward 3, Files: OZS-2020-0020 and 21T-20007B 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; and

3. That it is determined that no further notice be given in respect of the proposal and that no further public meeting be held.

Carried

8. Committee Minutes

8.1 ^Minutes - Cycling Advisory Committee - August 17, 2021

PDC149-2021

That the **Minutes of Brampton Cycle Advisory Committee Meeting of June 15, 2021**, Recommendations CYC023-2021 to CYC031-2021 to the Planning and Development Committee Meeting of September 13, 2021, be approved, as published and circulated.

The recommendations were approved as follows:

CYC023-2021

That the agenda for the Cycling Advisory Committee Meeting of August 17, 2021, be approved, as published and circulated.

CYC024-2021

That the presentation from Dayle Laing, Committee Member, to the Cycling Advisory Committee Meeting of August 10, 2021, re: **2021 Bike the Creek Summary for Brampton Cycling Advisory Committee**, be received.

CYC025-2021

1. That the presentation from Stephen Laidlaw, Committee Member, to the Cycling Advisory Committee Meeting of August 10, 2021, re: **Bicycle Theft in Peel**, be received; and,
2. That the Brampton Cycling Advisory Committee liaise with the Mississauga Cycling Advisory Committee regarding the matter of bicycle theft in Peel.

CYC026-2021

That the presentation from Nelson Cadete, Project Manager, Active Transportation, Planning Building and Economic Development, to the Cycling Advisory Committee Meeting of August 10, 2021, re: **East-west Cycling Corridor - Project Update**, be received.

CYC027-2021

That the presentation from Nandini Pathak, Co-op Student, Planning Building and Economic Development, to the Cycling Advisory Committee Meeting of August 10, 2021, re: **Brampton's Bicycle Friendly Community Application**, be received.

CYC028-2021

1. That the presentation from Nelson Cadete, Project Manager, Active Transportation, Planning Building and Economic Development, to the Cycling Advisory Committee Meeting of August 10, 2021, re: Municipal By-law Review - Cycling Provisions, be received; and,
2. That the following motion be deferred to the October 19, 2021 Cycling Advisory Committee Meeting for further consideration:

It is the position of the Cycling Advisory Committee that staff be requested to consider bicycle friendly amendments to the applicable City by-laws presented to Committee, including by not limited to:

- repealing the speed limit set for recreational trails and park paths;
- defining the exception to ride a bike on the sidewalk by age as opposed to the diameter of the bicycle wheel;
- additional provisions to regulate the use of bike lanes;
- new provision respecting cyclist yielding to buses while engaged in boarding and alighting;
- repeal of provisions relating to riding in a single file; and,
- new provision relating to trick and double riding.

CYC029-2021

That the presentation from Nelson Cadete, Project Manger, Active Transportation, Planning, Building and Economic Development, to the Cycling Advisory Committee of August 17, 2021, re: **Active Transportation Master Plan Implementation – 2021 Update** be received.

CYC030-2021

That the Cycling Advisory Committee Sub-Committee Minutes of July 27, 2021, to the Cycling Advisory Committee Meeting of August 17, 2021, be received.

CYC031-2021

That the Cycling Advisory Committee do now adjourn to meet again on Tuesday, October 19, 2021 at 5:00 p.m. or at the call of the Chair

Carried

8.2 Minutes - Brampton Heritage Board - August 17, 2021

Committee consideration of the matter included consensus to amend Recommendation HB036-2021, to read as follows:

HB036-2021:

1. That, in regard to the Heritage Impact Assessment and Designation Report presented at the August 17, 2021 Brampton Heritage Board Meeting re. **Intention to Designate 1030 Queen Street West - Ward 5 (H.Ex. 1030 Queen Street West) under Part 1V, Section 29 of the Ontario Heritage Act**, Recommendation HB036-2021 be deleted; and
2. That further consideration of the heritage designation of 1030 Queen Street West (via the heritage schoolhouse) be deferred until a Development Agreement is reached between the City and the Owner of the subject site, with such agreement to include, but not be limited to, the following conditions to be met at the owner's expense:
 1. Proper heritage studies for heritage conservation methods are provided to relocate and restore the heritage resource, including;
 - a) Revised Heritage Impact Assessment
 - b) Structural Assessment Report prepared by a qualified contractor having experience in Heritage;
 2. Relocation and renovation of the schoolhouse to the adjacent City-owned park space, Teramoto Park, with a detailed plan approved by the Commissioner of Community Services;
 3. Designating the property following the City and Owner agreeing on terms and conditions of the agreement, including the potential for designation post-relocation subject to legal protective measures being in place;

4. The restoration of the schoolhouse with new building foundation is completed by qualified architects and contractors as per the Heritage Impact Assessment and approvals of the City's Heritage Planner;
5. Servicing costs and a two year maintenance agreement are provided;
6. Property Insurance and a protective easement are registered on the schoolhouse until it is transferred to the City; and
7. Development and completion of a commemoration plan; and
8. Successful transfer of ownership to the City after relocation, conservation and servicing is done.

PDC150-2021

1. That the **Minutes of Brampton Heritage Board Meeting of August 17, 2021**, Recommendations HB033-2021 to HB035-2021 and HB037-2021 to HB041-2021, to the Planning and Development Committee Meeting of September 13, 2021, be approved as published and circulated; and
2. That Recommendation HB036-2021, as follows:

HB036-2021

1. That the report by Harsh Padhya, Heritage Planner, Planning, Building and Economic Development, dated July 9, 2021, to the Brampton Heritage Board Meeting of August 17, 2021, re:**Intention to Designate 1030 Queen Street West - Ward 5 (H.Ex. 1030 Queen Street West) under Part IV, Section 29 of the Ontario Heritage Act**, be received;
2. That the designation of the property at 1030 Queen Street West 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 the property at 1030 Queen Street West 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 Land Tribunal; and,

6. That staff be authorized to attend any hearing process held by the Ontario Land Tribunal in support of Council's decision to designate the subject property.

be approved as amended as follows:

HB036-2021

1. That, in regard to the Heritage Impact Assessment and Designation Report presented at the August 17, 2021 Brampton Heritage Board Meeting re. **Intention to Designate 1030 Queen Street West - Ward 5 (H.Ex. 1030 Queen Street West) under Part 1V, Section 29 of the Ontario Heritage Act**, Recommendation HB036-2021 be deleted; and
2. That further consideration of the heritage designation of 1030 Queen Street West (via the heritage schoolhouse) be deferred until a Development Agreement is reached between the City and the Owner of the subject site, with such agreement to include, but not be limited to, the following conditions to be met at the owner's expense:
3. Proper heritage studies for heritage conservation methods are provided to relocate and restore the heritage resource, including;
 1. Revised Heritage Impact Assessment
 2. Structural Assessment Report prepared by a qualified contractor having experience in Heritage;
4. Relocation and renovation of the schoolhouse to the adjacent City-owned park space, Teramoto Park, with a detailed plan approved by the Commissioner of Community Services;
5. Designating the property following the City and Owner agreeing on terms and conditions of the agreement, including the potential for designation post-relocation subject to legal protective measures being in place;
6. The restoration of the schoolhouse with new building foundation is completed by qualified architects and contractors as per the Heritage Impact Assessment and approvals of the City's Heritage Planner;
7. Servicing costs and a two year maintenance agreement are provided;
8. Property Insurance and a protective easement are registered on the schoolhouse until it is transferred to the City; and
9. Development and completion of a commemoration plan; and

10. Successful transfer of ownership to the City after relocation, conservation and servicing is done.

Carried

The recommendations were approved as follows:

HB033-2021

That the Agenda for the Brampton Heritage Board Meeting of August 17, 2021 be approved as published and circulated.

HB034-2021

1. That the presentation by Shelby Swinfield, Heritage Planner, to the Brampton Heritage Board meeting of August 17, 2021, re: **Bramalea Cultural Heritage Landscape** be received; and,
2. That staff be directed to report back to the Brampton Heritage Board when more information is available.

HB035-2021

That the presentation by Harsh Padhya, Heritage Planner, to the Brampton Heritage Board meeting of August 17, 2021, re: **Archaeological Management Plan** be received.

HB036-2021

1. That, in regard to the Heritage Impact Assessment and Designation Report presented at the August 17, 2021 Brampton Heritage Board Meeting re. **Intention to Designate 1030 Queen Street West - Ward 5 (H.Ex. 1030 Queen Street West) under Part 1V, Section 29 of the Ontario Heritage Act** , Recommendation HB036-2021 be deleted; and
2. That further consideration of the heritage designation of 1030 Queen Street West (via the heritage schoolhouse) be deferred until a Development Agreement is reached between the City and the Owner of the subject site, with such agreement to include, but not be limited to, the following conditions to be met at the owner's expense:
3. Proper heritage studies for heritage conservation methods are provided to relocate and restore the heritage resource, including;
 1. Revised Heritage Impact Assessment
 2. Structural Assessment Report prepared by a qualified contractor having experience in Heritage;

4. Relocation and renovation of the schoolhouse to the adjacent City-owned park space, Teramoto Park, with a detailed plan approved by the Commissioner of Community Services;
5. Designating the property following the City and Owner agreeing on terms and conditions of the agreement, including the potential for designation post-relocation subject to legal protective measures being in place;
6. The restoration of the schoolhouse with new building foundation is completed by qualified architects and contractors as per the Heritage Impact Assessment and approvals of the City's Heritage Planner;
7. Servicing costs and a two year maintenance agreement are provided;
8. Property Insurance and a protective easement are registered on the schoolhouse until it is transferred to the City; and
9. Development and completion of a commemoration plan; and
10. Successful transfer of ownership to the City after relocation, conservation and servicing is done.

HB037-2021

1. That the report by Merissa Lompart, Assistant Heritage Planner, dated July 14, 2021, to the Brampton Heritage Board Meeting of August 17, 2021, regarding the **Heritage Impact Assessment for 8280 Heritage Road, The Octagonal House – Designated under Part IV of the Ontario Heritage Act** be received;
2. That the following conclusions as per the Heritage Impact Assessment titled "8280 Heritage Road, Brampton Ontario – Samuel McClure Octagonal House Heritage Impact Assessment" by Architects Rasch Eckler Associates Ltd. (AREA) be accepted:
 1. The proposed development by Orlando Corporation adjacent to the subject site will not impact the heritage value of the Octagonal House in a negative way and that the heritage built resource will be retained unaffected in its entirety.
 2. The existing landscaping measures were already accepted as part of the previous SPA process for the original warehouse building, and they are sufficient since there will be no further impact related to acoustics or visibility in this proposed site alteration.

3. No further mitigation measures are needed or proposed related to vibration and landscaping.
3. That the following recommendations as per the Heritage Impact Assessment by AREA be followed:
 1. The City amend By-law 26-79 to incorporate the current conditions of the cultural heritage value and attributes of The Octagonal House;
 2. The City and the property owner of 8280 Heritage Road officially name the building 'McClure House' and install a commemorative plaque (the existing plaque should be retained and reused) in a location within the site that will be visible from public right of way but will not impact any heritage attributes of the building to communicate the history and importance of the site.

HB038-2021

1. That the report by Pascal Doucet, Heritage Planner, re: **Heritage Impact Assessment - Heritage Property at 2591 Bovaird Drive West (Robert Currie Farmhouse) – Ward 6 (HE.x 2591 Bovaird Drive West)** to the Brampton Heritage Board meeting of August 17, 2021 be received; and
2. That the Heritage Impact Assessment titled: Heritage Impact Assessment 2591 Bovaird Drive, Brampton Ontario, dated June 21, 2021, and prepared by LHC | Heritage Planning and Archaeology and attached as Appendix A to this report be received.

HB038A-2021

1. That the report by Pascal Doucet, Heritage Planner, to the Brampton Heritage Board Meeting of August 17, 2021, re: **Extension of Heritage Permit – 87 Elizabeth Street South – Ward 3 (File HE.x 87 Elizabeth Street South)** be received;
2. That the heritage permit for the window replacement to the heritage house at 87 Elizabeth Street South approved under Recommendation HB020-2020 from the Brampton Heritage Board Meeting of August 18, 2020, approved by the Planning and Development Committee on September 14, 2020 under recommendation PDC099-2020, and by the Council of The Corporation of the City of Brampton on September 16, 2020 pursuant to Resolution C337-2020 be amended to extend the validity of the permit to an additional year, which will set the expiry date to September 16, 2022; and

3. That the heritage incentive grant of Recommendation HB005-2021 approved in the amount of ten thousand dollars (\$10,000) from the Brampton Heritage Board Meeting of January 19, 2021, approved by the Planning and Development Committee on February 1, 2021 under recommendation PDC021-2021, and by the Council of the Corporation of the City of Brampton on February 17, 2021 pursuant to Resolution C036-2021 be amended to extend the validity period to complete the eligible conservation work to September 16, 2022.

HB039-2021

1. That the report by Merissa Lompart, Assistant Heritage Planner, dated July 12, 2021, to the Brampton Heritage Board Meeting of August 17, 2021, re: **Preliminary Design Report No.2 - 0 Gorewood Drive, Wiley Bowstring Bridge in Claireville Conservation Area – Designated under Part IV of the Ontario Heritage Act** be received;
2. That based on provided examples of concrete bowstring bridge rehabilitation in southern Ontario as shown in Appendix B, and review of all seven proposed alternative options in the report titled “Preliminary Design Report No. 2 Wiley Bridge Claireville Conservation Area” prepared by AMTEC Engineering Ltd., the Brampton Heritage Board recommend Alternative No. 3: Maximum Rehabilitation as the preferred option; and
3. That should Alternative No. 3: Maximum Rehabilitation prove unviable, the Brampton Heritage Board recommend Alternative No. 5: Removal of Existing Bridge and Construct a new Prefabricated Bowstring Arch Bridge with the conditions that the new prefabricated bridge be of equal or greater architectural value as the current heritage designated Wiley Bowstring Bridge, and that a plaque or form of commemoration approved by heritage staff be provided.

HB040-2021

1. That the **Resignation of Yugeshwar Singh, Member**, to the Brampton Heritage Board Meeting of August 17, 2021 be accepted; and
2. That Mr. Singh be thanked for his years of volunteering and contributions to the Board.

HB041-2021

That the Brampton Heritage Board do now adjourn to meet again on Tuesday, September 21, 2021 at 7:00 p.m. or at the call of the Chair.

Carried

9. Other Business/New Business

- 9.1 Discussion at the Request of Councillor Dhillon re. Addressing Residential Driveways Beyond Regulatory Requirements

Note: this item was deferred to the October 18, 2021 meeting of the Planning and Development Committee.

PDC151-2021

That the Discussion at the Request of Councillor Dhillon re: **Addressing Residential Driveways Beyond Regulatory Requirements**, to the Planning and Development Committee Meeting of September 13, 2021, be deferred to the October 18, 2021 meeting of the Planning and Development Committee.

Carried

10. Referred/Deferred Matters

- 10.1 Staff presentation re: Brampton Plan Presentation - Growth Management, Employment & Retail, Urban Design, Open Spaces & Recreation – City Wide

Note: Deferred from the Planning and Development Committee Meeting of July 26, 2021, pursuant to Recommendation PDC107-2021.

The following items 10.1 and 10.2 was referred to a future Council Workshop.

PDC152-2021

1. That the staff report re: **Brampton Plan – Discussion Papers: Growth Management, Employment & Retail, Urban Design, Open Spaces & Recreation – City Wide**, to the Planning and Development Committee Meeting of September 13, 2021, be referred to a future Council Workshop; and,

2. That the staff presentation re: Brampton Plan – Discussion Papers: Growth Management, Employment & Retail, Urban Design, Open Spaces & Recreation – City Wide by Andrew McNeill, Manager, Official Plan and Growth Management, to the Planning and Development Committee meeting of September 13, 2021, be referred to a future Council Workshop.

Carried

- 10.2 Staff report re: Brampton Plan - Growth Management, Employment & Retail, Urban Design, Open Spaces & Recreation – City Wide

Dealt with under Item 10.1 - Recommendation PDC152-2021

11. Correspondence

- 11.1 Correspondence re: Application to Amend the Zoning By-law, Blackthorn Development Corp. – 2775980 Ontario Inc., 34-2500 Williams Parkway - File: OZS-2021-0014

Dealt with under Item 5.2 - Recommendation PDC129-2021

- 11.2 Correspondence re: Application to Amend the Official Plan and Zoning By-law, Habitat for Humanity Greater Toronto Area - File : OZS-2021-0025

Dealt with under Item 5.7 - Recommendation PDC134-2021

- 11.3 Correspondence re: Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd. - Rotary Club of Brampton Glen Community Centre - File OZS-2021-0018

Dealt with under Item 5.13 - Recommendation PDC140-2021

- 11.4 Correspondence re: Application to amend the Zoning By-law and Draft Plan of Subdivision, Case-North Investments Inc., Sandringham Place Inc., Berkinfield Management Inc. & Wolverleigh Construction Ltd. – KLM Planning Partners Inc. - File: OZS-2019-0013

Dealt with under Item 7.2 - Recommendation PDC142-2021

- 11.5 Correspondence re: City initiated Amendments to the Official Plan to Establish and Implement Secondary Plan Area 52 – Heritage Heights

Dealt with under Item 5.1 - Recommendation PDC128-2021

- 11.6 Correspondence re: Application to Amend the Zoning By-law and Draft Plan of Subdivision, Weston Consulting Inc. – Walter Grdevich, 9052 Creditview Road - File: OZS-2021-0029

Dealt with under Item 5.8 - Recommendation PDC135-2021

- 11.7 Correspondence re: Application to Amend the Zoning By-law – Martinway Bramalea Project Inc. - File: OZS-2021-0008

Dealt with under Item 7.7 - Recommendation PDC147-2021

12. Councillor Question Period

13. Public Question Period

The public was given the opportunity to submit questions via e-mail to the City Clerk's Office regarding any decisions made at this meeting.

P. 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:

PDC153-2021

That Council do now adjourn to meet again for a Regular Meeting of Council on October 18, 2021 at 7:00 p.m. or at the call of the Mayor.

Carried

Regional Councillor M. Medeiros, Chair



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, October 18, 2021

Members Present: Regional Councillor M. Medeiros - Wards 3 and 4
Regional Councillor P. Fortini - Wards 7 and 8
Regional Councillor R. Santos - Wards 1 and 5
Regional Councillor P. Vicente - Wards 1 and 5
City Councillor D. Whillans - Wards 2 and 6 (arrived at 7:22 p.m. – personal)
Regional Councillor M. Palleschi - Wards 2 and 6
City Councillor J. Bowman - Wards 3 and 4
City Councillor C. Williams - Wards 7 and 8
City Councillor H. Singh - Wards 9 and 10
Regional Councillor G. Dhillon - Wards 9 and 10

Members Absent: Regional Councillor Fortini – Wards 7 and 8 (personal)

Staff Present: David Barrick, Chief Administrative Officer
Richard Forward, Commissioner Planning and Development Services
Allan Parsons, Director, Planning, Building and Economic Development
Bob Bjerke, Director, Policy Planning, Planning, Building and Economic Development
Jeffrey Humble, Manager, Policy Planning
Steve Ganesh, Manager, Planning Building and Economic Development
David Vanderberg, Manager, Planning Building and Economic Development
Cynthia Owusu-Gyimah, Manager, Planning Building and Economic Development
Sameer Akhtar, City Solicitor
Peter Fay, City Clerk
Charlotte Gravlev, Deputy City Clerk

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 this Planning and Development Committee meeting was limited and physical distancing was maintained in Council Chambers at all times during the meeting.

The meeting was called to order at 7:00 p.m. and adjourned at 9:42 p.m.

As this meeting of the 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 Palleschi, Councillor Bowman, Councillor Medeiros, Councillor Williams, Councillor Singh, Councillor Dhillon

Members absent during roll call: Councillor Fortini (personal), Councillor Whillans
City Councillor Whillans joined the meeting at 7:22 p.m.

2. Approval of Agenda

The following motion was considered:

PDC154-2021

That the Agenda for the Planning and Development Committee Meeting of October 18, 2021, be approved as published and circulated.

Carried

3. Declarations of Interest under the Municipal Conflict of Interest Act

Nil

4. Consent Motion

In keeping with Council Resolution C019-2021, the Meeting Chair reviewed the relevant agenda items during this section of the meeting and allowed Members to

identify agenda items for debate and consideration, with the balance to be approved as part of the Consent Motion given the items are generally deemed to be routine and non-controversial.

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

(7.6, 7.8, 7.13, 8.1, 10.1, 10.2, 11.1, 11.3, 11.6)

The following motion was considered:

PDC155-2021

That the following Items to the Planning and Development Committee Meeting of October 18, 2021, be approved as part of Consent:

(7.6, 7.8, 7.13, 8.1, 10.1, 10.2, 11.1, 11.3, 11.6)

A recorded vote was requested and the motion carried as follows:

Yea (8): Regional Councillor Medeiros, Regional Councillor Vicente, Regional Councillor Santos, Regional Councillor Palleschi, City Councillor Bowman, City Councillor Williams, Regional Councillor Dhillon and City Councillor Singh

Nay (0): nil

Absent (2): City Councillor Whillans, Regional Councillor Fortini

Carried
(8-0-2)

Note: as part of the Consent Recommendation, Items 7.6, 10.1, 10.2, 11.6 were deferred to the Planning and Development Committee meeting of November 1, 2021; and Item 11.1 was referred to the Council Meeting of October 20, 2021.

5. Statutory Public Meeting Reports

5.1 Staff report re: City-Initiated Official Plan Amendment - Residential Rental Conversion and Demolition Policy

Melinda Yogendran, Assistant Policy 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.

Item 11.2 was brought forward at this time.

The following motion was considered:

PDC156-2021

1. That the report re: **City-Initiated Official Plan Amendment - Residential Rental Conversion and Demolition Policy**, to the Planning and Development Committee meeting of October 18, 2021, be received;
2. That staff be directed to report back to Planning and Development Committee with the results of the Public Meeting and a staff recommendation; and
3. That the correspondence from Ron Fay, Brampton Resident, dated October 6, 2021, re: City-Initiated Official Plan Amendment - Residential Rental Conversion and Demolition Policy, to the Planning and Development Committee meeting of October 18, 2021, be received.

Carried

- 5.2 Staff report re: Application to Amend the Zoning By-Law And Proposed Draft Plan of Subdivision, TACC Developments (Gore Road) Ltd., 9459 The Gore Road - Ward 10 - File: OZS-2021-0037

Alex Sepe, 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.

Items 6.6 and 11.5 were brought forward at this time.

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

Maria Jones, Candevcon Limited, provided additional information regarding the part lots along the northern boundary of the site and noted that it was now owned by TACC Developments.

The following motion was considered:

PDC157-2021

1. That the staff report re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision, TACC Developments (Gore Road) Ltd.**,

9459 The Gore Road - Ward 10 - File: OZS-2021-0037, to the Planning and Development Committee Meeting of October 18, 2021, be received;

2. That Development Services 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;

3. That the following delegation re: Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision, TACC Developments (Gore Road) Ltd., 9459 The Gore Road - Ward 10 - File: OZS-2021-0037, to the Planning and Development Committee Meeting of October 18, 2021, be received;

1. Maria Jones, Senior Planner, Candevcon limited

4. That the following correspondence re: Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision, TACC Developments (Gore Road) Ltd., 9459 The Gore Road - Ward 10 - File: OZS-2021-0037, to the Planning and Development Committee Meeting of October 18, 2021, be received:

1. Bibi Shareef, Brampton Resident, dated October 15, 2021, including a petition of objection containing approximately 11 signatures

2. Sukhjinder Singh, Brampton Resident, dated October 17, 2021, including a petition of objection containing approximately 22 signatures

3. Larry and Huong Kavalak, Brampton Residents, dated October 15, 2021

Carried

6. Public Delegations (5 minutes maximum)

6.1 Delegation re: Climate Migrants, Climate Refugees, and the Official Plan

Sylvia Roberts, Brampton Resident, presented a proposal to include a provision in the new Official Plan suggesting that the plan should reflect how to accommodate climate migrants within 5 years of the passing of the Official Plan.

Following the presentation, it was indicated that there were no questions of clarification from Committee.

The following motion was considered:

PDC158-2021

That the delegation from Sylvia Roberts, Brampton Resident re: **Climate Migrants, Climate Refugees, and the Official Plan**, to the Planning and Development Committee Meeting of October 18, 2021, be received.

Carried

- 6.2 Delegations re: Urban Community Hub Design Concepts and Initiation of Pilots at Uptown Brampton and Queen Street East Precinct

Dealt with under Item 7.1 - Recommendation PDC160-2021

- 6.3 Delegation re: Amendment to Sign By-Law 399-2002 to allow residents and businesses of Brampton to display Lawn Signs to thank Veterans

Henry Verschuren, Parade Commander and Government and Community Liaison, Royal Canadian Legion, suggested an amendment to Sign By-Law 399-2002 to allow residents and businesses of Brampton to display Lawn Signs to thank Veterans.

Committee members thanked Mr. Verschuren for his delegation.

In response to question from Committee, Mr. Verschuren confirmed the timeline for the request will coincide with the annual poppy campaign, which runs from October 29, 2021 to November 11, 2021.

Committee consideration of the matter included questions of clarification with respect to permitted signage.

The following motion was introduced:

WHEREAS citizen engagement and participation in annual holidays and events is integral to fostering community spirit and recognition of annual celebrations, events and/or ceremonies;

AND WHEREAS Council considers it to be appropriate and desirable to exempt lawn signs on residential properties that promote federally, provincially or municipally recognized, sponsored or sanctioned holidays and events from the requirements and restrictions of Sign By-law 399-2002, as amended;

NOW THEREFORE Council directs that staff prepare an amendment to Sign By-law 399-2002, as amended, to exempt residential lawn signs that

are displayed for the purpose of holiday and event recognition from requirements of the by-law, including appropriate size/location requirements and establishing a timeframe for display and removal relative to the date of the event or holiday.

The following amendment to the motion was introduced:

THAT recognition of other holidays and events by means of signage be referred to staff for further investigation and consideration and a future report thereon.

The following motion was considered:

PDC159-2021

WHEREAS citizen engagement and participation in annual holidays and events is integral to fostering community spirit and recognition of annual celebrations, events and/or ceremonies;

AND WHEREAS Council considers it to be appropriate and desirable to exempt lawn signs on residential properties that promote federally, provincially or municipally recognized, sponsored or sanctioned holidays and events from the requirements and restrictions of Sign By-law 399-2002, as amended;

NOW THEREFORE Council directs that staff prepare an amendment to Sign By-law 399-2002, as amended, to exempt residential lawn signs that are displayed for the purpose of Remembrance Day recognition from requirements of the by-law, including appropriate size/location requirements and establishing a timeframe for display and removal relative to the date of the event or holiday; and

THAT recognition of other holidays and events by means of signage be referred to staff for further investigation and consideration and a future report thereon.

A recorded vote was requested and the motion carried unanimously as follows:

Yea (9): Regional Councillor Medeiros, Regional Councillor Santos, Regional Councillor Vicente, City Councillor Whillans, Regional Councillor Palleschi, City Councillor Bowman, City Councillor Williams, City Councillor Singh, Regional Councillor Dhillon

Absent(1): Regional Councillor Fortini

Carried
(9-0-1)

- 6.4 Delegation re: Brampton: Frontrunner City of Urban SDGs in UN-Habitat's World Urban Pavilion and Urban Economy Forum 2021: Dave Kapil, New Brampton

P. Fay, City Clerk, noted that Dave Kapil, Brampton Resident, was not present at the meeting.

See Item 7.5 – Recommendation PDC162-2021

- 6.5 Possible Delegation: Site Specific Amendment to the Sign By-law 399-2002, as amended, Jaguar Land Rover Brampton, 50 Coachworks Crescent – Ward 9

P. Fay, City Clerk, confirmed that there were no pre-registered delegations for this item.

See Item 7.9 - Recommendation PDC166-2021

- 6.6 Delegation re: Application to Amend the Zoning By-Law And Proposed Draft Plan of Subdivision, TACC Developments (Gore Road) Ltd., 9459 The Gore Road - Ward 10 - File: OZS-2021-0037

Dealt with under Item 5.2 - Recommendation PDC157-2021

- 6.7 Delegation re: Implementation of Section 37 (Density Bonusing) within the Transition Period of Section 37

Dealt with under Item 7.3 - Recommendation PDC161-2021

7. Staff Presentations and Planning Reports

- 7.1 Staff presentation re: Urban Community Hub Design Concepts and Initiation of Pilots at Uptown Brampton and Queen Street East Precinct

Yvonne Yeung, Manager, Urban Design, City of Brampton, Jonathan Meyers, Principal, HR&A Advisors and Ken Greenberg, Principal, Greenberg Consultants provided a presentation on Urban Community Hub Design Concepts and Initiation of Pilots at Uptown Brampton and Queen Street East Precinct that included the following:

- “Trend-Setting” Term of Council Priority to Implement the Council Endorsed Brampton 2040 Vision

- Align with Peel Region & Provincial Goals
- Multidisciplinary, Global-Local Effort to innovate solutions to address health, education, economics, equity, inclusion & COVID-19 recovery
- “Walk-to One-Stop-Shop” to improve Health & Education Outcome
- An Adaptable, 24-hour facility to improve Community Connections
- Integrated Programs to “fast-forward” to a green, equitable, resilient recovery
- Brampton Pilot Hubs to advance Transit-Oriented Communities
- Uptown Hub Design Concept that fosters Lifelong Learning, builds Global Competencies, and promotes Intergenerational Knowledge Transfer
- Queens Hub Design Concept that fosters Lifelong Learning, builds Global Competencies, and promotes Intergenerational Knowledge Transfer
- An “Accelerated Delivery” Model to improve economic outcome and quality of life in urban neighbourhoods
- Methodology: HR&A considered the key differences between status quo (base case) and a new paradigm (the “impact case”)
- “High-Synergy Programs” Model that sets the stage for effective partnerships and innovating co-location
- “Anchor to Main Streets” Model that sustains small businesses and the local community as the neighbourhood undergoes transformation
- “Shovel-Ready” Model for Advocacy and multi-ministerial collaborations to implement multi-level government goals
- Next Steps and Key Recommendations

The following delegations addressed Committee and expressed their views, suggestions, concerns and questions with respect to the subject projects:

1. Nicolas Sheppard-Jones, Public Health and Preventive Medicine Resident, Peel Region
2. Todd Kyle, CEO, and John Simone, Director, Business Development and Operations, Brampton Library
3. Mary Rowe, President & CEO, Canadian Urban Institute
4. Darryl Gray, Director, Education and Training, Toronto and Region Conservation Authority

5. Sylvia Menezes Roberts, Brampton Resident

Items 7.1, 7.2 and 11.4 were brought forward at this time.

Following the presentations, it was indicated that there were no questions of clarification from Committee.

The following motion was considered:

PDC160-2021

1. That the report re: **Urban Community Hub Design Concepts and Initiation of Pilots at Uptown Brampton and Queen Street East Precinct**, to the Planning and Development Committee meeting of October 18, 2021, be received;
2. That the Urban Community Hub Design Concepts be endorsed by Council;
3. That Urban Community Hub Pilot Projects, under working title 'Uptown Hub' and 'Queens Hub' be initiated at Uptown Brampton and Queen Street East;
4. That the City initiate the development of Memorandum of Understanding (MOU) with Peel District School Board, Dufferin Peel Catholic School Board and other potential partners for 'Uptown Hub' and 'Queens Hub' pilots;
5. That staff continue furthering the capital, operational and delivery arrangement of the "Brampton Hub Pilots" and report back to Council in 2022; and,
6. That the City Clerk be directed to forward a copy of this staff report and Council resolution to the Region of Peel, Sheridan College, the Toronto Region Conservation Authority and the Credit Valley Conservation, and Ministry of Municipal Affairs and Housing PERL Secretariat for their information;
7. That the staff presentation re: Urban Community Hub Design Concepts and Initiation of Pilots at Uptown Brampton and Queen Street East Precinct, to the Planning and Development Committee meeting of October 18, 2021, be received;
8. That the following delegations re: Urban Community Hub Design Concepts and Initiation of Pilots at Uptown Brampton and Queen Street East Precinct, to the Planning and Development Committee Meeting of October 18, 2021, be received:
 1. Nicolas Sheppard-Jones, Public Health and Preventive Medicine Resident, Peel Region

2. Todd Kyle, CEO, and John Simone, Director, Business Development and Operations, Brampton Library

3. Mary Rowe, President & CEO, Canadian Urban Institute

4. Darryl Gray, Director, Education and Training, Toronto and Region Conservation Authority

5. Sylvia Menezes Roberts, Brampton Resident

9. That the correspondence from Michelle McCollum, Associate Vice President, Sheridan College, dated October 15, 2021, re: Urban Community Hub Design Concepts and Initiation of Pilots at Uptown Brampton and Queen Street East Precinct, to the Planning and Development Committee meeting of October 18, 2021, be received.

Carried

7.2 Staff report re: Urban Community Hub Design Concepts and Initiation of Pilots at Uptown Brampton and Queen Street East Precinct

Dealt with under Item 7.1 - Recommendation PDC160-2021

7.3 Staff presentation re: Implementation of Section 37 (Density Bonusing) within the Transition Period of Section 37

Staff presented an overview of the Implementation of Section 37 (Density Bonusing) within the Transition Period of Section 37.

Items 6.7 and 7.4 were brought forward and dealt with at this time.

Sylvia Roberts, Brampton resident, expressed thoughts and concerns with respect to this matter.

Staff responded with respect to a request for additional information under the Community Benefits Charges.

The following motion was considered:

PDC161-2021

1. That the staff report re: **Implementation of Section 37 (Density Bonusing) within the Transition Period of Section 37**, to the Planning and Development Committee meeting of October 18, 2021, be received;

2. That staff be directed to initiate implementation of the Section 37 (Density Bonusing) policy for applications that meet the relevant criteria as established in the Implementation Plan within this report;
3. That staff monitor uptake on density bonusing and report to Council as to the success of the implementation, prior to the earlier of September 18, 2022 or the establishment of a Community Benefits Charges By-law;
4. That staff utilize learnings from the implementation of this policy in ongoing work related to the new Section 37 (Community Benefits Charges);
5. That the staff presentation re: Implementation of Section 37 (Density Bonusing) within the Transition Period of Section 37, to the Planning and Development Committee Meeting of October 18, 2021, be received; and
6. That the delegation from Sylvia Roberts, Brampton resident, re: Implementation of Section 37 (Density Bonusing) within the Transition Period of Section 37, to the Planning and Development Committee Meeting of October 18, 2021, be received.

Carried

- 7.4 Staff report re: Implementation of Section 37 (Density Bonusing) within the Transition Period of Section 37

Dealt with under Item 7.3 - Recommendation PDC161-2021

- 7.5 Staff presentation re: Brampton: Frontrunner City of Urban SDGs in UN-Habitat's World Urban Pavilion and Urban Economy Forum 2021

Staff provided a presentation on Brampton: Frontrunner City of Urban SDGs in UN-Habitat's World Urban Pavilion and Urban Economy Forum 2021

Items 6.4 and 10.3 were brought forward and dealt with at this time.

The following motion was considered:

PDC162-2021

1. That the staff report re: **Urban Sustainable Development Goals** Initiative, to the Planning and Development Committee Meeting of October 18, 2021, be received;

2. That City staff be directed to finalize a *Memorandum of Understanding (MOU)* with the UN-Habitat Urban Economy Forum to facilitate collaboration on the initiatives outlined in this report and report back to Council with the final MOU;
3. That the City Clerk be directed to forward a copy of the staff report and Council resolutions to the UN-Habitat Urban Economy Forum; and,
4. That the staff presentation re: Brampton: Frontrunner City of Urban SDGs in UN-Habitat's World Urban Pavilion and Urban Economy Forum 2021, to the Planning and Development Committee Meeting of October 18, 2021, be received

Carried

- 7.6 ^Staff presentation re: City-initiated Official Plan and Zoning By-Law Amendments to the City's Supportive Housing Policies, and Amendment to the Group Home Registration By-Law

Staff presented an overview of City-initiated Official Plan and Zoning By-Law Amendments to the City's Supportive Housing Policies, and Amendment to the Group Home Registration By-Law.

Items 10.1 and 11.6 were brought forward at this time.

PDC163-2021

1. That the staff presentation and report re: **City-initiated Official Plan and Zoning By-Law Amendments to the City's Supportive Housing Policies, and Amendment to the Group Home Registration By-law**, to the Planning and Development Committee Meeting of October 18, 2021, be **deferred** to the November 1, 2021 Planning and Development Committee; and,
2. That the correspondence, dated October 18, 2021, from Michelle Norton, Christian Horizons, re: **City-initiated Official Plan and Zoning By-Law Amendments to the City's Supportive Housing Policies, and Amendment to the Group Home Registration By-Law**, to the Planning and Development Committee Meeting of October 18, 2021, be **deferred** to the November 1, 2021 Planning and Development Committee.

Carried

- 7.7 Staff presentation re: 2021 Development and Investment Activity

Staff presented an overview of 2021 Development and Investment Activity.

Richard Forward, Commissioner, Planning, Building and Economic Development, and Committee expressed thanks and appreciation to staff for their efforts.

Items 7.10, 7.11 and 7.12 were brought forward and dealt with at this time.

The following motion was considered:

PDC164-2021

1. That the staff report re: **2021 Provincial Audit and Accountability Fund**, to the Planning and Development Committee Meeting of October 18, 2021, be received;
2. That the Planning, Building & Economic Development Department's participation in the Province of Ontario's Audit and Accountability Fund 2021 be endorsed;
3. That staff be directed to report back to Council with the results of the Planning, Building and Economic Development Department's application to the Province of Ontario's Audit and Accountability Fund 2021;
4. That the staff report re: **Expedited Industrial Development Approvals**, to the Planning and Development Committee Meeting of October 18, 2021, be received;
5. That the staff report re: **2021 Development Activity Report**, to the Planning and Development Committee Meeting of October 18, 2021, be received;
6. That staff continue to monitor and report on the City's development activity on an annual basis;
7. That staff use the City's annual development activity report to inform and report on continuous improvement initiatives geared to enhance the City's development approval process and attract investment aligned with Council's priorities;
8. That the annual development activity report be used to inform the annual operating and capital budget for the Planning, Building & Economic Development Department; and,
9. That the staff presentation re: **2021 Development and Investment Activity**, to the Planning and Development Committee Meeting of October 18, 2021, be received.

A recorded vote was requested and the motion carried unanimously as follows:

Yea (9): Regional Councillor Medeiros, Regional Councillor Santos, Regional Councillor Vicente, City Councillor Whillans, Regional Councillor Palleschi, City Councillor Bowman, City Councillor Williams, City Councillor Singh, Regional Councillor Dhillon

Absent(1): Regional Councillor Fortini

Carried
(9-0-1)

- 7.8 ^Staff report re: Application to amend the Zoning By-law, East and West Inc. - Glenn Schnarr and Associates Inc.,- File: C11E11.002

PDC165-2021

1. That the staff report re: **Application to amend the Zoning By-law, East and West Inc. - Glenn Schnarr and Associates Inc., West side of Regional Road 50 and north of Old Castlemore Road, Ward 10 - File: C11E11.002**, to the Planning and Development Committee Meeting of October 18, 2021, be received;

2. That the Zoning By-law Amendment 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 this Planning Recommendation Report;

3. That the amendments to the Zoning By-law, generally in accordance with Appendix 10 of the report be adopted; and,

4. That no further public notice or public meeting be required for the Zoning By-law Amendment pursuant to Section 34(17) of the *Planning Act*.

5. That the correspondence from Frances Johnston, Brampton Resident, dated October 7, 2021, re: Application to amend the Zoning By-law, East and West Inc. - Glenn Schnarr and Associates Inc., West side of Regional Road 50 and north of Old Castlemore Road, Ward 10 - File: C11E11.002, to the Planning and Development Committee meeting of October 18, 2021, be received.

Carried

- 7.9 Site Specific Amendment to the Sign By-law 399-2002, as amended, Jaguar Land Rover Brampton, 50 Coachworks Crescent – Ward 9

The following motion was considered:

PDC166-2021

1. That the staff report re: **Site Specific Amendment to Sign By-Law 399-2002, Jaguar Land Rover Brampton, 50 Coachworks Crescent – Ward 9**, to the Planning & Development Committee meeting of October 18, 2021, 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

- 7.10 Staff report re: 2021 Provincial Audit and Accountability Fund

Dealt with under Item 7.7 - Recommendation PDC164-2021

- 7.11 Staff report re: Expedited Industrial Development Approvals

Dealt with under Item 7.7 - Recommendation PDC164-2021

- 7.12 Staff report re: 2021 Development Activity Report

Dealt with under Item 7.7 - Recommendation PDC164-2021

- 7.13 ^Staff report re: Application to Amend the Zoning By-law and Draft Plan of Subdivision, Daniels HR Corporation, Part of Block 1, Plan 43-1927 - File: OZS-2019-0007 and 21T-19017B

PDC167-2021

1. That the staff report re: **Application to Amend the Zoning By-law and Draft Plan of Subdivision, Daniels HR Corporation, Part of Block 1, Plan 43-1927, Ward 6 - File: OZS-2019-0007, 21T-19017B**, to the Planning and Development Committee Meeting of October 18, 2021 be received;

2. That the Zoning By-law Amendment and Draft Plan of Subdivision application submitted by Daniels HR Corporation, Ward 6, File: OZS-2019-0007 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 this Recommendation Report; and,

3. That the amendments to the Zoning By-law, generally in accordance with Appendix 7 of this report, be adopted.

Carried

8. **Committee Minutes**

8.1 ^Brampton Heritage Board Minutes - September 21, 2021

PDC168-2021

That the **Minutes of Brampton Heritage Board Meeting of September 21, 2021**, Recommendations HB042-2021 to HB047-2021, to the Planning and Development Committee Meeting of October 18, 2021, be approved as published and circulated.

The recommendations were approved as follows:

HB042-2021

That the agenda for the Brampton Heritage Board meeting of September 21, 2021, be approved as published and circulated.

HB043-2021

That the presentation by Matthew Delean, Principal Architect, A49, and Sonika Soor, Project Manager, Building Design and Construction, Public Works and Engineering, to the Brampton Heritage Board meeting of September 21, 2021, re: **Victoria Park Arena and Sports Hall of Fame** be received.

HB044-2021

1. That the report by Shelby Swinfield, Heritage Planner, Planning, Building, and Economic Development, dated September 9, 2021, to the Brampton Heritage Board Meeting of September 21, 2021, re: **Recommendation Report: Intention to Apply Heritage Listing for 6 Isabella Street** be received;
2. That the addition of 6 Isabella Street to the City's Heritage Listed Properties be approved; and,
3. That staff be authorized to provide to the current property owner a Notice of Listing.

HB045-2021

1. That the report from Shelby Swinfield, Heritage Planner, Planning, Building, and Economic Development, dated September 9, 2021, to the Brampton Heritage Board Meeting of September 21, 2021, re: **Recommendation Report: Intention to Apply Heritage Listing for 11 Isabella Street** be received;
2. That the addition of 11 Isabella Street to the City’s Heritage Listed Properties be approved; and
3. That staff be authorized to provide to the current property owner a Notice of Listing.

HB046-2021

1. That the report by Pascal Doucet, Heritage Planner, to the Brampton Heritage Board meeting of September 21, 2021, re: **Heritage Permit Application within the Village of Churchville Heritage Conservation District – 7605 Creditview Road – Ward 6 (HE.x 7605 Creditview Road)**, be referred back to staff for further review and consideration in accordance with the permitted maximum allowance in the Zoning-By-law, with input from the architect; and
2. That the report be presented at the next meeting of the Board.

HB047-2021

That the Brampton Heritage Board meeting do now adjourn to meet again on October 19, 2021 at 7:00 p.m.

Carried

9. Other Business/New Business

Nil

10. Referred/Deferred Matters

- 10.1 ^Staff report re: City-initiated Official Plan and Zoning By-Law Amendments to the City’s Supportive Housing Policies, and Amendment to the Group Home Registration By-Law

Note: this item was deferred to the November 1, 2021 Planning and Development Committee meeting, pursuant to Recommendation PDC163-2021

10.2 ^Discussion at the Request of Councillor Dhillon re. Addressing Residential Driveways Beyond Regulatory Requirements

PDC169-2021

That the Discussion at the Request of Councillor Dhillon re: **Addressing Residential Driveways Beyond Regulatory Requirements**, to the Planning and Development Committee Meeting of October 18, 2021, be **deferred** to the November 1, 2021 meeting of the Planning and Development Committee.

Carried

10.3 Staff Report re. Brampton: Frontrunner City of Urban SDGs in UN-Habitat’s World Urban Pavilion and Urban Economy Forum 2021

Dealt with under Item 7.5 - Recommendation PDC162-2021

11. Correspondence

11.1 ^Correspondence re: Minister’s Zoning Order Resolution Request - Lark Investments Inc.

1. Mustafa Ghassan, Delta Urban Inc., dated October 5, 2021

PDC170-2021

1. That the correspondence re: **Minister’s Zoning Order Resolution Request - Lark Investments Inc.**, to the Planning and Development Committee meeting of October 18, 2021, be **referred** to the October 20, 2021 City Council Meeting.

Carried

11.2 Correspondence re: City-Initiated Official Plan Amendment - Residential Rental Conversion and Demolition Policy

1. Ron Fay, Brampton Resident, dated October 6, 2021

Dealt with under Item 5.1 - Recommendation PDC156-2021

11.3 ^Correspondence re: Application to amend the Zoning By-law, East and West Inc. - Glenn Schnarr and Associates Inc., West side of Regional Road 50 and north of Old Castlemore Road - File: C11E11.002:

1. Frances Johnston, Brampton Resident, dated October 7, 2021

Dealt with under Item 7.8 – Recommendation PDC165-2021

11.4 Correspondence re: Urban Community Hub Design Concepts and Initiation of Pilots at Uptown Brampton and Queen Street East Precinct

1. Michelle McCollum, Associate Vice President, Sheridan College, dated October 15, 2021

Dealt with under Item 7.1 - Recommendation PDC160-2021

11.5 Correspondences re: Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision, TACC Developments (Gore Road) Ltd., 9459 The Gore Road - Ward 10 - File: OZS-2021-0037

1. Bibi Shareef, Brampton Resident, dated October 15, 2021, including a petition of objection containing approximately 11 signatures

2. Sukhjinder Singh, Brampton Resident, dated October 17, 2021, including a petition of objection containing approximately 22 signatures

3. Larry and Huong Kavalak, Brampton Residents, dated October 15, 2021

Dealt with under Item 5.2 – Recommendation PDC157-2021

11.6 ^Correspondence re: City-initiated Official Plan and Zoning By-Law Amendments to the City's Supportive Housing Policies, and Amendment to the Group Home Registration By-Law

1. Michelle Norton, Christian Horizon, dated October 18, 2021

Note: this item was deferred to the November 1, 2021 Planning and Development Committee meeting, pursuant to Recommendation PDC163-2021

12. Councillor Question Period

Nil

13. Public Question Period

P. 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:

PDC171-2021

That the Planning and Development Committee do now adjourn to meet again on Monday, November 1, 2021, at 7:00 p.m., or at the call of the Chair.

Carried

Regional Councillor M. Medeiros, Chair



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, November 1, 2021

- Members Present:
- Regional Councillor M. Medeiros - Wards 3 and 4
 - Regional Councillor P. Fortini - Wards 7 and 8
 - Regional Councillor R. Santos - Wards 1 and 5
 - Regional Councillor P. Vicente - Wards 1 and 5
 - City Councillor D. Whillans - Wards 2 and 6
 - Regional Councillor M. Palleschi - Wards 2 and 6
 - City Councillor J. Bowman - Wards 3 and 4
 - City Councillor C. Williams - Wards 7 and 8
 - City Councillor H. Singh - Wards 9 and 10
 - Regional Councillor G. Dhillon - Wards 9 and 10
 - Mayor Patrick Brown (ex officio)
- Staff Present:
- David Barrick, Chief Administrative Officer
 - Richard Forward, Commissioner Planning and Development Services
 - Allan Parsons, Director, Planning, Building and Economic Development
 - Bob Bjerke, Director, Policy Planning, Planning, Building and Economic Development
 - Jeffrey Humble, Manager, Policy Planning
 - Steve Ganesh, Manager, Planning Building and Economic Development
 - David Vanderberg, Manager, Planning Building and Economic Development
 - Cynthia Owusu-Gyimah, Manager, Planning Building and Economic Development
 - Sameer Akhtar, City Solicitor
 - Peter Fay, City Clerk
 - Charlotte Gravlev, Deputy City Clerk
 - Tammi Jackson, 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 this Planning and Development Committee meeting was limited and physical distancing was maintained in Council Chambers at all times during the meeting.

The meeting was called to order at 7:02 p.m. and adjourned at 10:05 p.m.

As this meeting of the 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 Fortini, Councillor Williams, Councillor Singh; Councillor Dhillon

Members absent during roll call: Nil

2. **Approval of Agenda**

PDC172-2021

That the Agenda for the Planning and Development Committee Meeting of November 1, 2021, be approved as published and circulated.

Carried

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

Nil

4. **Consent Motion**

PDC173-2021

That the following Items to the Planning and Development Committee Meeting of November 1, 2021, be approved as part of Consent: 7.1, 7.3, 8.1, 8.2

A recorded vote was requested and the motion carried as follows:

Yea (10): City Councillor Singh, City Councillor Williams, City Councillor Bowman, Regional Councillor Palleschi, City Councillor Whillans, Regional Councillor Fortini, Regional Councillor Dhillon, Regional Councillor Vicente, Regional Councillor Santos, Regional Councillor Medeiros,

Nay (0)

Carried (10/0)

5. Statutory Public Meeting Reports

- 5.1 Staff report re: Application for a Draft Plan of Subdivision, Forestside Estates Inc. – KLM Planning Partners Inc., Block 373 of Plan 43M-1799 & Block 94 of Plan 43M-1803, Corner of Literacy Drive and Academy Drive, Ward 10 (OZS-2021-0036 and 21T-21013B)

Item 6.1 was were brought forward at this time.

Mark Michniak, Development Planner, Planning, Building and Economic Development provided an overview of the subject matter and answered questions of clarification.

Marshall Smith, KLM Planning Partners Inc. provided an overview of the of the original site contract advising that Dufferin-Peel Catholic District School Board, Peel District School Board, and the City of Brampton were given an opportunity to purchase the site location and declined interest in the site.

Kandarp Shukla, Brampton Resident, advised he had no comments for Committee's consideration.

The following motion was considered.

PDC174-2021

1. That the report re: **Application for a Draft Plan of Subdivision, Forestside Estates Inc. – KLM Planning Partners Inc., Block 373 of Plan 43M-1799 & Block 94 of Plan 43M-1803, Corner of Literacy Drive and Academy Drive, Ward 10 (OZS-2021-0036 and 21T-21013B)**, dated October 8, 2021 to the Planning and Development Committee Meeting of November 1, 2021 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.

3. That the following delegations re: **Application for a Draft Plan of Subdivision, Forestside Estates Inc. – KLM Planning Partners Inc., Block 373 of Plan 43M-1799 & Block 94 of Plan 43M-1803, Corner of Literacy Drive and Academy Drive, Ward 10 (OZS-2021-0036 and 21T-21013B)**, to the Planning and Development Committee Meeting of November 1, 2021, be received:

1. Kandarp Shukla, Brampton Resident
2. Marshall Smith, KLM Planning Partners Inc

Carried

6. Public Delegations (5 minutes maximum)

- 6.1 Delegation re: Application for a Draft Plan of Subdivision, Forestside Estates Inc. – KLM Planning Partners Inc., Block 373 of Plan 43M-1799 & Block 94 of Plan 43M-1803, Corner of Literacy Drive and Academy Drive, Ward 10 (OZS-2021-0036 and 21T-21013B)

Dealt with under Item 5.1 - Recommendation PDC174-2021

- 6.2 Delegations re: City-initiated Official Plan and Zoning By-Law Amendments to the City's Supportive Housing Policies, and Amendment to the Group Home Registration By-law

Items 7.4, 10.1 and 11.1 were brought forward at this time.

Mirella Palermo, Policy Planner, Planning and Economic Development, provided an overview of the subject matter and answered questions of clarification.

John Nunziata, Brampton Woods Legal Representative, noted his comments and opinions on the subject matter, and requested the matter be deferred to more sufficient notice to the community to ensure members of the community can actively participate by way of delegation.

Committee consideration of the matter included the following:

- Review of the City of Mississauga policy passed by Council in December 2020.

- Suggestion to follow a similar path with the City of Brampton policy.
- Clarification that the City of Mississauga policy was amended to remove some restrictions on March 9, 2021. Staff advised the March 9th, 2021 amended policy is the most recent.
- Staff clarified that policy before committee is similar to other surrounding municipalities including the City of Mississauga.
- Question relating to "what takes precedence" when municipal by-laws come into conflict with provincial regulations/guidelines.
- Questions of clarification regarding the separation distance between homes.
- Concerns that if no distance restriction is implemented individuals may take advantage as a means of profit gain.
- Suggestion to have the matter deferred to the Council meeting of November 3, 2021 for further discussion.
- Indication that further clarification was required from staff to find the right balance to protect neighborhoods and the residents
- Request to have staff confirm the current Mississauga Zoning By-law regulation for further discussion.

Councillor Williams requested a friendly amendment to recommendation # 3 to reflect the proper wording, as it not a requirement.

Peter Fay, City Clerk asked Council for clarification regarding the proposed amendment and whether the request applies to the Official Planning Amendment By-law or the Registration By-law

Bob Bjerke, Director, City Planning and Design, Planning, Building and Economic Development clarified that the amendment should be made to the Registration By-law.

During consideration of this matter, a procedural motion to Call the Question was introduced by City Councillor Bowman and was requested voted on and carried. No further Members spoke on this matter.

The following motion was considered.

PDC175-2021

1. *That the following delegations re: **City-initiated Official Plan and Zoning By-Law Amendments to the City's Supportive Housing Policies, and***

Amendment to the Group Home Registration By-law, to the Planning and Development Committee Meeting of November 1, 2021, be received:

1. John Nunziata, Brampton Woods Legal Representative
2. That the staff presentation and report re: **City-initiated Official Plan and Zoning By-Law Amendments to the City's Supportive Housing Policies, and Amendment to the Group Home Registration By-law**, to the Planning and Development Committee Meeting of November 1, 2021, be received; and,
3. THAT the Official Plan and Zoning By-Law Amendments attached hereto respectively as Appendix 2 and 3 be adopted by Council, on the basis that they represent good planning, including that they are consistent with the Provincial Policy Statement, conformity to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the Brampton Official Plan for the reasons set out in the Planning Recommendation Report;
4. THAT the Group Home Registration By-Law 244-82 be repealed and the Supportive Housing Residence Type 1 and Type 2 Registration By-Law attached hereto as Appendix 4 be adopted by Council to align with the proposed Official Plan and Zoning By-Law amendments recommended for adoption; and that within the registration by-law, provision be included to direct staff and the Applicant to make efforts to meet with and inform area Councillors;
5. THAT Council hereby determines that no further public notice is to be given pursuant to Section 34 (17) of the Planning Act.
6. That the correspondence, dated October 18, 2021, from Michelle Norton, Christian Horizons, re: **City-initiated Official Plan and Zoning By-Law Amendments to the City's Supportive Housing Policies, and Amendment to the Group Home Registration By-Law**, to the Planning and Development Committee Meeting of October 18, 2021, deferred to the November 1, 2021 Planning and Development Committee, be received.

A recorded vote was requested and the motion Lost as follows:

Yea (5): City Councillor Singh, City Councillor Williams, City Councillor Bowman, Regional Councillor Palleschi, City Councillor Whillans

Nay (5): Regional Councillor Fortini, Regional Councillor Dhillon, Regional Councillor Vicente, Regional Councillor Santos, Regional Councillor Medeiros,

PDC176-2021

The following motion was considered.

1. That the following delegations re: **City-initiated Official Plan and Zoning By-Law Amendments to the City's Supportive Housing Policies, and Amendment to the Group Home Registration By-law**, to the Planning and Development Committee Meeting of November 1, 2021, be received:
 1. John Nunziata, Brampton Woods Legal Representative
2. That the staff presentation and report re: **City-initiated Official Plan and Zoning By-Law Amendments to the City's Supportive Housing Policies, and Amendment to the Group Home Registration By-law**, to the Planning and Development Committee Meeting of November 1, 2021, be received;
and,
3. That the correspondence, dated October 18, 2021, from Michelle Norton, Christian Horizons, re: **City-initiated Official Plan and Zoning By-Law Amendments to the City's Supportive Housing Policies, and Amendment to the Group Home Registration By-Law**, to the Planning and Development Committee Meeting of October 18, 2021, deferred to the November 1, 2021 Planning and Development Committee, be received.

Carried

- 6.3 Delegation re: Summary of Recommendations - Brampton Heritage Board - October 19, 2021

Item 8.3 was brought forward at this time.

Colin Chung, Glenn Schnarr and Associates expressed concerns regarding the decision made at the Brampton Heritage Board meeting on October 19, 2021 pertaining recommendation HB049-2021. Mr. Chung advised that should the recommendation be endorsed by Council it will prevent the owner from obtaining their permit. Mr. Chung noted that his clients are very reasonable and have worked well with city staff throughout the process and will continue to work with staff to meet requirements. Mr. Chung requested the motion be amended to remove 3(a)ii and 3(a)iii from the minutes to ensure his clients can obtain a permit.

Committee discussion included the following:

- Questions and concerns regarding the square footage of the home and the garage.
- Clarification that the garage will be used for storage, parking of two vehicles and a hobby workshop.
- Mr. Chung clarified there are a number of houses in the district that are larger which sets precedent for the size within the neighbourhood.
- Advised that the garage is designed in a manner that is not structurally sound to build or expand for a secondary unit.
- Committee consensus that the home meets the character of the heritage district.
- Committee consensus to remove recommendation 3(a)ii and 3(a)iii, as requested

The following motion was considered.

PDC177-2021

1. That the following delegations re: Summary of Recommendations - Brampton Heritage Board - October 19, 2021, to the Planning and Development Committee Meeting of November 1, 2021, be received:
 1. Colin Chung, Glenn Schnarr and Associates
2. That the Summary of Recommendations – Brampton Heritage Board – October 19, 2021, Recommendations HB048-2021, and HB050 through HB055-2021, to the Planning and Development Committee Meeting of November 1, 2021, be approved as published and circulated; and
3. That HB049-2021 be amended to:
 - 1) delete parts 3a(ii) and 3a(iii), and
 - 2) to amend 3a(i) to change reference to recommendations 2 to 3, and to delete the portion that reads “and the amendments in Recommendations 2a(ii) and 2a(iii)” as follows:

HB049-2021

1. That the report by Pascal Doucet, Heritage Planner, re: Heritage Permit Application within the Village of Churchville Heritage Conservation District –

7605 Creditview Road – Ward 6 (HE.x 7605 Creditview Road), to the Brampton Heritage Board Meeting of October 19, 2021, be received; and,

2. That the delegation by Alexander Temporale, Project Architect, and David Colonna, Property owner & applicant, to the Brampton Heritage Board Meeting of October 19, 2021, re: Heritage Permit Application - 7605 Creditview Road, be received;
3. That the Heritage Permit Application for the heritage property at 7605 Creditview Road, be approved, in accordance with section 42 of the *Ontario Heritage Act* for the demolition of the existing buildings and structures occupying the property, the removal of six (6) trees as identified in the application, the construction of a new one-and-a-half storey residence, the construction of a detached garage and the construction of an in-ground pool be approved substantially in accordance in the plans and elevations submitted by the applicant, prepared by ATA Architects Inc. with a material specification attached as Appendix A to this report, and subject to the following additional conditions:
 - a) That prior to the issuance of any permit for all or any part of the heritage permit application as set out in the report titled: Heritage Permit Application within the Village of Churchville Heritage Conservation District – 7605 Creditview Road – Ward 6 (HE.x 7605 Creditview Road), to the Brampton Heritage Board Meeting of October 19, 2021, including a heritage permit or a building permit, but excluding permits for repairs and maintenance, usual and 2 minor works and work that does not require a heritage permit as described in the Village of Churchville Heritage Conservation District Plan in accordance with subsection 41.1(5) of the Ontario Heritage Act and as are acceptable to the Director of City Planning & Design, the owner shall:
 - i. Provide building permit drawings in accordance with the plans and drawings required in recommendation 3, including notes and specifications for a description of materials and finishes;
 - iv. Obtain approval to injure or destroy a tree in accordance with the City's Tree Preservation By-law 317-2012 and as shown in the arborist report by Stephen Shelton, dated 8 August 2021 and attached as Appendix B to this report;
 - v. Provide a complete archaeological assessment for the entire property in accordance with the 2011 Standards and Guidelines for Consultant Archaeologists; and

- vi. Provide a Letter from the Ministry of Heritage, Sport, Tourism and Culture Industries confirming the entry and acceptance of the required stages of archaeological assessment into the Ontario Public Register of Archaeological Assessment Reports, all in accordance with the 2011 Standards and Guidelines for Consultant Archaeologists.

Carried

The recommendations were approved as follows:

HB048-2021

That the agenda for the Brampton Heritage Board Meeting of October 19, 2021 be approved as published and circulated.

HB049-2021

1. That the report by Pascal Doucet, Heritage Planner, re: Heritage Permit Application within the Village of Churchville Heritage Conservation District – 7605 Creditview Road – Ward 6 (HE.x 7605 Creditview Road), to the Brampton Heritage Board Meeting of October 19, 2021, be received; and,
2. That the delegation by Alexander Temporale, Project Architect, and David Colonna, Property owner & applicant, to the Brampton Heritage Board Meeting of October 19, 2021, re: Heritage Permit Application - 7605 Creditview Road, be received;
3. That the Heritage Permit Application for the heritage property at 7605 Creditview Road, be approved, in accordance with section 42 of the *Ontario Heritage Act* for the demolition of the existing buildings and structures occupying the property, the removal of six (6) trees as identified in the application, the construction of a new one-and-a-half storey residence, the construction of a detached garage and the construction of an in-ground pool be approved substantially in accordance in the plans and elevations submitted by the applicant, prepared by ATA Architects Inc. with a material specification attached as Appendix A to this report, and subject to the following additional conditions:
 - a) That prior to the issuance of any permit for all or any part of the heritage permit application as set out in the report titled: Heritage Permit Application within the Village of Churchville Heritage Conservation District – 7605 Creditview Road – Ward 6 (HE.x 7605 Creditview Road), to the Brampton Heritage Board Meeting of October 19, 2021, including a heritage permit or a

building permit, but excluding permits for repairs and maintenance, usual and 2 minor works and work that does not require a heritage permit as described in the Village of Churchville Heritage Conservation District Plan in accordance with subsection 41.1(5) of the Ontario Heritage Act and as are acceptable to the Director of City Planning & Design, the owner shall:

- i. Provide building permit drawings in accordance with the plans and drawings required in recommendation 3, including notes and specifications for a description of materials and finishes;
- iv. Obtain approval to injure or destroy a tree in accordance with the City's Tree Preservation By-law 317-2012 and as shown in the arborist report by Stephen Shelton, dated 8 August 2021 and attached as Appendix B to this report;
- v. Provide a complete archaeological assessment for the entire property in accordance with the 2011 Standards and Guidelines for Consultant Archaeologists; and
- vi. Provide a Letter from the Ministry of Heritage, Sport, Tourism and Culture Industries confirming the entry and acceptance of the required stages of archaeological assessment into the Ontario Public Register of Archaeological Assessment Reports, all in accordance with the 2011 Standards and Guidelines for Consultant Archaeologists.

HB050-2021

1. That the report by Merissa Lompart, Assistant Heritage Planner, re: Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 12 Woodbrook Drive, to the Brampton Heritage Board Meeting of October 19, 2021, be received;
2. That the designation of the property at 12 Woodbrook 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 the property at 12 Woodbrook 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.

HB051-2021

1. That the report by Merissa Lompart, Assistant Heritage Planner, re: Heritage Impact Assessment, 2257 and 2267 Embleton Road, Parts of Lot 5, Conc. 5 West of Center Road, Chinguacousy Township, to the Brampton Heritage Board meeting of October 19, 2021, be received;
2. That the following recommendations as per the Heritage Impact Assessment by Parslow Heritage Consultancy Inc. be followed in the following order as necessary:
 - a) The feasibility of integration of 2267 Embleton Road into the redevelopment be assessed.
 - b) Should integration not be feasible it is recommended that 2267 be subject to salvage mitigation prior to demolition. Salvageable materials include but are not limited to:
 - i. Smooth Red Brick
 - ii. Cast lug sills and lintels
 - iii. Bracketed portico
 - iv. Wood framing
 - v. Wooden subfloor components
 - vi. Original Front Door
 - vii. Iron floor grate
 - c. If possible salvaged materials should be incorporated into the new development and any unused salvaged materials donated to the City of Brampton for re-use in other heritage resources throughout Brampton if and when necessary.
 - d. A demolition permit be issued for both 2257 and 2267 Embleton Road, with a condition of material salvage of 2267 Embleton Road.

- e. A commemoration be erected as part of the redevelopment. Any commemoration would need to address the origins of any salvaged material integrated into the new construction, recognition of the Kirk family, the agricultural history of the property and surrounding area and acknowledge the connection between Lot 5 Concession 5 WCR. Suitable commemoration will be determined by collaboration between City of Brampton Heritage Staff and the Property Owner. Potential commemoration options are presented below in no particular order and include but are not limited to:
 - i. A landscape feature with interpretive signage that is accessible to the public.
 - ii. A sculpture or art installation with descriptive plaque erected in a place of prominence either on the property or in a public location close to the site.
 - iii. Incorporation of salvaged materials into a prominent elevation of the re-development with descriptive plaque.
 - iv. A permanent educational display within the new structure comprised of salvaged materials and interpretive signage.
 - v. A “Welcome to the Historic Hamlet of Huttonville” sign coupled with an interpretive plaque located at all primary point of egress to Huttonville
 - f. As neither 2257 nor 2267 Embleton Road are included on the Municipal Register of Cultural Heritage Resources and are currently occupied the production of a Conservation Plan is not recommended.
3. That the Heritage Impact Assessment provided by Parslow Heritage Consultancy Inc., be amended as necessary with future Site Plan Applications pertaining to 2257 & 2267 Embleton Road; and,
 4. That the Brampton Heritage Board allow Heritage Staff to determine which commemoration option is most suitable for this site, if integration is not feasible.

HB052-2021

1. That the report by Pascal Doucet, Heritage Planner, re: Alterations, Partial Demolition and Relocation of a Designated Heritage Resource and Authority to Enter into a Heritage Easement Agreement - 11687 Chinguacousy Road

(Robert Hall House) - Ward 6, to the Brampton Heritage Board Meeting of October 19, 2021, be received;

2. That the Heritage Permit Application for the alterations, partial demolition and relocation of the Robert Hall House on the designated heritage property at 11687 Chinguacousy Road be approved in accordance with sections 33 and 34 of the Ontario Heritage Act, to permit the demolition and removal of the existing non-heritage east and west wings of the Robert Hall House as well as the preservation, restoration, rehabilitation and relocation of the one-and-a-half storey limestone and heritage portion of the Robert Hall House, with such alterations in accordance with the Heritage Conservation Plan and Heritage Building Protection Plan dated September 29, 2021, prepared by Architects Rasch Eckler Associates Ltd (AREA), signed by David M. Eckler, Architect and attached as Appendix A to the report, all on file with the City Planning & Design Division of the Planning, Building and Economic Development Department and subject to the following additional conditions:
 - a. That prior to Draft Plan Approval of the related Plan of Subdivision Application to allow for the development of residential dwellings and a Mixed Use Medium Density Residential/ Convenience Commercial block and open space uses on the property at 11687 Chinguacousy Road, the owner shall:
 - i. Enter into a Heritage Easement Agreement with the City for the portions of the property at 11687 Chinguacousy Road consisting of the lands where the Robert Hall House is located and the lands of the future lot where the Robert Hall House will be relocated all in accordance with the HCP and HBPP attached as Appendix A to this report and the Reference Plan of Survey (R-Plan) attached as Appendix D to the report.
 - b. That prior to the issuance of any permit for all or any part of the alterations, relocation, removal or demolition as set out in the report titled: Alterations, Partial Demolition and Relocation of a Designated Heritage Resource and Authority to Enter into a Heritage Easement Agreement – 11687 Chinguacousy Road (Robert Hall House) – Ward 6 (HE.x 11687 Chinguacousy Road), to the Brampton Heritage Board Meeting of October 19, 2021, including a heritage permit, a building permit or a topsoil stripping and grading permit, but excluding permits for repair and maintenance and usual minor works as are acceptable to the Director of City Planning & Design, the owner shall:

- i. Provide a final Commemoration/Interpretation Plan to confirm the content and construction specifications of the heritage pedestal plaque on the lands of the open space adjacent to the north of the future lot where the Robert Hall House will be relocated, to the satisfaction of the Director of City Planning & Design;
- ii. Provide a final Landscape Plan in accordance with the Site Plan/Landscape Plan of the Robert Hall House relocation attached as Appendix C to this report and to the satisfaction of the Director of City Planning & Design;
- iii. Provide full building permit drawings, including notes and specification for the conservation and protective measures keyed to the approved Heritage Conservation Plan and Heritage Building Protection Plan referenced herein in Recommendation 2; and
- vi. Deposit securities, including a 30% contingency in a form and amount and from a bank satisfactory to the Director of City Planning & Design to secure the conservation, relocation, protection work in the approved Heritage Conservation Plan, Heritage Building Protection Plan referenced herein in Recommendation 2. and cultural heritage-related work in the final Commemoration/Interpretation Plan and final Landscape Plan referenced herein in Recommendations 2.b.i. and 2.b.ii.
- c. That prior to release of securities required in Recommendation 2.b.iv., the owner shall:
 - i. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant that confirms that the required conservation, relocation and protection work identified in the approved Heritage Conservation Plan and Heritage Building Protection Plan referenced herein in Recommendation 2., and cultural heritage-related work in the final Commemoration/Interpretation Plan and final Landscape Plan referenced herein in Recommendations 2.b.i. and 2.b.ii. has been done; and
 - ii. Provide full documentation of the Robert Hall House and heritage pedestal plaque showing completion of the conservation, relocation, protection, commemoration, interpretation and cultural heritage-related landscaping work to the satisfaction of the Director of City Planning & Design.

3. That the Commissioner of Planning, Building and Economic Development be authorized to enter into a Heritage Easement Agreement with the Owner for the property at 11687 Chinguacousy Road to secure the conservation, relocation and protection of the Robert Hall House (“Heritage Easement Agreement”), with content satisfactory to the Director of City Planning & Design, and in a form approved by the City Solicitor or designate.

HB053-2021

That the report by Pascal Doucet, Heritage Planner, re: Heritage Permit Application within the Village of Churchville Heritage Conservation District – 7593 Creditview Road – Ward 6 (HE.x 7593 Creditview Road), to the Brampton Heritage Board Meeting of October 19, 2021, be received; and

1. That the Heritage Permit Application for the heritage property at 7593 Creditview Road, be approved, in accordance with section 42 of the Ontario Heritage Act for the conservation of the existing two-storey heritage house at the front of the property, the construction of a detached garage next to the heritage house, the construction of a wood fence next to the north (side) and east (rear) sides of the heritage house, the construction of a new one-storey residence with a curvilinear driveway, an attached garage and in-ground pool in the proposed severed portion of the property be approved as shown in the plans and elevations with material specification submitted by the applicant, prepared by Robert Lamoureux, dated October 13, 2021 and added to the Brampton Heritage Board Meeting Agenda of October 19, 2021 as supplementary material and subject to the following additional conditions:
 - a. That prior to the issuance of any permit for all or any part of the heritage permit application as set out in the report to the Brampton Heritage Board Meeting of October 19, 2021, including a heritage permit or a building permit, but excluding permits for repairs and maintenance, usual and minor works and work that does not require a heritage permit as described in the Village of Churchville Heritage Conservation District Plan in accordance with subsection 41.1(5) of the Ontario Heritage Act and as are acceptable to the Director of City Planning & Design, the owner shall:
 - i. Provide building permit drawings in accordance with the plans and drawings required in recommendation 2 and the amendments in recommendation 2.a.ii. and 2.a.iii., including notes and specifications for a description of materials and finishes and landscaping details;

- ii. That that elevation and floor plan drawings of the new detached dwelling be within the maximum permitted by the zoning by-law (255 square meters); and.
 - iii. That the elevation drawings be amended to include a middle window bar running vertically throughout middle point of the width of the four (4) wider windows of the front (west) elevation and the one (1) widest window of the side (north) elevation; and
2. That the existing two-storey heritage house at the front of the property be conserved and maintained in a state of good repair, in accordance with policy 4.10.3.7 of the City of Brampton Official Plan and as required by the Minimum Maintenance By-law 104-96 (Property Standards);
 3. That the wood fence next to the north (side) and east (rear) sides of the heritage house be no higher than the maximum permitted by the Zoning By-law (270-2004);
 4. That a dense line of yews and cedar trees be planted between the proposed driveway and new wood fence, next to the northerly (side) of the proposed heritage house property line.
 5. That a full set of floor plan and elevation drawings be submitted and approved by City heritage planning staff of the City's Planning, Building and Economic Development Department prior to the issuance of a building permit for the construction of a detached garage on the property, in accordance with the objectives and guidelines of the Village of Churchville Heritage Conservation District Plan.

HB054-2021

That the report by Pascal Doucet, Heritage Planner, re: Heritage Permit Application within the Village of Churchville Heritage Conservation District – 7605 Creditview Road – Ward 6 (HE.x 7605 Creditview Road), to the Brampton Heritage Board Meeting of October 19, 2021, be received; and

1. That the Heritage Permit Application for heritage property at 7605 Creditview Road be approved, in accordance with section 42 of the Ontario Heritage Act for the demolition of the existing buildings and structures occupying the property, the removal of six (6) trees as identified in the application, the construction of a new one-and-a-half storey residence, the construction of a detached garage and the construction of an in-ground pool be approved substantially in accordance in the plans and elevations submitted by the applicant, prepared by ATA Architects Inc. with a material specification

attached as Appendix A to this report, and subject to the following additional conditions:

- a. That prior to the issuance of any permit for all or any part of the heritage permit application as set out in the report titled: Heritage Permit Application within the Village of Churchville Heritage Conservation District – 7605 Creditview Road – Ward 6 (HE.x 7605 Creditview Road), to the Brampton Heritage Board Meeting of October 19, 2021, including a heritage permit or a building permit, but excluding permits for repairs and maintenance, usual and minor works and work that does not require a heritage permit as described in the Village of Churchville Heritage Conservation District Plan in accordance with subsection 41.1(5) of the Ontario Heritage Act and as are acceptable to the Director of City Planning & Design, the owner shall:
 - i. Provide building permit drawings in accordance with the plans and drawings required in recommendation 2 and the amendments in recommendations 2.a.ii. and 2.a.iii., including notes and specifications for a description of materials and finishes;
 - ii. That that elevation and floor plan drawings of the new detached dwelling be amended to revise the gross floor area within the maximum permitted by the zoning by-law (255 square meters) and without altering the design of the front (west) elevation of the new dwelling;
 - iii. That that elevation and floor plan drawings of the new detached garage be amended to revised the gross floor area within the maximum permitted by the zoning by-law (48 square meters) and without altering the design of the front (west) elevation of the new detached garage;
 - iv. Obtain approval to injure or destroy a tree in accordance with the City's Tree Preservation By-law 317-2012 and as shown in the arborist report by Stephen Shelton, dated 8 August 2021 and attached as Appendix B to this report;
 - v. Provide a complete archaeological assessment for the entire property in accordance with the 2011 Standards and Guidelines for Consultant Archaeologists; and
 - vi. Provide a Letter from the Ministry of Heritage, Sport, Tourism and Culture Industries confirming the entry and acceptance of the required stages of archaeological assessment into the Ontario Public

Register of Archaeological Assessment Reports, all in accordance with the 2011 Standards and Guidelines for Consultant Archaeologists.

HB055-2021

That Brampton Heritage Board do now adjourn to meet again on November 16, 2021, at 7:00 p.m.

7. Staff Presentations and Planning Reports

- 7.1 Staff report re: Application to Amend the Official Plan and Zoning By-law, KLM Planning Partners Inc – Lebosco Developments Inc. 10808 Airport Road – Ward 10 - File: OZS-2020-0027

PDC178-2021

1. THAT the report titled: **RECOMMENDATION REPORT**, Application to Amend the Official Plan and Zoning By-law, **KLM Planning Partners Inc – Lebosco Developments Inc.** 10808 Airport Road – Ward 10 (OZS-2020-0027 – Planning Building and Economic Development-2021-1076), dated September 29, 2021 to the Planning and Development Committee Meeting of November 1, 2021 be received;
2. THAT the Official Plan Amendment and Zoning By-law Amendment application submitted by KLM Planning Partners Inc. for Lebosco Developments Inc., Ward 10, File OZS-2020-0027 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 this Recommendation Report;
3. THAT the revisions to the plan subsequent to the Public Meeting conducted on March 8, 2021 do not represent significant changes and that no further Public Meeting is required;
4. THAT the amendment to the Official Plan and Springdale Secondary Plan Area 2, generally in accordance with the attached Appendix 7, respectively to this report be adopted; and
5. THAT the amendment to the Zoning By-law, generally in accordance with the attached Appendix 8 to this report be adopted.

Carried

7.2 This item has been removed by the City Clerk's Office, as it was listed on the meeting agenda in error.

7.3 Staff report re: Application to amend the Zoning By-law, IBI Group – 2338770 Ontario Inc./Regional Municipality of Peel: 5 Rutherford Road - Ward 3 - File: OZS-2021-0030

PDC179-2021

1. THAT the report titled: **Recommendation Report, Application to amend the Zoning By-law, IBI Group – 2338770 Ontario Inc./Regional Municipality of Peel: 5 Rutherford Road (eScribe Number: Planning, Bld & Ec Dev-2021-1093 and City File: OZS-2021-0030)** to the Planning and Development Committee Meeting of November 1, 2021, be received; and,
2. THAT the Zoning By-law Amendment application submitted by IBI Group on behalf of 2338770 Ontario Inc./Regional Municipality of Peel, Ward: 3, File: OZS-2021-0030, 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 and the Region of Peel Official Plan and the City's Official Plan, for the reasons set out in this Recommendation Report; and,
3. THAT the amendments to the Zoning By-law, generally in accordance with the attached Appendix 10 to this report be adopted.

Carried

7.4 Staff presentation re: City-initiated Official Plan and Zoning By-Law Amendments to the City's Supportive Housing Policies, and Amendment to the Group Home Registration By-Law

Dealt with under Item 6.2 - Recommendation PDC175-2021

8. Committee Minutes

8.1 Minutes - Age-Friendly Brampton Advisory Committee - September 28, 2021

The following motion was considered.

PDC180-2021

That the Minutes of Age-Friendly Brampton Advisory Committee Meeting of September 28, 2021, Recommendations AFC019-2021 - AFC021-2021, to the Planning and Development Committee Meeting of November 1, 2021, be approved as published and circulated.

The recommendations were approved as follows:

AFC019-2021

That the agenda for the Age-Friendly Brampton Advisory Committee meeting be approved as published and circulated.

AFC020-2021

That the presentation by Mirella Palermo, Policy Planner, to the Age-Friendly Brampton Advisory Committee meeting of September 28, 2021, re: Age-Friendly Video Resource Directory - Project Update be received.

AFC021-2021

That the Age-Friendly Brampton Advisory Committee meeting do now adjourn to meet again on November 23, 2021, at 7:00 p.m.

Carried

8.2 Minutes - Transit Advisory Committee - October 25, 2021

The following motion was considered.

PDC181-2021

That the Minutes of Transit Advisory Committee Meeting of October 25, 2021, Recommendations BTAC011-2021 - BTAC014, to the Planning and Development Committee Meeting of November 1, 2021, be approved as published and circulated.

The recommendations were approved as follows:

BTAC011-2021

That the agenda for the Transit Advisory Committee Meeting of October 25, 2021, be approved, as amended,

To Add:

7.7 Discussion at the request of Ameet Singh, Citizen Member, re: Brampton Transit and York University

BTAC012-2021

1. That the Presentation from Alex Milojevic, General Manager, Brampton

Transit, to the Brampton Transit Advisory Committee meeting of October 25, 2021, re: Transit Advisory Committee Presentation , be received.

BTAC013-2021

Whereas Peel District School Board (PDSB) has a Regional Learning Choice program with specialty schools, that does not offer transportation to students;

Whereas students attending those schools often have to be driven to them, or parents need to spend thousands of dollars a year for private busing;

Whereas often summer school is needed most by marginalized students, and PDSB does not provide transportation to them;

Whereas switching schools often adversely impacts a student's education, yet no transportation is provided for them;

Whereas the lack of transportation support can constitute a significant equity barrier for marginalized students;

Whereas transit passes would empower students with greater freedom and access to things like sports programs, libraries, and community centres, which particularly benefits all students, particularly marginalized students;

Whereas 70 per cent of households in Brampton contain children;

Whereas if students get used to taking transit to school, they are more likely to persist taking transit after graduation;

Therefore it is the opinion of the Transit Advisory Committee that:

1. The City of Brampton investigate the feasibility of a collaboration, including full cost implications, with Peel District School Board, other relevant school boards, and the Region of Peel to provide transit passes to students in relevant categories, especially high school students; and
2. If feasible, a pilot begin for the 2022-2023 year, with pilot schools being Turner Fenton Secondary School and Central Peel Secondary School.

A recorded vote was requested and the motion carried as follows:

Yea (7): Regional Councillor Vicente (Co-Chair), Sylvia Menezes Roberts, Akinade Oduntan, Aameek Singh, Myrna Adams, Alina Grzejszczak, Todd Letts, Representative, Brampton Board of Trade

Nay (1): Franco Spadafora, Representative, Accessibility Advisory Committee

Absent (4):Regional Councillor M. Paleschi (Co-Chair); Rafiqul Islam; Sarbjeet Sani; Representative, Age-Friendly Brampton Advisory Committee.

Carried (7/1)

BTAC014-2021

That the Brampton Transit Advisory Committee do now adjourn to meet again on Monday, February 7, 2022 at 7:00 p.m. or at the call of the Chair.

Carried

8.3 Summary of Recommendations - Brampton Heritage Board - October 19, 2021

Dealt with under Item 6.3 - Recommendation PDC179-2021

9. **Other Business/New Business**

Nil

10. **Referred/Deferred Matters**

10.1 Staff report re: City-initiated Official Plan and Zoning By-Law Amendments to the City's Supportive Housing Policies, and Amendment to the Group Home Registration By-Law

Dealt with under Item 6.2 - Recommendation PDC175-2021

10.2 Discussion at the Request of Councillor Dhillon re: Addressing Residential Driveways Beyond Regulatory Requirements

Councillor Dhillon expressed concerns over the number of complaints received regarding residential driveways with a lack of resources to deal with the growing issue. Councillor Dhillon requested staff to investigate the possibility of a fair and equitable solution with the possibility of grandfathering all driveways that are currently in violation.

The following motion was introduced for consideration.

That the discussion at the request of Councillor Dhillon re: Addressing Residential Driveways Beyond Regulatory Requirements, be received; and

That staff be requested to report back to Committee on potential options to address residential driveway issues beyond regulatory requirements, which may include but is not limited to the following possible options:

1. *Grandfathering or amnesty of current illegal driveways (within certain time specifications, criteria, and/or one-time fee included);*

2. *Zoning and/or land use changes to driveway measurements/specifications;*
3. *Yearly annual cost added to the water/wastewater bill;*
4. *Possible fees to offset transit infrastructure improvements; and*
5. *Any other feasible accommodations or considerations.*

Committee discussion included the following:

- Concerns regarding implementing such a program and that those who have followed the by-law regulations may feel penalized for doing so.
- Advised a motion was passed at a previous Council meeting for the Enforcement of the violations.
- Suggestion that the City may need to investigate the possibility of permit parking on the street.
- Councillor Singh proposed an amendment to recommendation # 3 to add "an additional fee to the water bill yearly."

During consideration of this matter, a procedural motion to Call the Question was introduced by City Councillor Whillans and a recorded vote was requested, voted on and lost as follows:

Yea (2): Regional Councillor Medeiros, City Councillor Whillans

Nay (8): Regional Councillor Dhillon, Regional Councillor Fortini, Regional Councillor Vicente, Regional Councillor Santos, , Regional Councillor Palleschi, City Councillor Williams, City Councillor Singh, City Councillor Bowman

Lost (8 to 2)

Committee discussion continued and included the following:

- Councillor Vicente suggested a friendly amendment to the motion to include the possibility of the matters to be considered by the Committee of Adjustment and suggested a Transit fee be added.
- Councillor Dhillon declined the friendly amendment advising the focus on his motion is to assist with the backlog of cases and city resources.
- Staff clarified that the motion on the floor is fairly involved requiring staff to report back after extensive review.
- Questions pertaining to standard driveway widths

- Questions pertaining to city incentives offered by the City regarding permeable driveways or decrease in driveway size.
- Concerns regarding the Committee of Adjustment fee if implemented to deal with the matters.
- Staff outlined where water run-off goes from the front and rear of properties.

A recorded vote was requested and the motion lost as follows:

PDC182-2021

1. *That the discussion at the request of Councillor Dhillon re: Addressing Residential Driveways Beyond Regulatory Requirements, be received; and,*
2. *That staff be requested to report back to Committee on potential options to address residential driveway issues beyond regulatory requirements, which may include but is not limited to the following possible options:*
 1. *Grandfathering or amnesty of current illegal driveways (within certain time specifications, criteria, and/or one-time fee included);*
 2. *Zoning and/or land use changes to driveway measurements/specifications;*
 3. *Yearly annual cost added to the water/wastewater bill;*
 4. *Possible fees to offset transit infrastructure improvements; and*
 5. *Any other feasible accommodations or considerations.*

A recorded vote was requested and the motion Lost as follows:

Yea (4): City Councillor Singh, Regional Councillor Dhillon, Regional Councillor Fortini, Regional Councillor Vicente,

Nay (6): City Councillor Williams, City Councillor Bowman, Regional Councillor Palleschi, City Councillor Whillans, Regional Councillor Santos, Regional Councillor Medeiros

Lost (4/6)

11. Correspondence

- 11.1 Correspondence re: City-initiated Official Plan and Zoning By-Law Amendments to the City’s Supportive Housing Policies, and Amendment to the Group Home Registration By-Law

Dealt with under Item 6.2 - Recommendation PDC175-2021

12. **Councillor Question Period**

Nil

13. **Public Question Period**

Nil

14. **Closed Session**

Nil

15. **Adjournment**

The following motion was considered.

PDC183-2021

That the Planning and Development Committee do now adjourn to meet again on Monday, November 15, 2021, at 1:00 p.m., or at the call of the Chair.

Carried

Regional Councillor M. Medeiros, Chair



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, December 6, 2021

- Members Present: Regional Councillor M. Medeiros - Wards 3 and 4
Regional Councillor P. Fortini - Wards 7 and 8
Regional Councillor R. Santos - Wards 1 and 5
Regional Councillor P. Vicente - Wards 1 and 5
City Councillor D. Whillans - Wards 2 and 6
City Councillor J. Bowman - Wards 3 and 4
City Councillor C. Williams - Wards 7 and 8
City Councillor H. Singh - Wards 9 and 10
Regional Councillor G. Dhillon - Wards 9 and 10
- Members Absent: Regional Councillor M. Palleschi - Wards 2 and 6
- Staff Present: David Barrick, Chief Administrative Officer
Richard Forward, Commissioner Planning and Development Services
Allan Parsons, Director, Planning, Building and Economic Development
Sameer Akhtar, City Solicitor
Bob Bjerke, Director, Policy Planning, Planning, Building and Economic Development
Jeffrey Humble, Manager, Policy Planning
Steve Ganesh, Manager, Planning Building and Economic Development
David Vanderberg, Manager, Planning Building and Economic Development
Cynthia Owusu-Gyimah, Manager, Planning Building and Economic Development
Bindu Shah, Principal Planner/Supervisor, Planning, Building and Economic Development
Carmen Caruso, Central Area Planner, Planning, Building and Economic Development

Alex Sepe, Development Planner, Planning, Building and Economic Development
Xinyue (Jenny) Li, Development Planner, Planning, Building and Economic Development
Peter Fay, City Clerk
Charlotte Gravlev, Deputy City Clerk
Richa Ajitkumar, Acting 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 this Planning and Development Committee meeting was limited and physical distancing was maintained in Council Chambers at all times during the meeting.

The meeting was called to order at 7:00 p.m., and adjourned at 9:54 p.m.

As this meeting of the 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 Bowman, Councillor Medeiros, Councillor Fortini, Councillor Williams, Councillor Singh and Councillor Dhillon

Members absent during roll call: Councillor Palleschi (personal)

2. Approval of Agenda

The following motion was considered.

PDC184-2021

That the Agenda for the Planning and Development Committee Meeting of December 6, 2021, be approved as published and circulated.

Carried

3. Declarations of Interest under the Municipal Conflict of Interest Act

Regional Councillor Fortini declared a conflict of interest with respect to Item 5.1 as he owns property on the subject street.

City Councillor Whillans declared a conflict of interest with respect to item 5.3 as the proposal is in close proximity to property owned by him.

4. Consent Motion

In keeping with Council Resolution C019-2021, the Meeting Chair reviewed the relevant agenda items during this section of the meeting and allowed Members to identify agenda items for debate and consideration, with the balance to be approved as part of the Consent Motion given the items are generally deemed to be routine and non-controversial.

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, 7.7, 7.8, 7.9, 8.1)

The following motion was considered:

PDC185-2021

That the following items to the Planning and Development Committee Meeting of December 6, 2021, be approved as part of Consent:

(7.5, 7.7, 7.8, 7.9, 8.1)

Yea (9): Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Vicente, Regional Councillor Santos, City Councillor Whillans, City Councillor Bowman, City Councillor Williams, Regional Councillor Dhillon and City Councillor Singh

Nay (0): nil

Absent (1): Regional Councillor Palleschi

Carried (9-0-1)

Carried

5. Statutory Public Meeting Reports

5.1 Staff report re: Application to Amend the Official Plan and Zoning By-Law, City of Brampton, 140 & 150 Howden Boulevard - File - OZS-2021-0031

Alex Sepe, Development Planner, Planning, Building and Economic Development, provided an overview of the subject matter.

Item 11.1 was brought forward at this time.

Regional Councillor Fortini declared a conflict with respect to the proposal as he owns a property in close proximity, and left the meeting during consideration of this item.

The following motion was considered:

PDC186-2021

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-Law, City of Brampton, 140 & 150 Howden Boulevard - Ward: 7 - File: OZS-2021-0031**, to the Planning and Development Committee Meeting of December 6, 2021, be received;

2. That Planning and Development Services 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; and,

3. That the following correspondence re: Application to Amend the Official Plan and Zoning By-Law, City of Brampton, 140 & 150 Howden Boulevard - Ward 7 - File: OZS-2021-0031, to the Planning and Development Committee Meeting of December 6, 2021, be received:

1. Elizabeth Craven, Brampton Resident, dated November 15, 2021
2. Desiree Jones, Brampton Resident, dated November 17, 2021
3. Elizabeth Lance, Brampton Resident, dated November 17, 2021
4. Harry Oblak, Brampton Resident, dated November 22, 2021
5. Greg Coxon, Brampton Resident, dated December 3, 2021

Carried

5.2 Staff report re: Application to Amend the Official Plan and Zoning By-Law, City of Brampton, 80 Bramalea Road – File - OZS-2021-0043

Alex Sepe, Development Planner, Planning, Building and Economic Development, provided an overview of the subject matter.

Items 6.3 and 11.2 were brought forward at this time.

Lauren Capilongo, Malone Given Parsons presented an overview of the application that included information regarding the subject site, Crown-Jewel lands, site context, proposed concept and technical considerations.

Michele Drenters, Brampton Resident, addressed Committee and expressed her views, suggestions, concerns and questions with respect to the subject application.

The following motion was considered:

PDC187-2021

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-Law, City of Brampton, 80 Bramalea Road - Ward 7 - File: OZS-2021-0043**, to the Planning and Development Committee Meeting of December 6, 2021, be received;

2. That Planning and Development Services 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;

3. That the following delegations re: Application to Amend the Official Plan and Zoning By-Law, City of Brampton, 80 Bramalea Road - Ward 7 - File: OZS-2021-0043, to the Planning and Development Committee Meeting of December 6, 2021, be received;

1. Lauren Capilongo, Malone Given Parsons, dated December 2, 2021

2. Michele Drenters, Brampton Resident, dated December 6, 2021

4. That the following correspondence re: Application to Amend the Official Plan and Zoning By-Law, City of Brampton, 80 Bramalea Road - Ward 7 - File: OZS-2021-0043, to the Planning and Development Committee Meeting of December 6, 2021, be received;

1. James Ward, Brampton Resident, dated November 15, 2021

2. Allan Franklin, Brampton Resident, dated November 22, 2021

3. Teresa Ward, Brampton Resident, dated November 29, 2021

4. Cynthia Ward-Jasinski, Brampton Resident, dated November 29, 2021

5. Kenneth Lobo, Brampton Resident, dated December 1, 2021

6. Magda Wyrebek, Brampton Resident, dated December 3, 2021

7. Michele Drenters, Brampton Resident, dated December 6, 2021

8. Laur Dantsis, Brampton Resident, dated December 2, 2021

- 5.3 Staff report re: Application to amend the Official Plan and Zoning By-law, Glen Schnarr and Associates Inc. – 2424203 Ontario Inc./ c/o Raman Khatra - File - OZS-2021-0042

City Councillor Whillans declared a conflict of interest with respect to item 5.3 as the proposal is in close proximity to property owned by him, and left the meeting during consideration of this item.

Xinyue (Jenny) Li, Development Planner, Planning, Building and Economic Development, provided an overview of the subject matter.

Items 6.2 and 11.3 were brought forward at this time.

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

1. Harmeet Singh Walia, Brampton Resident
2. Payal Mehta, Brampton Resident
3. Gyozo Olvedi, Brampton Resident - not present
4. Tony Fera, Brampton Resident

The following motion was considered:

PDC188-2021

1. That the staff report re: **Application to amend the Official Plan and Zoning By-law, Glen Schnarr and Associates Inc. – 2424203 Ontario Inc./ c/o Raman Khatra, 0 McLaughlin Road - Ward 6 - File: OZS-2021-0042, to the Planning and Development Committee Meeting of December 6, 2021**, be received;
2. That Planning and Development Services 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;
3. That the following delegations re: Application to amend the Official Plan and Zoning By-law, Glen Schnarr and Associates Inc. – 2424203 Ontario Inc./ c/o Raman Khatra, 0 McLaughlin Road - Ward 6 - File: OZS-2021-0042, to the Planning and Development Committee Meeting of December 6, 2021, be received;

1. Harmeet Singh Walia, Brampton Resident, dated November 30, 2021

2. Payal Mehta, Brampton Resident, dated December 1, 2021
3. Tony Fera, Brampton Resident, dated December 2, 2021
4. That the following correspondence re: Application to amend the Official Plan and Zoning By-law, Glen Schnarr and Associates Inc. – 2424203 Ontario Inc./ c/o Raman Khatra, 0 McLaughlin Road - Ward 6 - File: OZS-2021-0042, to the Planning and Development Committee Meeting of December 6, 2021, be received;
 1. Nora Salt, Brampton Resident, dated November 13, 2021
 2. Helia Marques, Brampton Resident, dated November 19, 2021
 3. Tyron Nimalakumar, dated November 22, 2021
 4. Tony Fera, Brampton Resident, dated November 22, 2021
 5. Harmeet Singh Walia, Brampton Resident, dated November 23, 2021
 6. Payal Mehta and Monish Mehta, Brampton Residents, dated November 28, 2021
 7. Kendra and Mario Aguilar, Brampton Residents, dated November 28, 2021
 8. Gyozo Olvedi and Ramji Shrestha, Brampton Residents, dated November 28, 2021 and November 29, 2021
 9. Navdeep Gandhi and Esha Gandhi, Brampton Residents, dated November 30, 2021
 10. Umang Shah, Brampton Resident, dated November 30, 2021
 11. Carolyn Modi, Brampton Resident, dated December 5, 2021
 12. Arnel De Jesus, Brampton Resident, dated December 6, 2021

Carried

6. Public Delegations (5 minutes maximum)

- 6.1 Delegations re: Application to Amend the Zoning By-law, 2775990 Ontario Inc. – Blackthorn Development Corp, 34-2500 Williams Parkway - Ward 8 - File: OZS-2021-0014

Dealt with under Item 7.6 - Recommendation PDC193-2021

- 6.2 Delegations re: Application to amend the Official Plan and Zoning By-law, Glen Schnarr and Associates Inc. – 2424203 Ontario Inc./ c/o Raman Khatra - File - OZS-2021-0042

Dealt with under Item 5.3 - Recommendation PDC188-2021

- 6.3 Delegations re: Application to Amend the Official Plan and Zoning By-Law, City of Brampton, 80 Bramalea Road – File - OZS-2021-0043

Dealt with under Item 5.2 - Recommendation PDC187-2021

- 6.4 Delegation re: Application to Amend the Official Plan and Zoning By-law, and Draft Plan of Subdivision, Glen Schnarr & Associates Inc. – TFP Mayching Developments Ltd., 11687 Chinguacousy Road - Ward 6 - File: OZS-2021-0007

Dealt with under Item 7.3 - Recommendation PDC190-2021

- 6.5 Delegation re: Application to amend the Official Plan and Zoning By-law, S. Kaur & N. Parhar – Gagnon Walker Domes Ltd., West side of Bramalea Road, north of Peter Robertson Boulevard - Ward 9 - File: C04E11.008

Dealt with under Item 7.4 - Recommendation PDC191-2021

7. Staff Presentations and Planning Reports

- 7.1 Staff presentation re: Updates to the Central Area Community Improvement Plan's Development Charges Incentive Program - (RM 72/2020)

Staff provided a presentation on updates to the Central Area Community Improvement Plan's Development Charges Incentive Program Implementation Guidelines.

Committee discussion on this matter included the following:

- Incentives offered with the program
- Transition Period
- Timeline for obtaining building permit

Item 7.2 was brought forward and dealt with at this time.

The following motion was considered:

PDC189-2021

1. That the staff report re: **Updates to the Central Area Community Improvement Plan's Development Charges Incentive Program**

Implementation Guidelines, to the Planning and Development Committee meeting of December 6, 2021, be received;

2. That staff be directed to update the Development Charges Incentive Program Implementation Guidelines, including Section 2.3 Eligibility Requirements and Appendix 5.4 Scoring Summary, as per the recommendations in the report; and,
3. That the staff presentation re: **Updates to the Central Area Community Improvement Plan's Development Charges Incentive Program**, to the Planning and Development Committee Meeting of December 6, 2021, be received.

Carried

- 7.2 Staff report re: Updates to the Central Area Community Improvement Plan's Development Charges Incentive Program - (RM 72/2020)

Dealt with under Item 7.1 - Recommendation PDC189-2021

- 7.3 Staff report re: Application to Amend the Official Plan and Zoning By-law, and Draft Plan of Subdivision, Glen Schnarr & Associates Inc. – TFP Mayching Developments Ltd., 11687 Chinguacousy Road - Ward 6 - File: OZS-2021-0007

Item 6.4 was brought forward at this time.

Anjan Rakshit, Brampton Resident, provided a presentation to Committee entitled: " Submission by Mount Pleasant North Phase 9 Homeowners Group".

Staff provided information regarding Commercial Uses and noted that they will continue to work with the applicant on various details of design and landscaping.

The following motion was considered:

PDC190-2021

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law, and Draft Plan of Subdivision, Glen Schnarr & Associates Inc. – TFP Mayching Developments Ltd., 11687 Chinguacousy Road - Ward 6 - File: OZS-2021-0007**, to the Planning and Development Committee Meeting of December 6, 2021, be received;

2. That the application to amend the Official Plan and Zoning By-law, and Proposed Draft Plan of Subdivision, submitted by Glen Schnarr & Associates Inc. on behalf of TFP Mayching Developments Inc., Ward 6, Files OZS-2021-0007 & 21T-21003B, be approved on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, and confirms to

the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and is consistent with the goals and objectives of the City's Official Plan, and for reasons set out in the Recommendation Report;

3. That it is determined that no further notice be given in respect of the proposal and that no further public meeting be held;

4. That the amendment to the Official Plan, including the Mount Pleasant Secondary Plan, generally in accordance with the Official Plan amendment attached as Appendix 12 of the report, be adopted;

5. That the amendment to the Zoning By-law, generally in accordance with the amending zoning by-law attached as Appendix 13 to the report, be adopted; and,

6. That the delegation from Anjan Rakshit, Brampton Resident, dated December 2, 2021, re: Application to Amend the Official Plan and Zoning By-law, and Draft Plan of Subdivision, Glen Schnarr & Associates Inc. – TFP Mayching Developments Ltd., 11687 Chinguacousy Road - Ward 6 - File: OZS-2021-0007, to the Planning and Development Committee Meeting of December 6, 2021, be received.

Carried

- 7.4 Staff report re: Application to amend the Official Plan and Zoning By-law, S. Kaur & N. Parhar – Gagnon Walker Domes Ltd., West side of Bramalea Road, north of Peter Robertson Boulevard - Ward 9 - File: C04E11.008

Items 6.5 and 11.4 were brought forward.

Marc De Nardis, Planning Associate, Gagnon Walker Domes Ltd., presented details on the application that included information regarding the subject site, view looking northeast, street view and site photos, conceptual Site Plan (8 Townhouse units), landscape and restoration planting plan, timeline of the planning process.

Staff provided background information with respect to the recommendation report.

Councillor Dhillon introduced a motion and provided an overview of the motion.

Councillor Singh acknowledged the motion and requested that the motion be referred to the Council Meeting of December 8, 2021 for consideration.

The following motion was considered:

PDC191-2021

1. That the staff report re: **Application to amend the Official Plan and Zoning By-law, S. Kaur & N. Parhar – Gagnon Walker Domes Ltd., West side of Bramalea Road, north of Peter Robertson Boulevard - Ward 9 - File: C04E11.008**, to the Planning and Development Committee Meeting of December 06, 2021, be referred to the Council Meeting of December 8, 2021;
2. That the delegation from Marc De Nardis, Gagnon Walker Domes Ltd., re: Application to amend the Official Plan and Zoning By-law, S. Kaur & N. Parhar – Gagnon Walker Domes Ltd., West side of Bramalea Road, north of Peter Robertson Boulevard - Ward 9 - File: C04E11.008, to the Planning and Development Committee Meeting of December 6, 2021, be received;
3. That the correspondence from Jag Jhajj, Brampton Resident, re: Application to amend the Official Plan and Zoning By-law, S. Kaur & N. Parhar – Gagnon Walker Domes Ltd., West side of Bramalea Road, north of Peter Robertson Boulevard - Ward 9 - File: C04E11.008, to the Planning and Development Committee Meeting of December 6, 2021, be received; and,
4. That the following motion be referred to the Council Meeting of December 8, 2021 for consideration:

“Moved by Councillor Dhillon:

1. That the staff report re: **Application to amend the Official Plan and Zoning By-law, S. Kaur & N. Parhar – Gagnon Walker Domes Ltd., West side of Bramalea Road, north of Peter Robertson Boulevard - Ward 9 - File: C04E11.008**, to the Planning and Development Committee Meeting of December 6, 2021, be received;
2. THAT the Application to amend the Official Plan and Zoning By-law, S Kaur & N. Parhar – GAGNON WALKER DOMES LTD., File C04E11.008, 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 for the reasons set out in the Planning Recommendation Report, dated November 12, 2021;
3. THAT the Official Plan be amended to re-designated a portion of the site from ‘Open Space’ to ‘Residential’ on

Schedule A; 'Open Space System' to 'Communities' on Schedule 1; delete a portion of the site from the 'Woodland' designation on Schedule D; and amend Schedule 2 in the Springdale Secondary Plan, to re-designate a portion of the site from 'Natural Heritage System' to 'Medium Density Residential' be adopted;

4. THAT the Zoning By-law be amended to rezone the site from 'Agricultural' to 'Residential Townhouse A (Holding) Section 3599 R3A (R3A(H) – 3599)' and 'Open Space (OS)';
5. WHEREAS Gagnon Walker Domes Ltd. on behalf of S. Kaur and N. Pahar has made an Application to amend the Official Plan and the Zoning By-law to permit a residential townhouse development consisting of eight (8) townhouse units located on 10196 Bramalea Road;

AND WHEREAS it is desirable that the Application to amend the Official Plan and the Zoning By-law be approved on the basis 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 represents good planning;

AND WHEREAS the Planning and Development Committee ("Committee") has had an opportunity to consider the Planning Recommendation Report, dated November 12, 2021;

AND WHEREAS Committee has listened to the submissions of Mr. Marc De Nardis to the Committee;

AND WHEREAS the Planning Act, through Section 36, allows the Council of a municipality to specify the use of lands with a holding symbol "H" until certain conditions are met in regards to the lands, and at such time in the future, the holding symbol is removed and the lands can avail of various new uses and regulations;

AND WHEREAS Seven (7) aspects of the Application are either pending final approval for logistical reasons or pending completion of separate legal processes, a Holding Zone is therefore proposed for the Zoning By-law and will

remain in place until the following conditions are fulfilled to the satisfaction of the various departments at the City of Brampton:

- (a) A Functional Servicing Report shall be approved to the satisfaction of the Commissioner of Public Works and Engineering;
- (b) An Urban Design Brief shall be approved to the satisfaction of the Commissioner of Planning, Building and Economic Development;
- (c) A Sustainability Score and Summary shall be approved to the satisfaction of the Commissioner of Planning, Building and Economic Development;
- (d) A Restoration Planting Plan shall be approved to the satisfaction of the Commissioner of Engineering and Public Works;
- (e) An Environmental Impact Study shall be approved to the satisfaction of the Engineering and Public Works;
- (f) An Arborist Report shall be approved to the satisfaction of the Engineering and Public Works;
- (g) Adequate arrangements be made to gratuitously convey to the City, to the satisfaction of the Commissioner of Planning, Building and Economic Development, the portion of the subject lands that is required to generally provide a 15 metre wide buffer to the existing woodlot;

AND WHEREAS approving a Holding Zone establishes the proposed land uses, but does not allow for the development to proceed until such time as the conditions associated with the proposal are fulfilled to the satisfaction of the various departments at the City of Brampton.

THEREFORE BE IT RESOLVED that:

1. Planning and Development Committee hereby recommends that Council adopt the Official Plan Amendment and implementing Zoning By-law Amendment attached hereto at its meeting of December 8, 2021.”

Carried

- 7.5 ^Staff report re: Application to amend the Official Plan, Zoning By-law, and Proposed Draft Plan of Subdivision Glen Schnarr & Associates Inc. – Mattamy Homes (Brampton North) Ltd - Ward 6 - File: OZS-2021-0012

PDC192-2021

1. That the staff report re: **Application to amend the Official Plan, Zoning By-law, and Proposed Draft Plan of Subdivision Glen Schnarr & Associates Inc. – Mattamy Homes (Brampton North) Ltd - Ward 6 - File: OZS-2021-0012**, to the Planning and Development Committee Meeting of December 6, 2021, be received;
 2. That the Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by Glen Schnarr & Associates on behalf of Mattamy Homes (Brampton North) Ltd., Ward: 6, File: OZS-2021-0012, 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 and the Region of Peel Official Plan and the City's Official Plan, for the reasons set out in this Recommendation Report;
 3. That the amendments to the Official Plan, attached as Appendix 11 to the report be adopted;
 4. That the amendments to the Zoning By-law, generally in accordance with the attached Appendix 12 to the report be adopted; and,
 5. That no further notice or public meeting be required for the attached Zoning By-law Amendment to Section 34(17).
- 7.6 Staff report re: Application to Amend the Zoning By-law, 2775990 Ontario Inc. – Blackthorn Development Corp, 34-2500 Williams Parkway - Ward 8 - File: OZS-2021-0014

Item 6.1 was brought forward at this time.

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

1. Rattan Nahal and Sukhpreet Nahal, Units 10 and 11, 2500 Williams Parkway
2. Gurpreet Singh Deo, Unit 27, 2500 Williams Parkway - not present
3. Milton Leite, Unit 38, 2500 Williams Parkway - not present
4. Simarjeet S Bajaj, Unit 38, 2500 Williams Parkway - not present
5. Manjit Singh Sahota, Unit 12, 2500 Williams Parkway

6. Frank Gerolin, Unit 36, 2500 Williams Parkway - not present
7. Bhupinder Rooprai, Unit 42, 2500 Williams Parkway - not present
8. Sandip Bassi, Unit 33, 2500 Williams Parkway
9. Brian Ganesh, Unit 32, 2500 Williams Parkway - technical issues
10. Gurtej Singh Matharu, Unit 20, 2500 Williams Parkway
11. Tony Mehta, Unit 13, 2500 Williams Parkway
12. Nirbhair Saini, Unit 31, 2500 Williams Parkway - not present
13. Lilla Ganesh, Unit 32, 2500 Williams Parkway - not present
14. Maurizio Rogato, Principal, Blackthorn Development Corp.

Committee discussion on this matter included:

- varying opinions in support of and opposition to the motion
- number of units in the plaza
- circulation of public notice
- environmental assessment
- issuance of licenses and designation of the site

In response to a question from Committee, staff confirmed that this would be the first privately owned pet crematorium in Brampton.

The motion was considered as follows:

PDC193-2021

1. That the staff report re: **Application to Amend the Zoning By-law, 2775990 Ontario Inc. – Blackthorn Development Corp, 34-2500 Williams Parkway - Ward 8 - File: OZS-2021-0014**, to the Planning and Development Committee Meeting of December 6, 2021, be received;

2. That the Zoning By-law Amendment application submitted by Blackthorn Development Corp, on behalf of 2775990 Ontario Inc., Ward: 8, Files: OZS-2021-0014 and Planning, Bld & Ec Dev 2021-1160, be approved, on the basis that it represents good planning, 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 November 12, 2021;

3. That the amendments to the Zoning By-law, generally in accordance with Appendix 7 to the report be adopted; and,

4. That the following delegations re: Application to Amend the Zoning By-law, 2775990 Ontario Inc. – Blackthorn Development Corp, 34-2500 Williams Parkway - Ward 8 - File: OZS-2021-0014, to the Planning and Development Committee Meeting of December 6, 2021, be received;

1. Rattan Nahal and Sukhpreet Nahal, Units 10 and 11, 2500 Williams Parkway, dated November 29, 2021
2. Manjit Singh Sahota, Unit 12, 2500 Williams Parkway, dated November 30, 2021
3. Sandip Bassi, Unit 33, 2500 Williams Parkway, dated December 1, 2021, including a petition of objection containing approximately 36 signatures
4. Brian Ganesh, Unit 32, 2500 Williams Parkway, dated December 1, 2021
5. Gurtej Singh Matharu, Unit 20, 2500 Williams Parkway, dated December 2, 2021
6. Maurizio Rogato, Principal, Blackthorn Development Corp., dated December 6, 2021

A recorded vote was requested and the motion carried as follows:

Yea (7): Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Vicente, Regional Councillor Santos, City Councillor Whillans, City Councillor Bowman and City Councillor Williams

Nay (2): Regional Councillor Dhillon and City Councillor Singh

Absent (1): Regional Councillor Palleschi

Carried (7-2-1)

Carried

7.7 ^Staff report re: City-Initiated Draft Official Plan Amendment to implement the new Airport Intermodal Secondary Plan Area 4

PDC194-2021

1. That the staff report re: **City-Initiated Draft Official Plan Amendment to implement the new Airport Intermodal Secondary Plan Area 4**, to the Planning and Development Committee meeting of December 6, 2021, be received;
2. That the proposed City-initiated Official Plan Amendment to implement the Airport Intermodal Secondary Plan Area 4 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 for the reasons set out in this Report;
3. That a by-law be passed to adopt the Official Plan Amendment attached to the report as Appendix D, and;
4. That it is hereby determined that in adopting the attached Official Plan Amendment, Council has had regard for all matters of Provincial Interest and the Provincial Policy Statements as set out in Section 2 and 3(5) respectively of the *Planning Act*, R.S.O. 1990, c.P.13, as amended.

Carried

- 7.8 ^Staff report re: Application to Amend the Zoning By-Law, Delta Engineering Services – Tripathi, Dherinder Kumar and Isha, 1061 & 1071 Queen Street West - Ward 4 - File: C03W05.015

PDC195-2021

1. That the staff report re: **Application to Amend the Zoning By-Law, Delta Engineering Services – Tripathi, Dherinder Kumar and Isha, 1061 & 1071 Queen Street West - Ward 4 - File: C03W05.015**, to the Planning and Development Committee of December 6, 2021, be received;
2. That the application to amend the Zoning By-law, submitted by Delta Engineering Services on behalf of Tripathi, Dherinder Kumar and Isha, 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 for the reasons set out in the report;
3. That the amendment to the Zoning By-law, generally in accordance with Appendix 10 of the report be adopted; and,

4. That no further notice or public meeting be required for the attached Zoning By-law amendment pursuant to Section 34(17) of the *Planning Act*, R.S.O. c.P. 13, as amended.

Carried

7.9 ^Staff report re: Application to Amend the Zoning By-Law, GWD Ltd., c/o Maple Lodge Farms Limited, 8175 Winston Churchill Boulevard - Ward 6 - File: C06W01.005

PDC196-2021

1. That the staff report re: **Application to Amend the Zoning By-Law, GWD Ltd., c/o Maple Lodge Farms Limited, 8175 Winston Churchill Boulevard - Ward 6 - File: C06W01.005**, to the Planning and Development Committee Meeting of December 6, 2021, be received;

2. That the Application to amend the Zoning By-law, submitted by GWD Ltd., c/o Maple Lodge farms Limited, Ward: 6, File: C06W01.005, be approved on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, and conforms to the 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 report;

3. That the amendment to the Zoning By-law, generally in accordance with the by-law attached as Appendix 7 of the report be adopted; and,

4. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34(17) of the *Planning Act*, R.S.O. c.P. 13, as amended.

Carried

7.10 Staff report re: Interim Control By-Law 306-2003 – Northwest Brampton
Item 11.5 was brought forward at this item.

The following motion was considered:

PDC197-2021

1. That the staff report re: **Interim Control By-Law 306-2003 – Northwest Brampton**, to the Planning and Development Committee meeting of December 6, 2021, be received;

2. That the Interim Control By-Law 306-2003 amending by-law attached as Appendix 2 to the report, be adopted;
3. That the Clerk circulate Notice of the ICBL amendment in accordance with section 38(3) of the *Planning Act*; and,
4. That the following correspondence re: Interim Control By-Law 306-2003 – Northwest Brampton, to the Planning and Development Committee meeting of December 6, 2021, be received.

1. Jeff Wilker, Municipal and Planning Law Department Head Partner, Thomson Rogers Lawyers, dated December 6, 2021
2. Kelly G. Yerxa, Senior Legal Counsel, Halton Region, dated December 6, 2021

Carried

8. **Committee Minutes**

- 8.1 ^Minutes - Brampton Heritage Board - October 19, 2021

PDC198-2021

That the **Minutes of the Brampton Heritage Board – October 19, 2021**, to the Planning and Development Committee Meeting of December 6, 2021, be received.

Carried

- 8.2 Minutes - Brampton Heritage Board - November 16, 2021

Committee consideration of the matter included consensus that recommendation HB058-2021, of the subject minutes be deferred to the January 17, 2021 Planning and Development Committee Meeting.

PDC199-2021

1. That the **Minutes of the Brampton Heritage Board – November 16, 2021**, Recommendations HB056-2021 and HB057-2021, and HB059-2021 to HB061-2021, to the Planning and Development Committee Meeting of December 6, 2021, be approved as published and circulated; and

HB056-2021

That the agenda for the Brampton Heritage Board Meeting of

November 16, 2021, be approved as amended, to add the following item:

- 11.1. Verbal update by City Clerk's Office re: Resignation of Vipul Shah, Member

HB057-2021

1. That the presentation by Shahid Mahmood, Principal Advisor/Supervisor, and Shahinaz Eshesh, Policy Planner, Planning, Building and Economic Development, to the Brampton Heritage Board Meeting of November 16, 2021, re: **Integrated Downtown Plan** be received.

HB059-2021

1. That the report from Merissa Lompart, Assistant Heritage Planner, dated November 4, 2021, to the Brampton Heritage Board Meeting of November 16, 2021, re, Heritage Impact Assessment, 10244 Mississauga Road, Part of Lot 12, Concession 5 West of Center Road, Chinguacousy Township, Now City of Brampton, Regional Municipality of Peel be received; and
2. That the following recommendations as per the Heritage Impact Assessment by Parslow Heritage Consultancy Inc. be followed:
- a. Given the historical/associative and contextual value of the residence at 10244 Mississauga Road, every effort should be made to conserve the house. The preferred mitigation option is the relocation of the structure to a prominent location within the proposed development (Section 8.1.3). The relocation should retain the heritage attributes of the structure (Section 6.3) while providing for the adaptive reuse of the structure in a way that will provide for its inclusion within the community. The exterior of the structure should be restored to its as built configuration, including front veranda, based on available evidence. The interior of the home has been extensively damaged and has been subject to alteration from its as built form. The interior of the home should be subject to adaptive reuse with internal finishes being complementary to the antiquity of the structure.
- b. It is recommended that any intervention aim to:
- i. Promote community engagement and enjoyment of the structure

- ii. Where possible maintain the visual connection with Mississauga Road
 - iii. Retain the exterior configuration of the original portion of the structure including front veranda
 - iv. Ensure alterations and augmentations are sympathetic to and distinguishable from the original fabric of the structure
 - v. Reflect the as built setback of the structure
 - vi. Interior alterations should be complementary to the antiquity of the structure, but restoration to as built interior configuration and finishes are not recommended
- c. It is also recommended that:
- i. Designation under Part IV of the Ontario Heritage Act be considered. Based on Ontario Regulation 9/06, the Subject Property meets the criteria for heritage designation. The residence has historical/associative and contextual value, serving as a touchstone to the historical settlement and agricultural development of Chinguacousy Township
 - ii. A conservation and adaptive reuse plan be developed
3. That when further discussion on relocation occurs between the City of Brampton and the Developer, relocation options facing Mississauga Road be thoroughly explored and prioritized over options facing other arterial roads.

HB060-2021

1. That the **Resignation of Vipul Shah, Member**, to the Brampton Heritage Board Meeting of November 16, be accepted; and
2. That Mr. Shah be thanked for his years of volunteering and contributions to the Board.

HB061-2021

That Brampton Heritage Board do now adjourn to meet again on December 14, 2021 at 7:00 pm.

2. That recommendation HB058-2021 be **deferred** to the Planning and Development Committee meeting on January 17, 2022 for further consideration.

HB058-2021

1. That the report from Merissa Lompart, Assistant Heritage Planner,

dated November 4, 2021, to the Brampton Heritage Board Meeting of November 16, 2021, re: Heritage Impact Assessment, 8940 Creditview Road, Part of Lot 5, Concession 4 West of Center Road, Chinguacousy Township, Now City of Brampton, Regional Municipality of Peel dated November 2, 2021 be received; and

2. That the following recommendations as per the Heritage Impact Assessment by Parslow Heritage Consultancy Inc. be followed:
 - a. While in situ retention is always preferable it is not always the most viable or practical option to ensure the retention of heritage resources. To facilitate the retention and preservation of the Edwin Trimble House while allowing for the continued development of the area it is recommended that Edwin Trimble House be relocated to proposed lot 59 or 60 of the proposed development plan (Appendix B).
Relocation of the house should include:
 - i. Continued visibility from Creditview Road and George Brown Drive; development should not be permitted that would obstruct the view of Edwin Trimble House. 5
 - ii. Any alterations to the Edwin Trimble House should be limited to the rear of the structure.
 - iii. Setbacks should be maintained that preserve the aesthetic of the residence.
 - iv. New construction adjacent to the Edwin Trimble House should not exceed the current elevation of the extant structure.
 - v. The establishment of a heritage easement should be discussed with the City of Brampton to ensure the ongoing retention of Edwin Trimble House. vi. Designation under Part IV of the Ontario Heritage Act should be considered.
 - vii. Edwin Trimble house shall be subject to structural assessment by a qualified structural engineer familiar with heritage structures
 - viii. Prior to undertaking any action, a conservation and adaptive reuse plan should be developed. b. In addition to the retention of Edwin Trimble House, development of the Subject Property should attempt to retain the mature pine

trees that delineate the northeast limit of the property. These trees contribute to the Creditview Road Corridor CHL. If possible, Edwin Trimble House and the pine trees should be maintained together on a single lot.”

Carried

9. Other Business/New Business

10. Referred/Deferred Matters

10.1 Discussion Item at the Request of City Councillor Singh, re: Development Charges Act

Councillor Singh advised that he prepared a motion to present for discussion. After discussion with staff the motion is not required.

Committee discussion on this matter included the following:

- Current and future Development Charges
- Transportation Master Plan
- Additional lanes for cars
- Timeline for Transportation Master Plan
- Development Charges By-law

No direction was provided to staff.

11. Correspondence

11.1 Correspondence re: Application to Amend the Official Plan and Zoning By-Law, City of Brampton, 140 & 150 Howden Boulevard - File - OZS-2021-0031

Dealt with under Item 5.1 - Recommendation PDC186-2021

11.2 Correspondence re: Application to Amend the Official Plan and Zoning By-Law, City of Brampton, 80 Bramalea Road – File - OZS-2021-0043

Dealt with under Item 5.2 - Recommendation PDC187-2021

11.3 Correspondence re: Application to amend the Official Plan and Zoning By-law, Glen Schnarr and Associates Inc. – 2424203 Ontario Inc./ c/o Raman Khatra - File - OZS-2021-0042

Dealt with under Item 5.3 - Recommendation PDC188-2021

- 11.4 Correspondence re: Application to amend the Official Plan and Zoning By-law, S. Kaur & N. Parhar – Gagnon Walker Domes Ltd., West side of Bramalea Road, north of Peter Robertson Boulevard - Ward 9 - File: C04E11.008

Dealt with under Item 7.4 - Recommendation PDC191-2021

- 11.5 Correspondence re: Interim Control By-Law 306-2003 – Northwest Brampton

Dealt with item 7.10 - Recommendation PDC197-2021

12. Councillor Question Period

Staff responded to a question from Councillor Fortini regarding whether there was a pause on the road widening from four to six lanes.

13. Public Question Period

P. 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:

PDC200-2021

That the Planning and Development Committee do now adjourn to meet again on Monday, January 17, 2022, at 7:00 p.m., or at the call of the Chair.

Carried

Regional Councillor M. Medeiros, Chair

**Planning and Development Committee
The Corporation of the City of Brampton****Monday, January 17, 2022**

- Members Present: Regional Councillor M. Medeiros - Wards 3 and 4
Regional Councillor P. Fortini - Wards 7 and 8
Regional Councillor R. Santos - Wards 1 and 5
Regional Councillor P. Vicente - Wards 1 and 5
City Councillor D. Whillans - Wards 2 and 6
Regional Councillor M. Palleschi - Wards 2 and 6
City Councillor J. Bowman - Wards 3 and 4
City Councillor C. Williams - Wards 7 and 8
City Councillor H. Singh - Wards 9 and 10
- Members Absent: Regional Councillor G. Dhillon - Wards 9 and 10 (personal)
- Staff Present: David Barrick, Chief Administrative Officer
Richard Forward, Commissioner Planning and Development Services
Allan Parsons, Director, Development Services, Planning, Building and Economic Development
Bob Bjerke, Director, Policy Planning, Planning, Building and Economic Development
Jeffrey Humble, Manager, Policy Planning
Steve Ganesh, Manager, Planning Building and Economic Development
David Vanderberg, Manager, Planning Building and Economic Development
Cynthia Owusu-Gyimah, Manager, Planning Building and Economic Development
Sameer Akhtar, City Solicitor
Peter Fay, City Clerk
Charlotte Gravlev, Deputy City Clerk
Richa Ajitkumar, Acting 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 this Planning and Development Committee meeting was limited and physical distancing was maintained in Council Chambers at all times during the meeting.

The meeting was called to order at 7:00 p.m. and adjourned at 8:32 p.m.

As this meeting of the 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 Fortini, Councillor Williams and Councillor Singh

Members absent during roll call: Councillor Dhillon (personal)

2. **Approval of Agenda**

PDC001-2022

That the Agenda for the Planning and Development Committee Meeting of January 17, 2022, be approved as amended as follows:

To add:

6.4. Delegation from Sylvia Roberts, Brampton resident, re: Item 5.1 – **Proposal to Amend the Official Plan, Amend the Zoning By-law and Draft Plan of Subdivision, Senwood Developments Inc. – Candevcon Limited, 10159 The Gore Road - File: OZS-2021-0038 & 21T-21015B**

Carried

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

Nil

4. **Consent Motion**

In keeping with Council Resolution C019-2021, the Meeting Chair reviewed the relevant agenda items during this section of the meeting and allowed Members to identify agenda items for debate and consideration, with the balance to be

approved as part of the Consent Motion given the items are generally deemed to be routine and non-controversial.

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

(7.1, 8.1, 11.1 and 11.2)

The following motion was considered:

A recorded vote was requested and the motion carried as follows

PDC002-2022

That the following items to the Planning and Development Committee Meeting of January 17, 2022, be approved as part of Consent:

(7.1, 8.1, 11.1 and 11.2)

A recorded vote was requested and the motion carried as follows:

Yea (9): Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Vicente, Regional Councillor Santos, Regional Councillor Palleschi, City Councillor Whillans, City Councillor Bowman, City Councillor Williams and City Councillor Singh

Nay (0): nil

Absent (1): Regional Councillor Dhillon

Carried (9-0-1)

Carried

5. Statutory Public Meeting Reports

- 5.1 Staff report re: Proposal to Amend the Official Plan, Amend the Zoning By-law and Draft Plan of Subdivision, Senwood Developments Inc. – Candevcon Limited, 10159 The Gore Road - File: OZS-2021-0038 & 21T-21015B

Mark Michniak, Development Planner, Planning, Building and Economic Development, presented an overview of the application that included location of the subject lands, area context, concept plan, public notice, current planning document status, items under review, next steps and contact information.

Sylvia Roberts, Brampton Resident, addressed Committee and expressed their views, suggestions, concerns and questions with respect to the subject

application. Note: added as a delegate under approval of agenda - Recommendation PDC001-2022.

Committee consideration of the matter included questions of clarification with respect to sustainability metrics and design standards.

The following motion was considered:

PDC003-2022

1. That the staff report re: **Proposal to Amend the Official Plan, Amend the Zoning By-law and Draft Plan of Subdivision, Senwood Developments Inc. – Candevcon Limited, 10159 The Gore Road, North of Castlemore Road between the Gore Road and Clarkway Drive, Ward 10 - File: OZS-2021-0038 and 21T-21015B**, to the Planning and Development Committee Meeting of January 17, 2022 be received;

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 proposal and a comprehensive evaluation of the proposal;

3. That the delegation from Sylvia Roberts, Brampton Resident, dated January 17, 2022, re: Proposal to Amend the Official Plan, Amend the Zoning By-law and Draft Plan of Subdivision, Senwood Developments Inc. – Candevcon Limited, 10159 The Gore Road, North of Castlemore Road between the Gore Road and Clarkway Drive, Ward 10 - File: OZS-2021-0038 and 21T-21015B, to the Planning and Development Committee Meeting of January 17, 2022 be received; and,

4. That the correspondence from Apoorav Soni, Brampton Resident, dated January 10, 2022 re: Proposal to Amend the Official Plan, Amend the Zoning By-law and Draft Plan of Subdivision, Senwood Developments Inc. – Candevcon Limited, 10159 The Gore Road, North of Castlemore Road between the Gore Road and Clarkway Drive, Ward 10 - File: OZS-2021-0038 and 21T-21015B, to the Planning and Development Committee Meeting of January 17, 2022, be received.

Carried

- 5.2 Staff report re: Application to Amend the Zoning By-law and Draft Plan of Subdivision, 10365 Gore Developments Limited. - Glen Schnarr & Associates Inc. - File: OZS-2021-0039

Andrew Ramsammy, 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.

P. Fay, City Clerk, confirmed that no pre-registered delegations or correspondence was received for this item.

Staff responded to a question from Committee with respect to sustainability metrics.

The following motion was considered:

PDC004-2022

1. That the staff report re: **Application to Amend the Zoning By-law and Draft Plan of Subdivision, 10365 Gore Developments Limited. - Glen Schnarr & Associates Inc., North of Castlemore Road, East side of The Gore Road, Ward 10 - File: OZS-2021-0039**, to the Planning and Development Committee Meeting of January 17, 2022 be received; and,

2. That Planning and Development Services 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

- 5.3 Staff report re: Application to Amend the Zoning By-law and Draft Plan of Subdivision, Gore Creek Estates Inc. - Glen Schnarr & Associates Inc. - File: OZS-2021-0041

Andrew Ramsammy, 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.

P. Fay, City Clerk, confirmed that no pre-registered delegations or correspondence was received for this item.

Staff responded to questions from Committee with respect to sustainability metrics.

The following motion was considered:

PDC005-2022

1. That the staff report re: **Application to Amend the Zoning By-law and Draft Plan of Subdivision, Gore Creek Estates Inc. - Glen Schnarr & Associates Inc., 10263 The Gore Road, Ward 10 - File: OZS-2021-0041**, to the Planning and Development Committee Meeting of January 17, 2022 be received; and,
2. That Planning and Development Services 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 proposal and a comprehensive evaluation of the proposal.

Carried

- 5.4 Staff report re: Application to Amend the Official Plan and Zoning By-law, and Draft Plan of Subdivision, Glen Schnarr & Associates Inc. – Argo TFP Brampton Limited and Argo TFP Brampton II Limited - File: OZS-2021-0052

Carmen Caruso, Central Area 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.

Item 11.5 was brought forward at this time.

The following motion was considered:

PDC006-2022

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law, and Draft Plan of Subdivision, Glen Schnarr & Associates Inc. – Argo TFP Brampton Limited and Argo TFP Brampton II Limited, 10124 and 10244 Mississauga Road, Ward 6 - File: OZS-2021-0052**, to the Planning and Development Committee Meeting of January 17, 2022, be received;
2. That Development Services 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; and,
3. That the correspondence from John Corbett, President, Corbett Land Strategies Inc., dated January 11, 2022 re: Application to Amend the Official

Plan and Zoning By-law, and Draft Plan of Subdivision, Glen Schnarr & Associates Inc. – Argo TFP Brampton Limited and Argo TFP Brampton II Limited, 10124 and 10244 Mississauga Road, Ward 6 - File: OZS-2021-0052, to the Planning and Development Committee Meeting of January 17, 2022, be received.

Carried

- 5.5 Staff report re: Application for a Temporary Use Zoning By-law Amendment, Darzi Holdings Inc. – Blackthorn Development Corp.- File: OZS-2021-0059

Mark Michniak, 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.

P. Fay, City Clerk, confirmed that there were no pre-registered delegations for this item.

Item 11.3 was brought forward at this time.

The following motion was considered:

PDC007-2022

1. That the staff report re: **Application for a Temporary Use Zoning By-law Amendment, Darzi Holdings Inc. – Blackthorn Development Corp., 5556 Countryside Drive, Ward 10 - File: OZS-2021-0059**, to the Planning and Development Committee Meeting of January 17, 2022 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.
3. That the following correspondence re: Application for a Temporary Use Zoning By-law Amendment, Darzi Holdings Inc. – Blackthorn Development Corp., 5556 Countryside Drive, Ward 10 - File: OZS-2021-0059, to the Planning and Development Committee Meeting of January 17, 2022 be received.

1. Mary Di Biase, Brampton Resident, dated January 8, 2022

2. Giuseppe and Nadia Arlotto, Brampton Residents, dated January 10, 2022

Carried

6. Public Delegations (5 minutes maximum)

6.1 Possible Delegation: Site Specific Amendment to Sign By-law 399-2002, as amended, SmartStop SelfStorage, 24 Vodden Street

Dealt with under Item 7.2 - Recommendation PDC009-2022

6.2 Delegation re: Minutes - Brampton Heritage Board - November 16, 2021 - HB058-2021

Dealt with under Item 10.1 - Recommendation PDC012-2022

6.3 Delegation re: Application to Amend the Official Plan and Zoning By-law, Habitat for Humanity Greater Toronto Area – Glen Schnarr and Associates Inc. - File: OZS-2021-0025

Dealt with under Item 7.3 - Recommendation PDC010-2022

7. Staff Presentations and Planning Reports

7.1 ^Staff report re: Application to Amend the Zoning By-law, Glen Schnarr & Associates Inc. – 2149014 Ontario Inc.- File:C05W04.006

PDC008-2022

1. That the staff report re: **Application to Amend the Zoning By-law, Glen Schnarr & Associates Inc. – 2149014 Ontario Inc., 8645 Heritage Road, Ward 6 - File:C05W04.006**, to the Planning and Development Committee Meeting of January 17, 2022, be received;

2. That the approval of the Zoning By-law Amendment application submitted by 2149014 Ontario Inc., be reconfirmed, 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 December 29, 2014; and

3. That the amendment to the Zoning By-law, generally in accordance with the attached Appendix 10 to the report be adopted.

Carried

- 7.2 Site Specific Amendment to the Sign By-law 399-2002, as amended, SmartStop Self Storage, 24 Vodden Street – Ward 1

Notice regarding this matter was published on the City's website on January 5, 2022

Peter Fay, City Clerk, noted that there were no delegations for this item.

The following motion was considered:

PDC009-2022

1. That the staff report re: **Site Specific Amendment to Sign By-Law 399-2002, SmartStop Self Storage, 24 Vodden Street East – Ward 1**, to the Planning and Development Committee Meeting of January 17, 2022 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, Habitat for Humanity Greater Toronto Area – Glen Schnarr and Associates Inc. - File: OZS-2021-0025

Item 6.3 and 11.6 were brought forward at this time.

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

1. Revanth Thakkellapati, Brampton Resident
2. Bruce McCall-Richmond, Associate, Land Use Planner, Glen Schnarr & Associates Inc.
3. Jignesh Mistry, Brampton Resident, January 17, 2022 - not present

Councillor Singh noted his opposition to the subject application.

The following motion was considered:

PDC010-2022

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law, Habitat for Humanity Greater Toronto Area – Glen Schnarr and Associates Inc., 1524 Countryside Drive, Ward 9 - File: OZS-2021-0025**, to the Planning and Development Committee Meeting of January 17, 2022 be received;

2. That the Official Plan Amendment and Zoning By-law Amendment application submitted by Glen Schnarr and Associates Inc. on behalf of Habitat for Humanity Greater Toronto Area, Ward 9, File: OZS-2021-0025 be approved, on the basis it represents good planning, including consistency 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 reasons set out in this Recommendation Report;

3. That the amendments to the Zoning By-law, generally in accordance with Appendix 9 of the report, be adopted;

4. That the amendments to the Official Plan, generally in accordance with Appendix 10 of the report, be adopted;

5. That the following delegations re: Application to Amend the Official Plan and Zoning By-law, Habitat for Humanity Greater Toronto Area – Glen Schnarr and Associates Inc., 1524 Countryside Drive, Ward 9 - File: OZS-2021-0025, to the Planning and Development Committee Meeting of January 17, 2022 be received;

1. Revanth Thakkellapati, Brampton Resident, dated January 14, 2022
2. Bruce McCall-Richmond, Associate, Land Use Planner, Glen Schnarr & Associates Inc., dated January 14, 2022

6. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law, Habitat for Humanity Greater Toronto Area – Glen Schnarr and Associates Inc., 1524 Countryside Drive, Ward 9 - File: OZS-2021-0025, to the Planning and Development Committee Meeting of January 17, 2022 be received;

1. Revanth Thakkellapati, Brampton Resident, dated January 14, 2022
2. Shannon Ray, Brampton Resident, dated January 16, 2022

A recorded vote was requested and the motion carried as follows:

Yea (8): Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Vicente, Regional Councillor Santos, Regional Councillor Palleschi, City Councillor Whillans, City Councillor Bowman and City Councillor Williams

Nay (1): City Councillor Singh

Absent (1): Regional Councillor Dhillon

Carried (8-1-1)

8. Committee Minutes

8.1 ^Minutes - Cycling Advisory Committee - December 14, 2021

PDC011-2022

That the **Minutes of Brampton Cycle Advisory Committee Meeting of December 14, 2021**, Recommendations CYC032-2021, CYC033-2021 and CYC035-2021 to CYC041-2021 to the Planning and Development Committee Meeting of January 17, 2022, be approved, as published and circulated.

The recommendations were approved as follows:

CYC032-2021

That the agenda for the Cycling Advisory Committee Meeting of December 14, 2021, be approved, as published and circulated.

CYC033-2021

That the presentation from Nelson Cadete, Project Manager, Active Transportation, Planning, Building and Economic Development, to the Cycling Advisory Committee of December 14, 2021 re: **The Main Street Extension Study** be received.

CYC034-2021 - This number was not assigned.

CYC035-2021

The following motion was considered.

That **Pauline Thornham and Lisa Stokes** be appointed Co-Chairs of the Cycling Advisory Committee to commence at the next Cycling Advisory Committee meeting on Thursday, February 17, 2022.

CYC036-2021

1. That the **Cycling Advisory Committee Sub-Committee Minutes of November 16, 2021**, to the Cycling Advisory Committee Meeting of December 14, 2021, be received.

CYC037-2021

That the **resignation of Kevin Montgomery, Citizen Member**, to the Cycling Advisory Committee Meeting of December 14, 2021, be received.

CYC038-2021

1. That the verbal update from Lisa Stokes, Citizen Member, to the Cycling Advisory Committee meeting of December 14, 2021, re: **The 2022 Community Ride Program**, be received; and,
2. That the a subcommittee be established to undertake the planning of the 2022 Community Rides Program comprising of the following members: Barry Lavelle, Stephen Laidlaw, Dayle Laing, Alina Grzejszczak, Lisa Stokes.

CYC039-2021

1. That the verbal update from Nelson Cadete, Project Manger, Active Transportation, Planning, Building and Economic Development, re: **BCAC Representation on the Bike the Creek Planning Committee**, be received; and,
2. That the following Committee Member be selected to be a representative on the **Bike the Creek Planning Committee**.
 1. Pauline Thornham.

CYC040-2021

That the correspondence from Dayle Laing, Citizen Member, to the Cycling Advisory Committee Meeting of December 14, 2021, re: An Open Letter to Mayor Brown and Members of Brampton Council regarding Grow Green Initiatives, be received.

CYC041-2021

That the Cycling Advisory Committee do now adjourn to meet again on Thursday, February 17, 2022 at 7:00 p.m. or at the call of the Chair

Carried

9. Other Business/New Business

10. Referred/Deferred Matters

10.1 Minutes - Brampton Heritage Board - November 16, 2021 - HB058-2021

Enzo Bertucci, Director of Land Development, Branthaven Creditview Inc. expressed his thoughts and concerns with respect to this matter.

In response to the Committee, Mr. Betucci agreed to work with the City staff to indicate heritage significance based on the results of whether the Trimble House is original or not.

Committee consensus of the motion included to refer Recommendation HB058-2021 to the Brampton Heritage Board Committee meeting on February 15, 2022, with a request for staff to investigate whether the structure identified is the original Trimble House.

The following motion was considered:

PDC012-2022

1. That the delegation from Enzo Bertucci, Director of Land Development, Branthaven Creditview Inc. re: HB058-2021, be received; and
2. That Recommendation HB058-2021, as follows, be **referred** to the Brampton Heritage Board Committee meeting of February 15, 2022, with a request for staff to attempt to determine whether the structure identified is the original Trimble House.

HB058-2021

1. That the report from Merissa Lompart, Assistant Heritage Planner, dated November 4, 2021, to the Brampton Heritage Board Meeting of November 16, 2021, re: **Heritage Impact Assessment, 8940 Creditview Road, Part of Lot 5, Concession 4 West of Center Road, Chinguacousy Township, Now City of Brampton, Regional Municipality of Peel dated November 2, 2021** be received; and
2. That the following recommendations as per the Heritage Impact Assessment by Parslow Heritage Consultancy Inc. be followed:
 1. While in situ retention is always preferable it is not always the most viable or practical option to ensure the retention of heritage resources. To facilitate the retention and preservation of the Edwin Trimble House while allowing for the continued development of the area it is recommended that Edwin Trimble House be relocated to proposed lot 59 or 60 of the proposed development plan (Appendix B). Relocation of the house should include:
 1. Continued visibility from Creditview Road and George Brown Drive; development should not be permitted that would obstruct the view of Edwin Trimble House.

2. Any alterations to the Edwin Trimble House should be limited to the rear of the structure.
- Setbacks should be maintained that preserve the aesthetic of the residence.
 1. New construction adjacent to the Edwin Trimble House should not exceed the current elevation of the extant structure.
 2. The establishment of a heritage easement should be discussed with the City of Brampton to ensure the ongoing retention of Edwin Trimble House.
 3. Designation under Part IV of the *Ontario Heritage Act* should be considered.
 - Edwin Trimble house shall be subject to structural assessment by a qualified structural engineer familiar with heritage structures
 - Prior to undertaking any action, a conservation and adaptive reuse plan should be developed.
 1. In addition to the retention of Edwin Trimble House, development of the Subject Property should attempt to retain the mature pine trees that delineate the northeast limit of the property. These trees contribute to the Creditview Road Corridor CHL. If possible, Edwin Trimble House and the pine trees should be maintained together on a single lot.

A recorded vote was requested and the motion carried as follows:

Yea (8): Regional Councillor Santos, Regional Councillor Vicente , Regional Councillor Palleschi, Regional Councillor Medeiros, Regional Councillor Fortini, City Councillor Whillans, City Councillor Bowman and City Councillor Williams

Nay (1): City Councillor Singh

Absent (1): Regional Councillor Dhillon

Carried

(8-1-1)

11. **Correspondence**

- 11.1 ^Correspondence from Jordyn Lavecchia, Deputy Clerk, Town of Caledon, dated December 16, 2021, re: Proposed Settlement Area Boundary Expansion Concept for Region of Peel Plan and Region of Peel 2051 Official Plan Comments

PDC013-2022

That the correspondence from Jordyn Lavecchia, Deputy Clerk, Town of Caledon, dated December 16, 2021, re: **Proposed Settlement Area Boundary Expansion Concept for Region of Peel Plan and Region of Peel 2051 Official Plan Comments**, be received.

Carried

- 11.2 ^Correspondence re: GTA West Highway Resolution

PDC014-2022

That the following correspondence re: **GTA West Highway Resolution**, to the Planning and Development Committee Meeting of January 17, 2022 be received.

1. Tamara Chipperfield, Corporate Secretariat, Credit Valley Conservation, dated December 22, 2021
2. Todd Coles, City Clerk, City of Vaughan, dated December 22, 2021

Carried

- 11.3 Correspondence re: Application for a Temporary Use Zoning By-law Amendment, Darzi Holdings Inc. – Blackthorn Development Corp.- File: OZS-2021-0059

Dealt with under Item 5.5 - Recommendation PDC007-2022

- 11.4 Correspondence re: Proposal to Amend the Official Plan, Amend the Zoning By-law and Draft Plan of Subdivision, Senwood Developments Inc. – Candevcon Limited, 10159 The Gore Road - File: OZS-2021-0038 & 21T-21015B

Dealt with under Item 5.1 - Recommendation PDC003-2022

- 11.5 Correspondence re: Application to Amend the Official Plan and Zoning By-law, and Draft Plan of Subdivision, Glen Schnarr & Associates Inc. – Argo TFP Brampton Limited and Argo TFP Brampton II Limited - File: OZS-2021-0052

Dealt with under Item 5.4 - Recommendation PDC006-2022

- 11.6 Correspondence re: Application to Amend the Official Plan and Zoning By-law, Habitat for Humanity Greater Toronto Area – Glen Schnarr and Associates Inc. - File: OZS-2021-0025

Dealt with under Item 7.3 - Recommendation PDC010-2022

12. **Councillor Question Period**

13. **Public Question Period**

Allan Parsons, Director, Development Services, responded to a question from Viral Chauhan, Brampton Resident regarding relocation of the garbage bins in one of the proposals considered earlier in the meeting.

14. **Closed Session**

Nil

15. **Adjournment**

The following motion was considered:

PDC015-2022

That Planning and Development Committee do now adjourn to meet again on Monday, January 31, 2022, at 7:00 p.m., or at the call of the Chair.

Carried

Regional Councillor M. Medeiros, Chair



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, January 31, 2022

- Members Present:
- Regional Councillor M. Medeiros - Wards 3 and 4
 - Regional Councillor R. Santos - Wards 1 and 5
 - Regional Councillor P. Vicente - 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
 - Regional Councillor P. Fortini - Wards 7 and 8
 - City Councillor C. Williams - Wards 7 and 8
 - City Councillor H. Singh - Wards 9 and 10
 - Regional Councillor G. Dhillon - Wards 9 and 10 (joined the meeting at 7:46 p.m.)
- Staff Present:
- David Barrick, Chief Administrative Officer
 - Richard Forward, Commissioner Planning and Development Services
 - Allan Parsons, Director, Development Services, Planning, Building and Economic Development
 - Bob Bjerke, Director, Policy Planning, Planning, Building and Economic Development
 - Jeffrey Humble, Manager, Policy Planning
 - Steve Ganesh, Manager, Planning Building and Economic Development
 - David Vanderberg, Manager, Planning Building and Economic Development
 - Cynthia Owusu-Gyimah, Manager, Planning Building and Economic Development
 - Sameer Akhtar, City Solicitor
 - Carmen Caruso, Central Area Planner, Planning, Building and Economic Development
 - Angelo Ambrico, Development Planner, Planning, Building and Economic Development

Alex Sepe, Development Planner, Planning, Building and
Economic Development
Alex Sepe, Development Planner, Planning, Building and
Economic Development
Peter Fay, City Clerk
Charlotte Gravlev, Deputy City Clerk
Richa Ajitkumar, Acting 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 this Planning and Development Committee meeting was limited and physical distancing was maintained in Council Chambers at all times during the meeting.

The meeting was called to order at 7:00 p.m. and adjourned at 9:15 p.m.

As this meeting of the 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: Regional Councillor Santos, Regional Councillor Vicente, Regional Councillor Palleschi, City Councillor Whillans, Regional Councillor Medeiros, City Councillor Bowman, Regional Councillor Fortini, City Councillor Williams and City Councillor Singh

Members absent during roll call: Regional Councillor Dhillon

Regional Councillor Dhillon joined the meeting at 7:46 p.m.(personal)

2. Approval of Agenda

The following motion was considered:

PDC016-2022

That the Agenda for the Planning and Development Committee Meeting of January 31, 2022, be approved as amended as follows:

To add:

5.1. Delegation from Sylvia Roberts, Brampton resident, re: **Item 5.1 - Application to Amend the Zoning By-law, Malone Given Parsons Ltd. – Greenwin Corp./Sweeny Holdings Ltd., Ward 1 - OZS-2021-0053**

5.4. Delegation from Sylvia Roberts, Brampton resident, re: **Item 5.4 - Application to Amend the Official Plan and Zoning By-Law, nArchitecture C/O Aurowal Developments Co., Ward 10 - File: OZS-2021-0049**

Carried

3. Declarations of Interest under the Municipal Conflict of Interest Act

City Councillor Singh declared a conflict of interest with respect to item 5.4 as his family member manages a gas station nearby.

4. Consent Motion

In keeping with Council Resolution C019-2021, the Meeting Chair reviewed the relevant agenda items during this section of the meeting and allowed Members to identify agenda items for debate and consideration, with the balance to be approved as part of the Consent Motion given the items are generally deemed to be routine and non-controversial.

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

(7.1 and 8.1)

The following motion was considered:

PDC017-2022

That the following items to the Planning and Development Committee Meeting of January 31, 2022, be approved as part of Consent:

(7.1 and 8.1)

A recorded vote was requested and the motion carried as follows:

Yea (9): Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Vicente, Regional Councillor Santos, Regional Councillor Palleschi, City Councillor Whillans, City Councillor Bowman, City Councillor Williams and City Councillor Singh

Nay (0): nil

Absent (1): Regional Councillor Dhillon

Carried (9-0-1)

Carried

5. Statutory Public Meeting Reports

5.1 Staff report re: Application to Amend the Zoning By-law, Malone Given Parsons Ltd. – Greenwin Corp./Sweeny Holdings Ltd., Ward 1 - OZS-2021-0053

Carmen Caruso, Central Area Planner, Planning, Building and Economic Development, presented an overview of the application that included location of the subject lands, area context, concept plan, public notice, current planning document status, items under review, next steps and contact information.

Items 6.3 and 11.1 were brought forward at this time.

Dermot Sweeny, Founding Principal, Sweeny&Co, presented an overview of the application that included proposed site plan, street view and stakeholder engagement process.

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

1. Maria Manni, Brampton Resident, via pre-recorded audio
2. Peter Bailey, Brampton Resident
3. Richard Dusk, Sales Representative, iProRealty
4. Gary Branning, Brampton Resident, via pre-recorded video
5. Darren Sims, Brampton Resident
6. Sylvia Roberts, Brampton Resident, Note: added as a delegate under approval of agenda - Recommendation PDC016-2022
7. Alfred Shin, Brampton Resident, Note: Due to connectivity problems, Mr. Shin asked questions regarding the application under item 13 during public question period.

The following motion was considered:

PDC018-2022

1. That the staff report re: **Application to Amend the Zoning By-law, Malone Given Parsons Ltd. – Greenwin Corp./Sweeny Holdings Ltd., 31-33 George**

Street and 18-28 Elizabeth Street North, Ward 1 - File: OZS-2021-0053, to the Planning and Development Committee Meeting of January 31, 2022, be received;

2. That Development Services 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;

3. That the following delegations re: Application to Amend the Zoning By-law, Malone Given Parsons Ltd. – Greenwin Corp./Sweeny Holdings Ltd., 31-33 George Street and 18-28 Elizabeth Street North, Ward 1 - File: OZS-2021-0053, to the Planning and Development Committee Meeting of January 31, 2022, be received;

1. Dermot Sweeny, Founding Principal, Sweeny&Co
2. Maria Manni, Brampton Resident, via pre-recorded audio
3. Peter Bailey, Brampton Resident
4. Richard Dusk, Sales Representative, iProRealty
5. Gary Branning, Brampton Resident, via pre-recorded video
6. Darren Sims, Brampton Resident
7. Sylvia Roberts, Brampton Resident

4. That the following correspondence re: **Application to Amend the Zoning By-law, Malone Given Parsons Ltd. – Greenwin Corp./Sweeny Holdings Ltd., 31-33 George Street and 18-28 Elizabeth Street North, Ward 1 - File: OZS-2021-0053**, to the Planning and Development Committee Meeting of January 31, 2022, be received;

1. Anka Ostojic, Brampton Resident, dated January 16, 2022
2. Anthony Melo, Brampton Resident, dated January 12, 2022
3. Helen Andrews, Brampton Resident, dated January 10, 2022
4. Jeanne Humphreys, Brampton Resident, dated January 11, 2022
5. Penny Harron, Brampton Resident, dated January 9, 2022
6. Ranjith Ramesh, Brampton Resident, dated January 12, 2022
7. Gary Branning, Brampton Resident, dated January 20, 2022

8. Ross Kresnik, Brampton Resident, dated January 20, 2022
9. Qiang Li, Brampton Resident, dated January 20, 2022
10. Tuhin Mondal, Brampton Resident, dated January 20, 2022
11. Andrew Matchuk, Brampton Resident, dated January 21, 2022
12. Tracey Maggs, Brampton Resident, dated January 21, 2022
13. Margaret Wilson, Brampton Resident, dated January 25, 2022
14. Tim Wilson, Brampton Resident, dated January 25, 2022
15. Tanvi Patel and Dominic Doherty, Brampton Residents, dated January 25, 2022
16. Maria Manni, Brampton Resident, dated January 25, 2022
17. Charles Finlay, Executive Director, Rogers Cybersecure Catalyst, Ryerson University, dated January 25, 2022
18. Peter Bailey, Brampton Resident, dated January 25, 2022 and January 26, 2022
19. Darren Sims, Brampton Resident, dated January 23, 2022
20. David Lundy, Brampton Resident, dated January 24, 2022
21. David Thomas, Brampton Resident, dated January 22, 2022
22. Elizabeth Manni, Brampton Resident, dated January 24, 2022
23. Faith Grant, Brampton Resident, dated January 25, 2022
24. Gino Osti, Brampton Resident, dated January 24, 2022
25. Jamie Oliveira, Brampton Resident, dated January 24, 2022
26. Kathy Budd, Brampton Resident, dated January 22, 2022
27. Laura Brown, Brampton Resident, dated January 24, 2022
28. Laura Serio, Brampton Resident, dated January 23, 2022
29. Linda Steven, Brampton Resident, dated January 22, 2022
30. Elizabeth Jones, Brampton Resident, dated January 24, 2022
31. Manjot Singh Cheema, Brampton Resident, dated January 24, 2022
32. Nick Vella, Brampton Resident, dated January 23, 2022

33. Ray Clarke, Brampton Resident, dated January 25, 2022
34. Rosabell Aponce, Brampton Resident, dated January 25, 2022
35. Rose O'Reilly, Brampton Resident, dated January 25, 2022
36. Susan Williams, Brampton Resident, dated January 24, 2022
37. Carmelle Spence, Brampton Resident, dated January 25, 2022
38. W Hoyano (First name not provided), Brampton Resident, dated January 25, 2022
39. Laverne Bell, Brampton Resident, dated January 25, 2022
40. Rachel D Thomas, Brampton Resident, dated January 25, 2022
41. Craig Fowler, Vice-President, Growth, Innova on & External Relations, Algoma University, dated January 26, 2022
42. Alfred Shin, Brampton Resident, dated January 25, 2022
43. Nancy Ash, Brampton Resident, dated January 26, 2022
44. Usha Srinivasan, Director, Ryerson Venture Zone, dated January 26, 2022
45. Eugene Yranon, Brampton Resident, dated January 26, 2022
46. Yolanda Thorpe, Brampton Resident, dated January 27, 2022
47. Richard Dusk, Sales Representative, iProRealty, dated January 25, 2022
48. Chris Bejnar, Brampton Resident, dated January 28, 2022
49. Tracy Pepe, Brampton Resident and Business Owner, Classic Aromatics Ltd | Studio - The Scented L'air, dated January 29, 2022
50. Michael Percival, The Brampton Academy of Martial Arts, dated January 31, 2022

Carried

- 5.2 Staff report re: Application to amend the Official Plan, WSP Canada Inc. – Infrastructure Ontario, Ward 3 – File: OZS-2021-0027

Angelo Ambrico, Development Planner, Planning, Building and Economic Development, presented an overview of the application that included location of

the subject lands, area context, concept plan, public notice, current planning document status, items under review, next steps and contact information.

Items 6.2 and 11.2 were brought forward at this time.

Natalie Boodram, Project Manager, WSP Canada Inc., on behalf of Infrastructure Ontario presented an overview that included proposed official plan amendment, location of the subject lands, planning policies and next steps.

The following motion was considered:

PDC019-2022

1. That the staff report re: **Application to amend the Official Plan, WSP Canada Inc. – Infrastructure Ontario, Ward 3 - File: OZS-2021-0027**, to the Planning and Development Committee Meeting of January 31, 2022, be received;
2. That Planning and Development Services staff be directed 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;
3. That the delegation from Natalie Boodram, Project Manager, WSP Canada Inc., on behalf of Infrastructure Ontario re: **Application to amend the Official Plan, WSP Canada Inc. – Infrastructure Ontario, Ward 3 - File: OZS-2021-0027**, to the Planning and Development Committee Meeting of January 31, 2022, be received; and,
4. That the correspondence from Tony Brkich, Formnouveo Inc., dated January 7, 2022 re: Application to amend the Official Plan, WSP Canada Inc. – Infrastructure Ontario, Ward 3 - File: OZS-2021-0027, to the Planning and Development Committee Meeting of January 31, 2022, be received.

Carried

- 5.3 Staff report re: Application to Amend the Official Plan and Zoning By-Law, Weston Consulting C/O 12769500 Canada Inc., Ward 10 - File: OZS-2021-0045

Alex Sepe, Development Planner, Planning, Building and Economic Development, presented an overview of the application that included location of the subject lands, area context, concept plan, public notice, current planning document status, items under review, next steps and contact information.

Items 6.4 and 11.3 were brought forward at this time.

Alfiya Kakal, Senior Planner, Weston Consulting presented details on the application that included information regarding the area context, site plan, site design features, landscape features, planning rationale, background studies/report and mitigation plan.

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

1. Augustine Maddela, on behalf of his group of entrepreneurs
2. Belle Turna and family members, Brampton Residents
3. Ramandeep Grewal, Brampton Resident - Note: added as a delegate during the meeting

The following motion was considered:

PDC020-2022

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-Law, Weston Consulting C/O 12769500 Canada Inc., 11937 Goreway Drive and 6539 Mayfield Road, Ward 10 - File: OZS-2021-0045**, to the Planning and Development Committee Meeting of January 31, 2022, be received;
2. That Planning and Development Services 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;
3. That the following delegations re: Application to Amend the Official Plan and Zoning By-Law, Weston Consulting C/O 12769500 Canada Inc., 11937 Goreway Drive and 6539 Mayfield Road, Ward 10 - File: OZS-2021-0045, to the Planning and Development Committee Meeting of January 31, 2022, be received;
 1. Alfiya Kakal, Senior Planner, Weston Consulting
 2. Augustine Maddela, on behalf of his group of entrepreneurs
 3. Belle Turna, Brampton Resident
 4. Ramandeep Grewal, Brampton Resident
4. That the following correspondence re: Application to Amend the Official Plan and Zoning By-Law, Weston Consulting C/O 12769500 Canada Inc., 11937 Goreway Drive and 6539 Mayfield Road, Ward 10 - File: OZS-2021-0045, to the

Planning and Development Committee Meeting of January 31, 2022, be received;

1. John Bains, Brampton Resident, dated January 6, 2022
2. Harjeet Gill, Brampton Resident, dated January 8, 2022
3. Jaspreet Kaur, Brampton Resident, dated January 20, 2022
4. Sikandar Bagga, Brampton Resident, dated January 22, 2022
5. Steen Maddela, Brampton Resident, dated January 24, 2022
6. Gurbir Singh, Brampton Resident, dated January 23, 2022
7. Subha and Michal Szabla, Brampton Residents, dated January 25, 2022
8. Gertrude Paollela, Brampton Resident, dated January 25, 2022
9. Belle Kaura, Brampton Resident, dated January 25, 2022
10. Ramandeep K. Grewal, Brampton Resident, dated January 25, 2022

Carried

- 5.4 Staff report re: Application to Amend the Official Plan and Zoning By-Law, nArchitecture C/O Aurowal Developments Co., Ward 10 - File: OZS-2021-0049

Alex Sepe, Development Planner, Planning, Building and Economic Development, presented an overview of the application that included location of the subject lands, area context, concept plan, public notice, current planning document status, items under review, next steps and contact information.

City Councillor Singh declared a conflict of interest with respect to item 5.4 as his family member manages a gas station nearby, and left the meeting during consideration of this item.

Items 6.1 and 11.4 were brought forward at this time.

Nitin Malhotra, Principle Architect, n Architecture Inc., presented details on the application that included information regarding the location, site plan, built form, benefits and environmental constraints and consideration.

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

1. Angela Sandras spoke on behalf of John Sandras and Ton Sandras, Brampton Residents

2. Sylvia Roberts, Brampton Resident - Note: added as a delegate under approval of agenda - Recommendation PDC016-2022

The following motion was considered:

PDC021-2022

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-Law, nArchitecture C/O Aurowal Developments Co.,10258 Airport Road, Ward 10 - File: OZS-2021-0049**, to the Planning and Development Committee Meeting of January 31, 2022, be received;

2. That Planning and Development Services 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;

3. That the following delegations re: Application to Amend the Official Plan and Zoning By-Law, nArchitecture C/O Aurowal Developments Co.,10258 Airport Road, Ward 10 - File: OZS-2021-0049, to the Planning and Development Committee Meeting of January 31, 2022, be received;

1. Nitin Malhotra, Principle Architect, n Architecture Inc.

2. Angela Sandras on behalf of John Sandras and Tom Sandras, Brampton Residents

3. Sylvia Roberts, Brampton Resident

4. That the following correspondence re: Application to Amend the Official Plan and Zoning By-Law, nArchitecture C/O Aurowal Developments Co.,10258 Airport Road, Ward 10 - File: OZS-2021-0049, to the Planning and Development Committee Meeting of January 31, 2022, be received;

1. Gurvir Singh Bhandal, Brampton Resident, dated January 22, 2022

2. Wei (Last name not provided), Brampton Resident, dated January 25, 2022

Carried

6. Public Delegations (5 minutes maximum)

- 6.1 Delegation re: Application to Amend the Official Plan and Zoning By-Law, nArchitecture C/O Aurowal Developments Co., Ward 10 - File: OZS-2021-0049
Dealt with under Item 5.4 - **Recommendation PDC019-2022**
- 6.2 Delegation re: Application to amend the Official Plan, WSP Canada Inc. – Infrastructure Ontario, Ward 3 – File: OZS-2021-0027
Dealt with under Item 5.2 - **Recommendation PDCXXX-2022**
- 6.3 Delegation re: Application to Amend the Zoning By-law, Malone Given Parsons Ltd. – Greenwin Corp./Sweeny Holdings Ltd., Ward 1 - OZS-2021-0053
Dealt with under Item 5.1 - **Recommendation PDC018-2022**
- 6.4 Delegation re: Application to Amend the Official Plan and Zoning By-Law, Weston Consulting C/O 12769500 Canada Inc., Ward 10 - File: OZS-2021-0045
Dealt with under Item 5.3 - **Recommendation PDC020-2022**

7. Staff Presentations and Planning Reports

- 7.1 ^Staff report re: Application for a Draft Plan of Subdivision, Forestside Estates Inc. – KLM Planning Partners Inc., Block 373 of Plan 43M-1799 & Block 94 of Plan 43M-1803, Ward 10 - File: OZS-2021-0036 and 21T-21013B

PDC022-2022

1. That the staff report re: Application for a Draft Plan of Subdivision, **Forestside Estates Inc. – KLM Planning Partners Inc.**, Block 373 of Plan 43M-1799 & Block 94 of Plan 43M-1803, Corner of Literacy Drive and Academy Drive, Ward 10 - OZS-2021-0036 and 21T-21013B, to the Planning and Development Committee Meeting of January 31, 2022, be received; and,
2. That the Draft Plan of Subdivision application submitted by KLM Planning Partners Inc. on behalf of Forestside Estates Inc., Ward 10, File: OZS-2021-0036 be approved, on the basis that it represents good planning, including that it has regard to Section 51(24) of the Planning Act, 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.

Carried

8. Committee Minutes

8.1 ^Minutes - Brampton Heritage Board - January 18, 2022

PDC023-2022

That the Minutes of **Brampton Heritage Board Committee Meeting of January 18, 2022**, Recommendations HB001-2022 to HB007-2022, to the Planning and Development Committee Meeting of January 31, 2022, be approved, as published and circulated.

The recommendations were approved as follows:

HB001-2022

That the agenda for the Brampton Heritage Board meeting of January 18, 2022 be approved as published and circulated.

HB002-2022

That the presentation by Charlton Carscallen, Principal Planner, to the Brampton Heritage Board meeting of January 18, 2022 be received.

HB003-2022

1. That the report from Merissa Lompart, Assistant Heritage Planner, Planning, Building and Economic Development, dated, December 6, 2021, to the Brampton Heritage Board meeting of January 18, 2022, re: Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 19 Wellington Street East – Ward 3, be received;
2. That the designation of the property at 19 Wellington Street East 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 the property at 19 Wellington Street East 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.

HB004-2022

1. That the report from Merissa Lompart, Assistant Heritage Planner, dated December 1, 2021, to the Brampton Heritage Board meeting of January 18,

2022, re: Scoped Heritage Impact Assessment, 11937 Goreway Drive and 6539 Mayfield Road, City of Brampton - Ward 10 be received;

2. That the following recommendations as per the Heritage Impact Assessment by ASI (Archaeological Services Inc.) be followed:

1. To conserve the cultural heritage value of the property and mitigate against the impacts of the proposed development on the adjacent designated properties at 4 Lucinda Court, the following conservation and mitigation measures are proposed:

1. As the proposed development will require soil disturbances, if any construction activities are proposed that will potentially create vibration impacts, vibration monitoring may be required to ensure that construction does not have any impact on the adjacent heritage property. In addition, regrading of the development should ensure that there are no long-term water drainage issues for the adjacent property at 4 Lucinda Court.

2. This report should be submitted to Heritage Planning staff at the City of Brampton for review, and upon approval, filed and archived with the Peel Art Gallery Museum and Archives.

HB005-2022

1. That the report from Merissa Lompart, Assistant Heritage Planner, dated January 11, 2022 to the Brampton Heritage Board meeting of January 18, 2022, re: Heritage Permit Application and Designated Heritage Property Incentive Grant Application – 44 Main Street South – Ward 1, be received;

2. That the Heritage Permit application for 44 Main Street South. for the restoration and repair of the roof, and re-shingling be approved;

3. That the Designated Heritage Property Incentive Grant application for the restoration and repair of the roof and the re-shingling of the roof for 44 Main Street South be approved, to a maximum of \$10,000.00, and;

4. The owner shall enter into a designated Heritage Property Incentive Grant Agreement with the City as provided in Appendix C.

HB006-2022

1. That the report by Pascal Doucet, Heritage Planner, re: Alterations to a Designated Heritage Property – 1-9 Wellington Street East – Ward 3 (File H.Ex. 1-3 Wellington Street East, Peel County Courthouse and H.Ex 9

Wellington Street East, Peel County Jail), to the Brampton Heritage Board Meeting of January 18, 2022, be received; and

2. That the Heritage Permit Application for the alterations on the designated heritage property at 1-9 Wellington Street East be approved in accordance with section 33 of the Ontario Heritage Act, to permit the repair and replacement in kind of the asphalt shingle roof, wood frieze, wood fascia, and chimney of the old jailhouse at 9 Wellington Street East, as well as the repair and replacement in kind of the downspout on the front elevation and the plaster wall of the main interior stairwell of the old courthouse at 1-3 Wellington Street East, as described in the heritage permit application attached as Appendix A to the report, all on file with the City Planning & Design Division of the Planning, Building and Economic Development Department.

HB007-2022

That Brampton Heritage Board do now adjourn to meet again on Tuesday, February 15, 2022 at 7:00 p.m.

Carried

9. Other Business/New Business

10. Referred/Deferred Matters

11. Correspondence

11.1 Correspondence re: Application to Amend the Zoning By-law, Malone Given Parsons Ltd. – Greenwin Corp./Sweeny Holdings Ltd., Ward 1 - OZS-2021-0053

Dealt with under Item 5.1 - Recommendation PDC018-2022

11.2 Correspondence re: Application to amend the Official Plan, WSP Canada Inc. – Infrastructure Ontario, Ward 3 – File: OZS-2021-0027

Dealt with under Item 5.2 - Recommendation PDC019-2022

11.3 Correspondence re: Application to Amend the Official Plan and Zoning By-Law, Weston Consulting C/O 12769500 Canada Inc., Ward 10 - File: OZS-2021-0045

Dealt with under Item 5.3 - Recommendation PDC020-2022

11.4 Correspondence re: Application to Amend the Official Plan and Zoning By-Law, nArchitecture C/O Aurowal Developments Co., Ward 10 - File: OZS-2021-0049

Dealt with under Item 5.4 - Recommendation PDC019-2022

12. Councillor Question Period

Nil

13. Public Question Period

Alfred Shin, Brampton resident referenced item 5.1 and inquired why the City is considering two very large twin towers in a very densely developed area.

Staff indicated that all identified issues will be addressed in the upcoming recommendation report.

14. Closed Session

Nil

15. Adjournment

The following motion was considered:

PDC024-2022

That Planning and Development Committee do now adjourn to meet again on Monday, February 14, 2022, at 7:00 p.m., or at the call of the Chair.

Carried

Regional Councillor M. Medeiros, Chair



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, February 14, 2022

Members Present: Regional Councillor M. Medeiros - Wards 3 and 4
Regional Councillor P. Fortini - Wards 7 and 8
Regional Councillor R. Santos - Wards 1 and 5
Regional Councillor P. Vicente - Wards 1 and 5
City Councillor D. Whillans - Wards 2 and 6
Regional Councillor M. Palleschi - Wards 2 and 6
City Councillor J. Bowman - Wards 3 and 4
City Councillor C. Williams - Wards 7 and 8
City Councillor H. Singh - Wards 9 and 10
Regional Councillor G. Dhillon - Wards 9 and 10 (joined meeting at 7:20 p.m. - technical issues)

Staff Present: Paul Morrison, Interim Chief Administrative Officer
Richard Forward, Commissioner Planning and Development Services
Allan Parsons, Director, Development Services, Planning, Building and Economic Development
Bob Bjerke, Director, Policy Planning, Planning, Building and Economic Development
Jeffrey Humble, Manager, Policy Planning
David Vanderberg, Manager, Planning Building and Economic Development
Cynthia Owusu-Gyimah, Manager, Planning Building and Economic Development
Claudia LaRota, Supervisor, Policy & Strategic Initiatives, Planning, Building and Economic Development
Neil Chadda, Policy Planner, Planning, Building and Economic Development
Rob Nykyforchyn, Development Planner, Planning, Building and Economic Development

Mark Michniak, Development Planner, Planning, Building and Economic Development
Andrew Ramsammy, Development Planner, Planning, Building and Economic Development
Nicholas Deibler, Development Planner, Planning, Building and Economic Development
Anthony-George D'Andrea, Legal Counsel
Peter Fay, City Clerk
Charlotte Gravlev, Deputy City Clerk
Richa Ajitkumar, Acting 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 this Planning and Development Committee meeting was limited and physical distancing was maintained in Council Chambers at all times during the meeting.

The meeting was called to order at 7:00 p.m. and adjourned at 7:47 p.m.

As this meeting of the 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: Regional Councillor Santos, Regional Councillor Vicente, Regional Councillor Palleschi, City Councillor Whillans, Regional Councillor Medeiros, City Councillor Bowman, Regional Councillor Fortini, City Councillor Williams and City Councillor Singh

Members absent during roll call: Regional Councillor Dhillon

Regional Councillor Dhillon joined the meeting at 7:20 p.m. due to technical issues.

2. Approval of Agenda

PDC025-2022

That the Agenda for the Planning and Development Committee Meeting of February 14, 2022, be approved as amended as follows:

To add:

5.1 - Delegation from Sylvia Roberts, Brampton resident, re: City-initiated Draft Zoning By-law Amendment to reduce the parking requirements - 7, 11 and 15 Sun Pac Boulevard

To defer to the March 7, 2022, Planning and Development Committee Meeting:

7.4 - Application to Amend the Official Plan, Zoning By-law and Draft Plan of Subdivision, Forestside Estates Inc. – KLM Planning Partners Inc., Ward 8 - File: OZS-2021-0021 & 21T-21007B

Carried

3. Declarations of Interest under the Municipal Conflict of Interest Act

Nil

4. Consent Motion

In keeping with Council Resolution C019-2021, the Meeting Chair reviewed the relevant agenda items during this section of the meeting and allowed Members to identify agenda items for debate and consideration, with the balance to be approved as part of the Consent Motion given the items are generally deemed to be routine and non-controversial.

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

(7.2 and 8.1)

The following motion was considered:

PDC026-2022

That the following items to the Planning and Development Committee Meeting of February 14, 2022, be approved as part of Consent:

(7.2 and 8.1)

A recorded vote was requested and the motion carried as follows:

Yea (9): Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Vicente, Regional Councillor Santos, Regional Councillor Palleschi, City Councillor Whillans, City Councillor Bowman, City Councillor Williams and City Councillor Singh

Nay (0): nil

Absent (1): Regional Councillor Dhillon

Carried (9-0-1)

Carried

5. **Statutory Public Meeting Reports**

5.1 Staff report re: City-initiated Draft Zoning By-law Amendment to reduce the parking requirements - 7, 11 and 15 Sun Pac Boulevard

Neil Chadda, Policy Planner, Planning, Building and Economic Development, presented an overview of the amendment that included location, area context, background, minor variances, current situation, public notice, current planning document status, current zoning, site visit, next steps and contact information.

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

1. Gurinder Sandhu and Samreet Sandhu, Brampton Residents
2. Sylvia Roberts, Brampton Resident, Note: added as a delegate under approval of agenda - Recommendation PDC025-2022

Staff confirmed to follow up directly with the delegates on issues raised by them.

Items 6.1 and 11.1 were brought forward at this time.

The following motion was considered:

PDC027-2022

1. That the staff report re: **City-initiated Draft Zoning By-law Amendment to reduce the parking requirements - 7, 11 and 15 Sun Pac Boulevard**, to the Planning and Development Committee meeting of February 14, 2022, be received;
2. That Planning, Building and Economic Development Department staff be directed to report back to Planning and Development Committee with the results of the Public Meeting and a staff recommendation;

3. That the following delegations re: City-initiated Draft Zoning By-law Amendment to reduce the parking requirements - 7, 11 and 15 Sun Pac Boulevard, to the Planning and Development Committee meeting of February 14, 2022, be received:

1. Gurinder Sandhu and Samreet Sandhu, Brampton Residents
2. Sylvia Roberts, Brampton Resident

4. That the correspondence from Tony Palladino, President, Moon Masonry Limited, dated February 3, 2022, re: City-initiated Draft Zoning By-law Amendment to reduce the parking requirements - 7, 11 and 15 Sun Pac Boulevard, to the Planning and Development Committee meeting of February 14, 2022, be received.

Carried

5.2 Staff Report re: City Initiated Official Plan Amendment to correct the Right of Way widths for Clarkway Drive – Area 47 Block Plans – Ward 10

Claudia LaRota, Supervisor, Policy & Strategic Initiatives, Planning, Building and Economic Development, presented an overview of the amendment that included the location, background, area 47 arterial roads EA, proposal, amendments to schedule B1, planning framework summary, next steps and contact information.

P. Fay, City Clerk, confirmed that no delegation requests or questions of clarification from Committee were received for this matter.

The following motion was considered:

PDC028-2022

1. That the staff report re: **City Initiated Official Plan Amendment to correct the Right of Way widths for Clarkway Drive – Area 47 Block Plans**, to the Planning and Development Committee Meeting of February 14, 2022, be received; and,

2. That staff be directed to report back to Planning and Development Committee with the results of the Public Meeting and a staff recommendation.

Carried

5.3 Staff report re: Application to Amend the Zoning By-Law, PMB Holdings Ltd. – Weston Consulting, Ward 10 - File: OZS-2021-0051

Andrew Ramsammy, 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.

Items 6.2 and 11.2 were brought forward at this time.

Adam Santos, Planner, Weston Consulting, on behalf of PMB Holding Ltd. presented an overview of the application that included information regarding the subject land, proposed development, concept plan, key project statistics, technical studies and next steps.

The following motion was considered:

PDC029-2022

1. That the staff report re: **Application to Amend the Zoning By-Law, PMB Holdings Ltd. – Weston Consulting - Ward 10 - File: OZS-2021-0051**, to the Planning and Development Committee Meeting of February 14, 2022, be received;
2. That Planning and Development Services 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;
3. That the delegation from Adam Santos, Planner, Weston Consulting, re: Application to Amend the Zoning By-Law, PMB Holdings Ltd. – Weston Consulting - Ward 10 - File: OZS-2021-0051, to the Planning and Development Committee Meeting of February 14, 2022, be received; and,
4. That the following correspondence re: Application to Amend the Zoning By-Law, PMB Holdings Ltd. – Weston Consulting - Ward 10 - File: OZS-2021-0051, to the Planning and Development Committee Meeting of February 14, 2022, be received:
 1. Joseph P. Plutino, Mainline Planning Services Inc., dated February 8, 2022
 2. Patrick Pearson, Planner, Glen Schnarr & Associates Inc, dated February 8, 2022

Carried

6. Public Delegations (5 minutes maximum)

- 6.1 Delegation re: City-initiated Draft Zoning By-law Amendment to reduce the parking requirements - 7, 11 and 15 Sun Pac Boulevard

Dealt with under Item 5.1 - Recommendation PDC027-2022

- 6.2 Delegation re: Application to Amend the Zoning By-Law, PMB Holdings Ltd. – Weston Consulting, Ward 10 - File: OZS-2021-0051

Dealt with under Item 5.3 - Recommendation PDC029-2022

- 6.3 Delegation report re: Application to Amend the Zoning By-law, i2 Developments Inc. – KLM Planning Partners Inc. – 209 Steeles Ave W, Ward 4 - File: OZS-2021-0032

Dealt with under Item 7.1 - Recommendation PDC030-2022

7. Staff Presentations and Planning Reports

- 7.1 Staff report re: Application to Amend the Zoning By-law, i2 Developments Inc. – KLM Planning Partners Inc. – 209 Steeles Ave W, Ward 4 - File: OZS-2021-0032

Item 6.3 was brought forward at this time.

Jeff and Kim Thomson, Brampton Residents, were not in attendance at the meeting.

P. Fay, City Clerk advised that the Clerk's Office will contact the residents with options to delegate at the March 2, 2022 City Council meeting or submit a correspondence with their comments on the application for Council's consideration.

The following motion was considered:

PDC030-2022

1. That the staff report re: **Application to Amend the Zoning By-law, i2 Developments Inc. – KLM Planning Partners Inc. – 209 Steeles Ave W, Ward 4 - File: OZS-2021-0032**, to the Planning and Development Committee Meeting of February 14, 2022, be received;

2. That the Zoning By-law Amendment application submitted by i2 Developments 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 reasons set out in this Recommendation Report;

3. That the amendment to the Zoning By-law generally in accordance with the attached Appendix 11 to this report be adopted; and,
4. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34(17) of the Planning Act, R.S.O. c.P. 13, as amended.

Carried

- 7.2 ^Staff report re: Application to Amend the Zoning By-Law, Glen Schnarr Associates Inc., c/o Prologis Incorporated, Ward 10 - File: C11E15.002

The following motion was considered:

PDC031-2022

1. That the staff report re: **Application to Amend the Zoning By-Law, Glen Schnarr Associates Inc., c/o Prologis Incorporated, Ward 10 - File: C11E15.002**, to the Planning and Development Committee Meeting of February 14, 2022, be received;
2. That the Application to amend the Zoning By-law, submitted by Glen Schnarr Associates Inc., c/o Prologis Incorporated, Ward: 10, File: C11E15.002, be approved on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, and conforms to the 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 report;
3. That the amendment to the Zoning By-law, generally in accordance with the by-law attached as Appendix 8 of this report be adopted;
4. That the following shall be satisfied prior to the enactment of the amending zoning by-law:
 - a. That Functional Servicing Report shall be approved to the satisfaction of the Commissioner of Public Works and Engineering and the Regional Commissioner of Public Works, or designate.
5. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34(17) of the Planning Act, R.S.O. c.P. 13, as amended.

Carried

- 7.3 Staff report re: Heritage Impact Assessment, 8940 Creditview Road, Part of Lot 5, Concession 4 West of Center Road, Chinguacousy Township, Now City of Brampton, Regional Municipality of Peel

This item was removed, as it was listed in error.

- 7.4 Application to Amend the Official Plan, Zoning By-law and Draft Plan of Subdivision, Forestside Estates Inc. – KLM Planning Partners Inc., Ward 8 - File: OZS-2021-0021 & 21T-21007B

This item was deferred to the March 7, 2022 meeting of the Planning and Development Committee - Recommendation PDC025-2022

8. Committee Minutes

- 8.1 ^Minutes - Age-Friendly Brampton Advisory Committee - January 25, 2022

PDC032-2022

That the Minutes of **Age-Friendly Brampton Advisory Committee Meeting of January 25, 2022**, Recommendations AFC001-2022 to AFC005-2022, to the Planning and Development Committee Meeting of February 14, 2022, be approved, as published and circulated.

The recommendations were approved as follows:

AFC001-2022

That the agenda for the Age-Friendly Brampton Advisory Committee Meeting of January 25, 2022, be approved as published and circulated.

AFC002-2022

That the delegation by Caitlin Olson, Pilot Site Coordinator, Canada HomeShare, to the Age-Friendly Brampton Advisory Committee meeting of January 25, 2022, re: Overview of the Canada Homeshare Peel Program be received.

AFC003-2022

1. That the presentation by Shahid Mahmood, Supervisor/Principal Planner, and Shahinaz Eshesh, Policy Planner, to the Age-Friendly Brampton Advisory Committee meeting of January 25, 2022, re: Integrated Downtown Plan be received.

AFC004-2022

1. That the presentation by Nelson Cadete, Project Manager, Active Transportation, Planning, Building and Economic Development, to the Age-Friendly Brampton Advisory Committee meeting of January 25, 2022, re: Electric

Scooter Pilot be received; and,

2. That the Age-Friendly Brampton Advisory Committee support Council in the Electric Scooter pilot initiative and the potential implementation of a micromobility program in the City.

AFC005-2022

That the Age-Friendly Brampton Advisory Committee meeting do now adjourn to meet again on March 29, 2022 at 7:00 p.m.

Carried

9. Other Business/New Business

10. Referred/Deferred Matters

11. Correspondence

11.1 Correspondence re: City-initiated Draft Zoning By-law Amendment to reduce the parking requirements - 7, 11 and 15 Sun Pac Boulevard

Dealt with under Item 5.1 - Recommendation PDC027-2022

11.2 Correspondence re: Application to Amend the Zoning By-Law, PMB Holdings Ltd. – Weston Consulting, Ward 10 - File: OZS-2021-0051

Dealt with under Item 5.3 - Recommendation PDC029-2022

12. Councillor Question Period

13. Public Question Period

15 Minute Limit (regarding any decision made under this section)

During the meeting, the public may submit questions regarding recommendations made at the meeting via email to the City Clerk at cityclerksoffice@brampton.ca, to be introduced during the Public Question Period section of the meeting.

14. Closed Session

Nil

15. Adjournment

The following motion was considered:

PDC033-2022

That Planning and Development Committee do now adjourn to meet again on Monday, March 7, 2022, at 7:00 p.m., or at the call of the Chair.

Carried

Regional Councillor M. Medeiros, Chair



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, March 7, 2022

Members Present: Regional Councillor M. Medeiros - Wards 3 and 4
Regional Councillor P. Fortini - Wards 7 and 8
Regional Councillor R. Santos - Wards 1 and 5
Regional Councillor P. Vicente - Wards 1 and 5
City Councillor D. Whillans - Wards 2 and 6
Regional Councillor M. Palleschi - Wards 2 and 6
City Councillor J. Bowman - Wards 3 and 4
City Councillor C. Williams - Wards 7 and 8
City Councillor H. Singh - Wards 9 and 10
Regional Councillor G. Dhillon - Wards 9 and 10 (joined meeting at 7:36 p.m.- personal)

Staff Present: Paul Morrison, Interim Chief Administrative Officer
Allan Parsons, Director, Development Services, Planning, Building and Economic Development
Jeffrey Humble, Manager, Policy Planning
Steve Ganesh, Manager, Planning Building and Economic Development
David Vanderberg, Manager, Planning Building and Economic Development
Anthony-George, D'Andrea, Legal Counsel
Peter Fay, City Clerk
Charlotte Gravlev, Deputy City Clerk
Richa Ajitkumar, Acting 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 this Planning and Development Committee meeting was limited and physical distancing was maintained in Council Chambers at all times during the meeting.

The meeting was called to order at 7:00 p.m. and adjourned at 9:17 p.m.

As this meeting of the 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: Regional Councillor Santos, Regional Councillor Vicente, Regional Councillor Palleschi, City Councillor Whillans, Regional Councillor Medeiros, City Councillor Bowman, Regional Councillor Fortini, City Councillor Williams and City Councillor Singh

Members absent during roll call: Regional Councillor Dhillon

Regional Councillor Dhillon joined the meeting at 7:36 p.m. (personal)

2. Approval of Agenda

The following motion was considered:

PDC034-2022

That the Agenda for the Planning and Development Committee Meeting of March 7, 2022, be approved as amended as follows:

To add:

5.3 - Delegation from Arshdeep Singh, Brampton Resident, re: Application to Amend the Official Plan and Zoning By-law, MPlan Inc. – Ivory Group, 227 and 229 Main Street, Ward 3 - File: OZS-2021-0056

5.4 - Delegation from Parminder Grewal, Brampton Resident, re: Application to Amend the Official Plan and Zoning By-law, GSAI - c/o Umbria Developers Inc., South-West Corner of Chinguacousy Road and Bonnie Braes Drive, Ward 4 - File: OZS-2021-0044

Carried

3. Declarations of Interest under the Municipal Conflict of Interest Act

Nil

4. Consent Motion

In keeping with Council Resolution C019-2021, the Meeting Chair reviewed the relevant agenda items during this section of the meeting and allowed Members to identify agenda items for debate and consideration, with the balance to be approved as part of the Consent Motion given the items are generally deemed to be routine and non-controversial.

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

(7.1, 8.2)

The following motion was considered:

PDC035-2022

That the following items to the Planning and Development Committee Meeting of March 7, 2022, be approved as part of Consent:

(7.1 and 8.1)

A recorded vote was requested and the motion carried as follows:

Yea (9): Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Vicente, Regional Councillor Santos, Regional Councillor Palleschi, City Councillor Whillans, City Councillor Bowman, City Councillor Williams and City Councillor Singh

Nay (0): nil

Absent (1): Regional Councillor Dhillon

Carried (9-0-1)

Carried

5. Statutory Public Meeting Reports

- 5.1 Staff report re: Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision, Sorbram Developments Inc. – Glen Schnarr & Associates Inc., Ward 10 - File OZS-2021-0048

Stephen Dykstra, 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.

Peter Fay, City Clerk, noted that there were no delegations or correspondence received for this item.

The following motion was considered:

PDC036-2022

1. That the staff report re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision, Sorbram Developments Inc. – Glen Schnarr & Associates Inc., Ward 10 - File OZS-2021-0048**, to the Planning and Development Committee Meeting of March 7, 2022, be received; and,
2. That Planning and Development Services 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

- 5.2 Staff report re: Application to Amend the Zoning By-law, W.E. Oughtred and Associates Inc. – Greenway Real Estate Inc., 5 Copper Rd, Ward 3 - File OZS-2021-0054

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.

P. Fay, City Clerk, confirmed that no delegation requests or correspondence were received for this item.

The following motion was considered:

PDC037-2022

1. That the staff report re: **Application to Amend the Zoning By-law, W.E. Oughtred and Associates Inc. – Greenway Real Estate Inc., 5 Copper Rd, Ward 3 - File OZS-2021-0054**, to the Planning and Development Committee Meeting of March 7, 2022, be received;
2. That Development Services 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; and,

3. That the delegation from Arlene Beaumont, Agent, W.E. Oughtred and Associates Inc., re: Application to Amend the Zoning By-law, W.E. Oughtred and Associates Inc. – Greenway Real Estate Inc., 5 Copper Rd, Ward 3 - File OZS-2021-0054, to the Planning and Development Committee Meeting of March 7, 2022, be received.

Carried

5.3 Staff report re: Application to Amend the Official Plan and Zoning By-law, MPlan Inc. – Ivory Group, 227 and 229 Main Street, Ward 3 - File: OZS-2021-0056

Kelly Henderson, 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.

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

1. Jason Lodder, Brampton Resident
2. Vaibhav Sharma and Tanya Sidhu, Brampton Residents
3. Warren Leung, Brampton Resident
4. Sandra Linardi, Brampton Resident
5. Tony Linardi, Brampton Resident
6. Ned Mikloska, Brampton Resident
7. Arshdeep Singh, Brampton Resident, Note: added as a delegate under approval of agenda - Recommendation **PDC034-2022**

In response to questions from the public, staff provided information regarding the review process and public notice distribution.

Items 6.1 and 11.1 were brought forward at this time.

The following motion was considered:

PDC038-2022

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law, MPlan Inc. – Ivory Group, 227 and 229 Main Street, Ward 3 - File:**

OZS-2021-0056, to the Planning and Development Committee meeting of March 7, 2022 be received;

2. That Planning and Development Services 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.

3. That the following delegations re: Application to Amend the Official Plan and Zoning By-law, MPlan Inc. – Ivory Group, 227 and 229 Main Street, Ward 3 - File: OZS-2021-0056, to the Planning and Development Committee meeting of March 7, 2022 be received:

1. Jason Lodder, Brampton Resident
2. Vaibhav Sharma and Tanya Sidhu, Brampton Residents
3. Warren Leung, Brampton Resident
4. Sandra Linardi, Brampton Resident
5. Tony Linardi, Brampton Resident
6. Ned Mikloska, Brampton Resident
7. Arshdeep Singh, Brampton Resident

4. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law, MPlan Inc. – Ivory Group, 227 and 229 Main Street, Ward 3 - File: OZS-2021-0056, to the Planning and Development Committee meeting of March 7, 2022 be received:

1. Anna Schell, Brampton Resident, dated February 11, 2022
2. Vaibhav Sharma and Warren Leung, Brampton Resident, dated February 18, 2022
3. Jasmohan Mankoo, Brampton Resident, dated February 28, 2022
4. Mohammad A. Rahman, Brampton Resident, dated February 28, 2022
5. Uzma, Brampton Resident, dated March 1, 2022
6. Jan Knowles, Brampton Resident, dated March 4, 2022

Carried

5.4 Staff report re: Application to Amend the Official Plan and Zoning By-law, GSAI - c/o Umbria Developers Inc., South-West Corner of Chinguacousy Road and Bonnie Braes Drive, Ward 4 - File: OZS-2021-0044

Rob Nykyforchyn, 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.

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

1. Jayant Patel, Brampton Resident
2. Gurinder Singh Saini, Brampton Resident - Not present
3. Bisman Kaur, Brampton Resident
4. Mandeep Hayer, Brampton Resident - Withdrawn
5. Kartik Patel, Brampton Resident, via pre-recorded audio
6. Sushil Kumar, Brampton Resident
7. Manmeet Sibal, Brampton Resident, Note: requested to be moved to the end of the delegation list
8. Nikhil Vyas, Brampton Resident
9. Gurbinder Hunjan, Brampton Resident
9. Balwant Gill, Brampton Resident
10. Harmandeep Rai, Brampton Resident
11. Darryl Wolfe, Brampton Resident
12. Manvinder Pabla, Brampton Resident
13. Parminder Grewal, Brampton Resident, Note: added as a delegate under approval of agenda Recommendation PDC034-2022

Staff responded to questions of clarification from Committee with respect to the following topics:

- Planning Process and Next Steps
- Role of The Ontario Land Tribunal

- Involvement of School Board
- Population Trends
- Development Application Approval Process

Items 6.2 and 11.2 were brought forward at this time.

The following motion was considered:

PDC039-2022

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law, GSAI - c/o Umbria Developers Inc., South-West Corner of Chinguacousy Road and Bonnie Braes Drive, Ward 4 - File: OZS-2021-0044**, to the Planning and Development Services Committee Meeting of March 7, 2022 be received;

2. That Planning and Development Services 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;

3. That the following delegations re: Application to Amend the Official Plan and Zoning By-law, GSAI - c/o Umbria Developers Inc., South-West Corner of Chinguacousy Road and Bonnie Braes Drive, Ward 4 - File: OZS-2021-0044, to the Planning and Development Services Committee Meeting of March 7, 2022 be received:

1. Jayant Patel, Brampton Resident
2. Bisman Kaur, Brampton Resident
3. Kartik Patel, Brampton Resident, via pre-recorded audio
4. Sushil Kumar, Brampton Resident
5. Manmeet Sibal, Brampton Resident
6. Nikhil Vyas, Brampton Resident
7. Gurpinder Hunjan, Brampton Resident
8. Balwant Gill, Brampton Resident
9. Harmandeep Rai, Brampton Resident
10. Darryl Wolfe, Brampton Resident
11. Manvinder Pabla, Brampton Resident

12. Parminder Grewal, Brampton Resident

4. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law, GSAI - c/o Umbria Developers Inc., South-West Corner of Chinguacousy Road and Bonnie Braes Drive, Ward 4 - File: OZS-2021-0044, to the Planning and Development Services Committee Meeting of March 7, 2022 be received:

1. Hiren Joshi, Brampton Resident, dated February 18, 2022
2. Bonnie Braes Community and Neighbourhood, dated February 22, 2022, including a petition of objection containing approximately 254 signatures and an online petition containing approximately 310 signatures
3. Bisman Kaur, Brampton Resident, dated February 22, 2022
4. Sarabjit Kaur, Broker, Royal LePage United Realty Inc., dated February 24, 2022
5. Lucia Alfonso, Brampton Resident, dated March 2, 2022
6. Harmandeep Rai, Brampton Resident, dated March 7, 2022

Carried

6. Public Delegations (5 minutes maximum)

6.1 Delegation re: Application to Amend the Official Plan and Zoning By-law, MPlan Inc. – Ivory Group, 227 and 229 Main Street, Ward 3 - File: OZS-2021-0056

Dealt with under Item 5.3 - Recommendation PDC034-2022

6.2 Delegation re: Application to Amend the Official Plan and Zoning By-law, GSAI - c/o Umbria Developers Inc., South-West Corner of Chinguacousy Road and Bonnie Braes Drive, Ward 4 - File: OZS-2021-0044

Dealt with under Item 5.4 - Recommendation PDC039-2022

6.3 Delegation - Minutes - Brampton Heritage Board - February 15, 2022

Item 8.1 was brought forward and dealt with at this time.

Enzo Bertucci, Director, Land Development, Branthaven Creditview Inc., provided a presentation that included the following:

- Letter from Thomas Kastelic, Project Manager, Branthaven Creditview Inc. re: **8940 Creditview Farmhouse Details**

- Criteria for determining property of Cultural Heritage Value or Interest (CHVI)

Paul Willoughby, Board Member, Brampton Heritage Board expressed his thoughts and opinions about the Edwin Trimble House.

Committee expressed satisfaction with the overall decision of the Heritage Board Member, considered to be the expert on this matter, and agreed that the house should be included as a part of the community.

PDC040-2022

1. That the following delegations re: HB058-2021, to the Planning and Development Committee Meeting of March 7, 2022 be received;

1. Enzo Bertucci, Director, Land Development, Branthaven Creditview Inc.

2. Paul Willoughby, Board Member, Brampton Heritage Board

2. That the Minutes of Brampton Heritage Board Committee meeting of February 15, 2022, Recommendations HB008-2022 - HB011-2022, to the Planning and Development Committee Meeting of March 7, 2022, be approved as published and circulated.

The recommendations were approved as follows:

HB008-2022

That the agenda for the Brampton Heritage Board meeting of February 15, 2022, be approved as published and circulated.

HB009-2022

1. That the delegation from Enzo Bertucci, Director of Land Development, Branthaven Creditview Inc., to the Brampton Heritage Board meeting of February 15, 2022, re: Recommendation HB058-2021 - Brampton Heritage Board meeting - November 16, 2021 be received; and,

2. That Recommendation HB058-2021, as follows, to the Brampton Heritage Board Committee meeting of February 15, 2022, continue to be supported:

HB058-2021

1. That the report from Merissa Lompart, Assistant Heritage Planner, dated November 4, 2021, to the Brampton Heritage Board Meeting of November 16, 2021, re: **Heritage Impact Assessment, 8940 Creditview Road, Part of Lot 5, Concession 4 West of Center Road, Chinguacousy Township, Now City of**

Brampton, Regional Municipality of Peel dated November 2, 2021 be received;

2. That the following recommendations as per the Heritage Impact Assessment by Parslow Heritage Consultancy Inc. be followed:

- a. While in situ retention is always preferable it is not always the most viable or practical option to ensure the retention of heritage resources. To facilitate the retention and preservation of the Edwin Trimble House while allowing for the continued development of the area it is recommended that Edwin Trimble House be relocated to proposed lot 59 or 60 of the proposed development plan (Appendix B). Relocation of the house should include:
 - i. Continued visibility from Creditview Road and George Brown Drive; development should not be permitted that would obstruct the view of Edwin Trimble House.
 - ii. Any alterations to the Edwin Trimble House should be limited to the rear of the structure.
 - iii. Setbacks should be maintained that preserve the aesthetic of the residence.
 - iv. New construction adjacent to the Edwin Trimble House should not exceed the current elevation of the extant structure.
 - v. The establishment of a heritage easement should be discussed with the City of Brampton to ensure the ongoing retention of Edwin Trimble House.
 - vi. Designation under Part IV of the *Ontario Heritage Act* should be considered.
 - vii. Edwin Trimble house shall be subject to structural assessment by a qualified structural engineer familiar with heritage structures
 - viii. Prior to undertaking any action, a conservation and adaptive reuse plan should be developed.
- b. In addition to the retention of Edwin Trimble House, development of the Subject Property should attempt to retain the mature pine trees that delineate the northeast limit of the property. These trees contribute to the Creditview Road Corridor CHL. If possible, Edwin

Trimble House and the pine trees should be maintained together on a single lot.

HB010-2022

1. That the report from Merissa Lompart, Assistant Heritage Planner, Planning, Building and Economic Development, dated, January 11, 2021, to the Brampton Heritage Board Meeting of January 18, 2021, re: Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – Heart Lake Road Cultural Heritage Landscape – Ward 2, be received;
2. That the designation of the property at Heart Lake Road between Sandalwood Parkway East and Mayfield Road 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 the property at Heart Lake Road 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 a Council decision to designate the subject property.

HB011-2022

That Brampton Heritage Board do now adjourn to meet again on March 22, 2022 at 7:00 p.m.

Carried

7. Staff Presentations and Planning Reports

- 7.1 ^Staff report re: Application for Temporary Use Zoning By-law, Darzi Holdings Inc. – Blackthorn Development Corp., Ward 10 - OZS-2021-0059

The following motion was considered:

PDC041-2022

1. That the staff report re: **Application for Temporary Use Zoning By-law, Darzi Holdings Inc. – Blackthorn Development Corp., Ward 10 - OZS-2021-0059**, to the Planning and Development Committee Meeting of March 7, 2022 be received;

2. That the Temporary Use Zoning By-law application submitted by Darzi Holdings Inc. – Blackthorn Development Corp. be approved, on the basis that it represents good planning, it is consistent with the Provincial Policy Statement, confirms 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 this Recommendation Report; and,

3. That the Temporary Use Zoning By-law generally in accordance with the attached Appendix 8 to this report be adopted.

Carried

8. Committee Minutes

8.1 Minutes - Brampton Heritage Board - February 15, 2022

Dealt with under Item 6.3 - Recommendation PDC040-2022

8.2 ^Minutes - Cycling Advisory Committee - February 17, 2022

The following motion was considered.

PDC042-2022

That the Minutes of Cycling Advisory Committee meeting of February 17, 2022, Recommendations CYC001-2022 - CYC009-2022, to the Planning and Development Committee Meeting of March 7, 2022, be approved as published and circulated.

The recommendations were approved as follows:

CYC001-2022

That the agenda for the Cycling Advisory Committee Meeting of February 17, 2022, be amended, to add the following item:

6.3 Correspondence from Seema Ansari, C.E.T. Technical Analyst, Traffic Safety Traffic Engineering, Public Works, Region of Pell, dated February 17, 2022, re: **Region of Peel Vision Zero Road Safety Strategic Plan Update**

7.3 Discussion at the request of Dayle Laing, Citizen Member, re: **Request Brampton Cycling Advisory Committee Participation In The Earth Day Event - April 23, 2022.**

CYC002-2022

1. That the presentation from Nelson Cadete, Project Manager, Active Transportation, Planning Building and Economic Development, to the Cycling Advisory Committee Meeting of February 17, 2022, re: **Active Transportation Master Plan Implementation – 2021/2022 Update**, be received.

CYC003-2022

1. That the verbal update from Nelson Cadete, Project Manager, Active Transportation, Planning Building and Economic Development, to the Cycling Advisory Committee Meeting of February 17, 2022, re: **The Municipal By-law Review – Cycling Provisions**, be received; and,
2. That the Municipal By-law Review – Cycling Provisions be referred to the March 2022 Cycling Advisory Committee Sub-committee for further review; and,
3. That an update be provided at the April 21, 2022 Cycling Advisory Committee meeting.

CYC004-2022

1. That the verbal update from Lisa Stokes, Co-Chair, to the Cycling Advisory Committee Meeting of February 17, 2022, re: **the Brampton Advisory Committee 2022 Workplan**, be received; and,
2. That the following three projects be added to the workplan:
 - Policy section: Project: Work with staff and schools to address parking in bike lanes, Success metric: few/no complaints, Delivery timeline: 2022
 - Program section: Project: Work with staff, Councillors on outreach/education to public on value of cycling infrastructure, Success metric: Fewer/no complaints as new infrastructure is rolled out, Delivery timeline: 2022
 - Program section; Project: Liaise with Region of Peel on rollout of the Sustainable Transportation Plan, Success Metric: No missed

opportunities for AT in Peel Road Work program, Delivery timeline:
2022

CYC005-2022

1. That the correspondence from Seema Ansari, C.E.T. Technical Analyst, Traffic Safety Traffic Engineering, Public Works, Region of Peel, to the Cycling Advisory Committee Meeting of February 17, 2022, re: **Region of Peel Vision Zero Road Safety Strategic Plan Update**, be received.

CYC006-2022

1. That the **Cycling Advisory Committee Sub-Committee Minutes of December 20, 2021**, to the Cycling Advisory Committee Meeting of February 17, 2022, be received.

CYC007-2022

1. That the **Cycling Advisory Committee Community Ride Sub-Committee Minutes of January 17, 2022**, to the Cycling Advisory Committee Meeting of February 17, 2022, be received.

CYC008-2022

1. That the verbal update from Dayle Laing, Citizen Member, to the Cycling Advisory Committee Meeting of February 17, 2022, re: **Requesting Brampton Cycling Advisory Committee Participation In Earth Day Event - April 23, 2022**, be received.

CYC009-2022

That the Cycling Advisory Committee do now adjourn to meet again on Thursday, April 21, 2022 at 7:00 p.m. or at the call of the Chair

Carried

9. **Other Business/New Business**

Nil

10. **Referred/Deferred Matters**

10.1 Staff report re: Application to Amend the Official Plan, Zoning By-law and Draft Plan of Subdivision, Forestside Estates Inc. – KLM Planning Partners Inc., Ward 8 - File: OZS-2021-0021 & 21T-21007B

This item was removed, as it was dealt with under item 7.2 at the March 2, 2022 City Council meeting pursuant to Resolution C043-2022

11. Correspondence

11.1 Correspondence re: Application to Amend the Official Plan and Zoning By-law, MPlan Inc. – Ivory Group, 227 and 229 Main Street, Ward 3 - File: OZS-2021-0056

Dealt with under Item 5.3 - Recommendation PDC038-2022

11.2 Correspondence re: Application to Amend the Official Plan and Zoning By-law, GSAI - c/o Umbria Developers Inc., South-West Corner of Chinguacousy Road and Bonnie Braes Drive, Ward 4 - File: OZS-2021-0044

Dealt with under Item 5.4 - Recommendation PDC039-2022

12. Councillor Question Period

13. Public Question Period

15 Minute Limit (regarding any decision made under this section)

During the meeting, the public may submit questions regarding recommendations made at the meeting via email to the City Clerk at cityclerksoffice@brampton.ca, to be introduced during the Public Question Period section of the meeting.

14. Closed Session

Nil

15. Adjournment

PDC043-2022

That Planning and Development Committee do now adjourn to meet again on Monday, March 21, 2022, at 7:00 p.m., or at the call of the Chair.

Carried

Regional Councillor M. Medeiros, Chair



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, March 21, 2022

Members Present: Regional Councillor M. Medeiros - Wards 3 and 4
Regional Councillor P. Fortini - Wards 7 and 8
Regional Councillor R. Santos - Wards 1 and 5
Regional Councillor P. Vicente - Wards 1 and 5
City Councillor D. Whillans - Wards 2 and 6
Regional Councillor M. Palleschi - Wards 2 and 6
City Councillor J. Bowman - Wards 3 and 4
City Councillor C. Williams - Wards 7 and 8
City Councillor H. Singh - Wards 9 and 10
Regional Councillor G. Dhillon - Wards 9 and 10

Staff Present: Paul Morrison, Interim Chief Administrative Officer
Richard Forward, Commissioner Planning and Development Services
Allan Parsons, Director, Development Services, Planning, Building and Economic Development
Bob Bjerke, Director, Policy Planning, Planning, Building and Economic Development
Steve Ganesh, Manager, Planning Building and Economic Development
David Vanderberg, Manager, Planning Building and Economic Development
Cynthia Owusu-Gyimah, Manager, Planning Building and Economic Development
Anthony-George D'Andrea, Legal Counsel
Stephen Dykstra, Development Planner, Planning, Building and Economic Development
Andrew Ramsammy, Development Planner, Planning, Building and Economic Development
Anand Balram, Policy Planner, Planning, Building and Economic Development

Nasir Mahmood, Development Planner, Planning, Building and Economic Development
Angelo Ambrico, Development Planner, Planning, Building and Economic Development
Alex Sepe, Development Planner, Planning, Building and Economic Development
Bindu Shah, Principal Planner/Supervisor, Planning, Building and Economic Development
Peter Fay, City Clerk
Charlotte Gravlev, Deputy City Clerk
Richa Ajitkumar, Acting 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 this Planning and Development Committee meeting was limited and physical distancing was maintained in Council Chambers at all times during the meeting.

The meeting was called to order at 7:00 p.m. and adjourned at 10:42 p.m.

As this meeting of the 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: Regional Councillor Santos, Regional Councillor Vicente, Regional Councillor Palleschi, Regional Councillor Medeiros, City Councillor Bowman, Regional Councillor Fortini, City Councillor Williams, Regional Councillor Dhillon and City Councillor Singh

Members absent during roll call: City Councillor Whillans

City Councillor Whillans joined the meeting at 7:03 p.m.(personal)

2. Approval of Agenda

Committee discussion took place regarding the order of business and there was consensus to vary the order to consider Item 6.2, 7.5 and 11.1 be dealt with as the first items of business, followed by item 6.1.

The following motion was considered:

PDC044-2022

That the Agenda for the Planning and Development Committee Meeting of March 21, 2022, be approved as amended to vary the order of business and deal with Item 6.2, 7.5 and 11.1 as the first item, followed by item 6.1.

Carried

3. Declarations of Interest under the Municipal Conflict of Interest Act

Nil

4. Consent Motion

In keeping with Council Resolution C019-2021, the Meeting Chair reviewed the relevant agenda items during this section of the meeting and allowed Members to identify agenda items for debate and consideration, with the balance to be approved as part of the Consent Motion given the items are generally deemed to be routine and non-controversial.

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

(7.6 and 11.2)

The following motion was considered:

PDC045-2022

That the following items to the Planning and Development Committee Meeting of March 21, 2022, be approved as part of Consent:

(7.6 and 11.2)

A recorded vote was requested and the motion carried as follows:

Yea (10): Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Vicente, Regional Councillor Santos, Regional Councillor Palleschi, City Councillor Whillans, City Councillor Bowman, City Councillor Williams, Regional Councillor Dhillon and City Councillor Singh

Nay (0): nil

Absent (0):

Carried (10-0-0)

5. Statutory Public Meeting Reports

- 5.1 Staff report re: Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision, Massi Homes Inc. – Candevcon Ltd., 11185 Airport Road, Ward 10 - File OZS-2021-0046

Stephen Dykstra, Development Planner, Planning, Building and Economic Development, presented an overview of the application that included location of the subject lands, area context, concept plan, public notice, current planning document status, items under review, next steps and contact information.

Peter Fay, City Clerk, noted that there were no delegations or correspondence for this item.

The following motion was considered:

PDC046-2022

1. That the staff report re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision, Massi Homes Inc. – Candevcon Ltd., 11185 Airport Road, Ward 10 - File: OZS-2021-0046**, to the Planning and Development Committee Meeting of March 21, 2022, be received; and,
2. That Planning and Development Services 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

- 5.2 Staff report re: Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision, 47-1 Country Properties Ltd. and Castlemore Country Properties Ltd. – Glen Schnarr & Associates Inc., Ward 10 - File OZS-2021-0050

Stephen Dykstra, Development Planner, Planning, Building and Economic Development, presented an overview of the application that included location of the subject lands, area context, concept plan, public notice, current planning document status, items under review, next steps and contact information.

Peter Fay, City Clerk, noted that there were no delegations or correspondence for this item.

Committee consideration of the matter included comments regarding sustainability metrics.

The following motion was considered:

PDC047-2022

1. That the staff report re: **Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision, 47-1 Country Properties Ltd. and Castlemore Country Properties Ltd. – Glen Schnarr & Associates Inc., Northeast corner of Castlemore Road and Clarkway Drive, Ward 10, File OZS-2021-0050**, to the Planning and Development Committee Meeting of March 21, 2022 be received; and,
2. That Planning and Development Services 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

- 5.3 Staff report re: Application for a Zoning By-law Amendment and Draft Plan of Subdivision, Emerald Castle Developments Inc. – Glen Schnarr & Associates Inc., Ward 10 - OZS-2021-0047 and 21T-21028B

Andrew Ramsammy, Development Planner, Planning, Building and Economic Development, presented an overview of the application that included location of the subject lands, area context, concept plan, public notice, current planning document status, items under review, next steps and contact information.

Peter Fay, City Clerk, noted that there were no delegations or correspondence for this item.

The following motion was considered:

PDC048-2022

1. That the staff report re: **Application for a Zoning By-law Amendment and Draft Plan of Subdivision, Emerald Castle Developments Inc. – Glen Schnarr & Associates Inc., 10431 The Gore Road, East of The Gore Road between Castlemore Road and Countryside Drive, Ward 10 - OZS-2021-0047 and 21T-21028B**, to the Planning and Development Committee Meeting of March 21, 2022 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

- 5.4 Staff report re: Application to Amend the Zoning By-law and Draft Plan of Subdivision, 10307 Clarkway Developments - Glen Schnarr & Associates Inc., North of Castlemore Road, East side of Clarkway Drive, Ward 10 - OZS-2021-0057 & 21T-21024B

Andrew Ramsammy, Development Planner, Planning, Building and Economic Development, presented an overview of the application that included location of the subject lands, area context, concept plan, public notice, current planning document status, items under review, next steps and contact information.

Item 6.5 was brought forward at this time.

Alessandra Altobelli, Brampton Resident expressed satisfaction with the staff presentation and indicated that she would contact the planner if she had any questions.

The following motion was considered:

PDC049-2022

1. That the staff report re: **Application to Amend the Zoning By-law and Draft Plan of Subdivision, 10307 Clarkway Developments - Glen Schnarr & Associates Inc., North of Castlemore Road, East side of Clarkway Drive, Ward 10 - File OZS-2021-0057**, to the Planning and Development Committee Meeting of March 21, 2022 be received;
2. That Planning and Development Services 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 proposal and a comprehensive evaluation of the proposal; and,
3. That the delegation from Alessandra Altobelli, Brampton Resident, re: Application to Amend the Zoning By-law and Draft Plan of Subdivision, 10307 Clarkway Developments - Glen Schnarr & Associates Inc., North of Castlemore Road, East side of Clarkway Drive, Ward 10 - File OZS-2021-0057, to the Planning and Development Committee Meeting of March 21, 2022 be received.

Carried

- 5.5 Staff report re: Application to Amend the Zoning By-law and Draft Plan of Subdivision, Clarkway Country Property Ltd. - Glen Schnarr & Associates Inc., Ward 10 - OZS-2021-0058 & 21T-21025B

Andrew Ramsammy, Development Planner, Planning, Building and Economic Development, presented an overview of the application that included location of the subject lands, area context, concept plan, public notice, current planning document status, items under review, next steps and contact information.

Peter Fay, City Clerk, confirmed that no delegation requests or correspondence were received for this matter.

The following motion was considered:

PDC050-2022

1. That the staff report re: **Application to Amend the Zoning By-law and Draft Plan of Subdivision, Clarkway Country Property Ltd. - Glen Schnarr & Associates Inc., North of Castlemore Road, West side of Clarkway Drive, Ward 10 - File OZS-2021-0058**, to the Planning and Development Committee Meeting of March 21, 2022 be received; and,
2. That Planning and Development Services 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 proposal and a comprehensive evaluation of the proposal.

Carried

6. Public Delegations (5 minutes maximum)

- 6.1 Delegation from Ron Cooper, Brampton Resident re: Zoning By-law - Section 10.3 - Accessory buildings or structures and restrictions of this by-law

Ron Cooper, Brampton Resident presented information and photos regarding Backyard Shed Restrictions.

Councillor Whillans thanked Ron Cooper, Brampton Resident for his delegation.

The following motion was considered:

PDC051-2022

1. That the delegation from Ron Cooper, Brampton resident, to the Planning and Development Committee meeting of March 21, 2022 re: Backyard Shed Restrictions be received;

2. That staff report back to Planning and Development Committee to outline considerations for an amendment to the Zoning By-law to allow accessory buildings and structures on residential lots to be located in that portion of the exterior side yard situated between the rear main wall of the dwelling and the rear lot line (which functions as the rear yard from the perspective of homeowners).

Carried

6.2 Delegation re: Application to Amend the Official Plan and Zoning By-law, 2706376 Ontario Inc. – Blackthorn Development Corp., 30 McLaughlin Road S, Ward 3, File OZS-2021-0016

Dealt with under Item 7.5 - Recommendation PDC052-2022

6.3 Delegation re: Application to Amend the Official Plan, and Proposed Draft Plan of Subdivision, Weston Consulting / Hopewell Development - Pure Hurontario Street Holdings ULC & HD Hurontario Inc., Ward 2 - File OZS-2021-0028 & 21T-21008B

Dealt with under Item 7.4 - Recommendation PDC054-2022

6.4 Delegation re: City initiated Amendments to the Official Plan to Establish and Implement Secondary Plan Area 52 – Heritage Heights

Dealt with under Item 7.1 - Recommendation PDC052-2022

6.5 Delegation re: Application to Amend the Zoning By-law and Draft Plan of Subdivision, 10307 Clarkway Developments - Glen Schnarr & Associates Inc., North of Castlemore Road, East side of Clarkway Drive, Ward 10 - OZS-2021-0057 & 21T-21024B

Dealt with under Item 5.4 - Recommendation PDC049-2022

6.6 Delegation re: Province of Ontario's Housing Affordability Task Force Report

Dealt with under Item 7.7 - Recommendation PDC057-2022

7. Staff Presentations and Planning Reports

7.1 Staff presentation re: City Initiated Amendments to the Official Plan to Establish and Implement Secondary Plan Area 52 - Heritage Heights

Andrew McNeil, Manager, Planning, Building and Economic Development and Anand Balram, Senior Policy Planner, Planning and Development Services, presented an overview with respect to the subject policy.

Item 7.1, 7.2, 6.4 and 11.3 were brought forward at this time.

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

1. Gideon Forman, Transportation Policy Analyst, David Suzuki Foundation
2. Sylvia Roberts, Brampton Resident, via pre-recorded video

Committee recognized staff for their outstanding work on the Secondary Plan. Committee discussion took place and included the following:

- Potential for the Province to file an appeal on the secondary plan
- Highway Connectivity
- Impact of the development in other parts of the city
- Rapid Transit Intensification
- Discussion regarding Community Energy plans
- Question with respect to Regional support
 - work Collaboratively with MTO
 - Potential of regional roads that connect multiple municipalities
 - City Street funded through Development charges
- Questions and concerns regarding the transportation study and suggestion to provide study to members of Council
- Timeline of the proposal and suggestion to delay the plan for consideration
- Regional road allocation
- Risks associated with Highway 413
- Questions and comments regarding an alternate plan
- Details regarding the public engagement process – Statutory Public Meeting
- Impact regarding transmission facilities
- Legal Implications associated with the plan and potential liabilities and cost

- Questions and comments regarding environment assessment
- Question regarding the status of Caledon on the proposal
- Outcome of the economic studies
- Funds for infrastructure from other levels of government

The following motion was considered:

PDC052-2022

1. That the staff report re: **City initiated Amendments to the Official Plan to Establish and Implement Secondary Plan Area 52 – Heritage Heights**, to the Planning and Development Committee Meeting of March 21, 2022, be received;
2. That the Official Plan Amendments attached to this report be adopted;
3. That the staff presentation re: City initiated Amendments to the Official Plan to Establish and Implement Secondary Plan Area 52 – Heritage Heights, to the Planning and Development Committee Meeting of March 21, 2022, be received;
4. That the following delegation re: City initiated Amendments to the Official Plan to Establish and Implement Secondary Plan Area 52 – Heritage Heights, to the Planning and Development Committee Meeting of March 21, 2022, be received;
 1. Gideon Forman, Transportation policy analyst, David Suzuki Foundation
 2. Sylvia Roberts, Brampton Resident
5. That the following correspondence re: City initiated Amendments to the Official Plan to Establish and Implement Secondary Plan Area 52 – Heritage Heights, to the Planning and Development Committee Meeting of March 21, 2022, be received;
 1. Donna Fagon-Pascal, Chair and Todd Letts, CEO, Brampton Board of Trade, dated March 17, 2022
 2. Michael Gagnon, Managing Principal Planner, Gagnon Walker Domes Ltd. and Colin Chung, Partner, Glen Schnarr & Associates Inc., dated March 17, 2022
 3. Elizabeth Howson, Principal, Macaulay Shiomi Howson Ltd., dated March 18, 2022

4. Dana Anderson, Partner, MHBC Planning, on behalf of TransCanada PipeLines Limited, dated March 18, 2022, August 16, 2021 and November 9, 2020
5. Emma West, Bousfields Inc., dated March 21, 2022
6. Ryan Guetter, Executive Vice President and Jenna Thibault, Senior Planner, Weston Consulting, dated March 21, 2022

Carried

- 7.2 Staff report re: City initiated Amendments to the Official Plan to Establish and Implement Secondary Plan Area 52 – Heritage Heights

Dealt with under Item 7.1 - Recommendation PDC052-2022

- 7.3 Staff report re: City-Initiated Zoning By-law Amendment for Enclosed Utility Trailers

Committee discussion included opposition to the subject amendment and consensus to refer the item to the next Council meeting to allow staff to further consider Property Standards matters with regard to a number of complaints received with respect to Enclosed Utility Trailers.

During consideration of this matter, a Point of Order was raised by Regional Councillor Palleschi for staff to provide comments on the proposed amendment.

Staff responded to questions of clarification from Committee with respect to size restrictions, existing provisions and weight limitations.

Committee was satisfied with the clarification provided by staff and agreed to proceed with the proposed recommendations to report back on the online community survey results.

The following motion was considered:

PDC053-2022

1. That the staff report re: **City-Initiated Zoning By-law Amendment for Enclosed Utility Trailers**, to the Planning and Development Committee Meeting of March 21, 2022 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 from an online community survey prior to proceeding with the statutory public meeting on a city-initiated Comprehensive Zoning By-law amendment to allow one enclosed utility

trailer on the driveway in the front yard or exterior side yard of residential lots, subject to further provisions.

Carried

- 7.4 Staff report re: Application to Amend the Official Plan, and Proposed Draft Plan of Subdivision, Weston Consulting / Hopewell Development - Pure Hurontario Street Holdings ULC & HD Hurontario Inc., Ward 2 - File OZS-2021-0028 & 21T-21008B

Andrew Ramsammy, Development Planner, Planning, Building and Economic Development, presented an overview of the application that included location of the subject lands, area context, concept plan, public notice, current planning document status, items under review, next steps and contact information.

Item 6.3 was brought forward at this time.

Michael Hayek, Development Planner, Hopewell Developments commented that he supports the recommendation report.

Kurt Franklin, Planner, Weston Consulting thanked staff for their hard work and noted his attendance to answer any inquiries from the Committee.

Committee discussion took place regarding the long-standing agreement of the property owner regarding access to the property.

The following motion was considered:

PDC054-2022

1. That the staff report re: **Application to Amend the Official Plan, and Proposed Draft Plan of Subdivision, Weston Consulting / Hopewell Development - Pure Hurontario Street Holdings ULC & HD Hurontario Inc. 10534 Hurontario Street, Ward 2 - File OZS-2021-0028 & 21T-21008B**, to the Planning and Development Committee Meeting of March 21, 2022 be received;
2. That the application to amend the Official Plan, and Proposed Draft Plan of Subdivision, submitted by Weston Consulting / Hopewell Development - Pure Hurontario Street Holdings ULC & HD Hurontario Inc. Ward: 2, Files OZS-2021-0028 and 21T-21008B, be approved on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, and 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 this report;

3. That the amendments to the Official Plan including the Snelgrove-Heartlake Secondary Plan Area 1, generally in accordance with the draft by-law attached as Appendix 10 of this report be adopted; and,

4. That the delegation from Michael Hayek, Development Planner Hopewell Developments and Kurt Franklin, Planner, Weston Consulting re: Application to Amend the Official Plan, and Proposed Draft Plan of Subdivision, Weston Consulting / Hopewell Development - Pure Hurontario Street Holdings ULC & HD Hurontario Inc. 10534 Hurontario Street, Ward 2 - File OZS-2021-0028 & 21T-21008B, to the Planning and Development Committee Meeting of March 21, 2022 be received.

Carried

- 7.5 Staff report re: Application to Amend the Official Plan and Zoning By-law, 2706376 Ontario Inc. – Blackthorn Development Corp., 30 McLaughlin Road S, Ward 3, File OZS-2021-0016

Items 6.2 and 11.1 were brought forward at this time.

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

1. Dwijendar Bhattacharya, Brampton Resident
2. Gus Margou, Brampton Resident

Committee consideration of the matter included the following:

- Traffic impact studies
- Safety concerns
- Parking provisions
- Amenity space

The following motion was considered:

PDC055-2022

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law, 2706376 Ontario Inc. – Blackthorn Development Corp., 30 McLaughlin Road S, Ward 3, File OZS-2021-0016**, to the Planning and Development Committee Meeting of March 21, 2022, be received;

2. That the Official Plan and Zoning By-law Amendment applications submitted by 2706376 Ontario Inc. 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 reasons set out in this Recommendation Report;

3. That the amendment to the Official Plan and Zoning By-law generally in accordance with the attached Appendix 11 and Appendix 12 to this report be adopted;

4. That the following delegations re: Application to Amend the Official Plan and Zoning By-law, 2706376 Ontario Inc. – Blackthorn Development Corp., 30 McLaughlin Road S, Ward 3, File OZS-2021-0016, to the Planning and Development Committee Meeting of March 21, 2022, be received; and,

1. Dwijendar Bhattacharya, Brampton Resident

2. Gus Margou, Brampton Resident

5. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law, 2706376 Ontario Inc. – Blackthorn Development Corp., 30 McLaughlin Road S, Ward 3, File OZS-2021-0016, to the Planning and Development Committee Meeting of March 21, 2022, be received;

1. Joanne MacKinnon, Brampton Resident, dated March 10, 2022

2. Monica Singh, Brampton Resident, dated March 15, 2022

3. Sohan Chouhan, Brampton Resident, dated March 15, 2022

Carried

7.6 ^Staff report re: Application to Amend the Zoning By-law and Draft Plan of Subdivision, Candevcon Limited – TACC Developments (Gore Road) Inc., 9459 The Gore Road, Ward 10 - File OZS-2021-0037 & 21T-21014B

The following motion was considered:

PDC056-2022

1. That the staff report re: **Application to Amend the Zoning By-law and Draft Plan of Subdivision, Candevcon Limited – TACC Developments (Gore Road) Inc., 9459 The Gore Road, Ward 10 - File OZS-2021-0037 & 21T-21014B**, to the Planning and Development Committee Meeting of March 21, 2022, be received;

2. That the Zoning By-law Amendment and the Draft Plan of Subdivision application submitted by Candevcon Limited on behalf of TACC Developments (Gore Road) Inc., Ward 10, File: OZS-2021-0037 be approved, on the basis that it represents good planning, is consistent with Section 34 and 51(24) of the Planning Act, is consistent with the Provincial Policy Statement, and 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, and for the reasons set out in this Recommendation Report;

3. That the amendments to the Zoning By-law, generally in accordance with the attached Appendix 11 to this report be adopted; and,

4. That no further notice of public meeting be required for the attached Zoning By-law Amendment to Section 34(17).

Carried

7.7 Staff report re: Province of Ontario's Housing Affordability Task Force Report Item 6.6 was brought forward and dealt with at this time.

Steve Pomeroy, Industry Professor, McMaster University, Canadian Housing Evidence Collaborative (CHEC), Focus Consulting Inc. withdrew his delegation due to the late hour.

Staff commented that the information provided by Steve Pomeroy, Industry Professor, McMaster University, Canadian Housing Evidence Collaborative (CHEC), Focus Consulting Inc. be taken into consideration as it relates to the report.

P. Fay, City Clerk, noted that the delegate will have the opportunity to register when the recommendation report is presented at the April 6, 2022 City Council meeting.

The following motion was considered:

PDC057-2022

1. That the staff report re: **Province of Ontario's Housing Affordability Task Force Report**, to the Planning and Development Committee meeting of March 21, 2022, be received;

2. That Council endorse positions contained in this staff report;

3. That a copy of the staff Recommendation Report be sent as information to the Ministry of Municipal Affairs and Housing, the Association for Municipalities Ontario and the Region of Peel;
4. That Council request the Province to provide additional information on the implementation of any of the recommendations of the Housing Affordability Task Force Report;
5. That Council advocate to the Province to consider recommendations that are relevant to local municipal housing needs and planning goals; and,
6. That Council advocate to the Province to provide sufficient time for municipal and stakeholder consultation on implementation of any new legislation arising from the Housing Affordability Task Force Report.

Carried

8. Committee Minutes

9. Other Business/New Business

10. Referred/Deferred Matters

11. Correspondence

- 11.1 Correspondence re: Application to Amend the Official Plan and Zoning By-law, 2706376 Ontario Inc. – Blackthorn Development Corp., 30 McLaughlin Road S, Ward 3, File OZS-2021-0016

Dealt with under Item 7.5 - Recommendation PDC055-2022

- 11.2 ^Correspondence from Daniel Pina, Planner, Policy Planning Policy and Regulation, Toronto and Region Conservation Authority dated March 7, 2022, re. TRCA Annual Regulation Mapping Update, 2021

PDC058-2022

That the correspondence from Daniel Pina, Planner, Policy Planning Policy and Regulation, Toronto and Region Conservation Authority dated March 7, 2022, re. **TRCA Annual Regulation Mapping Update, 2021**, to the Planning and Development Committee meeting of March 21, 2022, be received.

Carried

- 11.3 Correspondence re: City initiated Amendments to the Official Plan to Establish and Implement Secondary Plan Area 52 – Heritage Heights

Dealt with under Item 7.1 - Recommendation PDC052-2022

12. Councillor Question Period

Nil

13. Public Question Period

15 Minute Limit (regarding any decision made under this section)

During the meeting, the public may submit questions regarding recommendations made at the meeting via email to the City Clerk at cityclerksoffice@brampton.ca, to be introduced during the Public Question Period section of the meeting.

14. Closed Session

Nil

15. Adjournment

The following motion was considered:

PDC059-2022

That Planning and Development Committee do now adjourn to meet again on Monday, April 11, 2022, at 7:00 p.m., or at the call of the Chair.

Carried

Regional Councillor M. Medeiros, Chair



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, April 11, 2022

- Members Present: Regional Councillor M. Medeiros - Wards 3 and 4
Regional Councillor P. Fortini - Wards 7 and 8
Regional Councillor R. Santos - Wards 1 and 5
Regional Councillor P. Vicente - Wards 1 and 5
City Councillor D. Whillans - Wards 2 and 6
Regional Councillor M. Palleschi - Wards 2 and 6
City Councillor J. Bowman - Wards 3 and 4
City Councillor C. Williams - Wards 7 and 8
City Councillor H. Singh - Wards 9 and 10
- Members Absent: Regional Councillor G. Dhillon - Wards 9 and 10
Mayor Patrick Brown (ex officio)
- Staff Present: Paul Morrison, Acting Chief Administrative Officer
Allan Parsons, Director, Development Services, Planning, Building and Economic Development
Jeffrey Humble, Manager, Policy Planning
Steve Ganesh, Manager, Planning Building and Economic Development
David Vanderberg, Manager, Planning Building and Economic Development
Cynthia Owusu-Gyimah, Manager, Planning Building and Economic Development
Sameer Akhtar, City Solicitor
Peter Fay, City Clerk
Charlotte Gravlev, Deputy City Clerk
Tammi Jackson, 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 this Planning and Development Committee meeting was limited and physical distancing was maintained in Council Chambers at all times during the meeting.

The meeting was called to order at 7:00 p.m. and adjourned at 7:17 p.m.

As this meeting of the 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: Regional Councillor Santos, Regional Councillor Vicente, Regional Councillor Palleschi, Regional Councillor Medeiros, City Councillor Bowman, Regional Councillor Fortini, City Councillor Williams, Regional City Councillor Whillans and City Councillor Singh

Members absent during roll call: Councillor Dhillon (personal)

2. Approval of Agenda

The following motion was considered.

PDC060-2022

That the Agenda for the Planning and Development Committee Meeting of April 11, 2022, be approved as published.

Carried

3. Declarations of Interest under the Municipal Conflict of Interest Act

Nil

4. Consent Motion

In keeping with Council Resolution, agenda items will no longer be pre-marked for Consent Motion approval. The Meeting Chair will review the relevant agenda items during this section of the meeting to allow Members to identify agenda items for debate and consideration, with the balance to be approved as part of the Consent Motion given the items are generally deemed to be routine and non-controversial.

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

(7.1, 7.2, 7.3, 8.1, 11.1, 11.2, 11.3)

The following motion was considered:

PDC061-2022

That the following items to the Planning and Development Committee Meeting of April 11, 2022, be approved as part of Consent:

(7.1, 7.2, 7.3, 8.1, 11.1, 11.2, 11.3)

Yea (9): Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Santos , Regional Councillor Vicente, City Councillor Whillans, Regional Councillor Palleschi, City Councillor Bowman, City Councillor Williams, and City Councillor Singh

Absent (2): Regional Councillor Dhillon , and Mayor Patrick Brown

Carried (9 to 0)

5. Statutory Public Meeting Reports

- 5.1 Staff report re: Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision, Redcliff Homes Inc. - C/O Gianni Del Degan – Glen Schnarr & Associates Inc., Ward 10 - File: OZS-2021-0060

Stephen Dykstra, Development Planner, Planning, Building and Economic Development, presented an overview of the application.

The following motion was considered.

PDC062-2022

1. That the staff report re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision, Redcliff Homes Inc. (C/O Gianni Del Degan – Glen Schnarr & Associates Inc., Ward 10 - File: OZS-2021-0060**, to the Planning and Development Committee Meeting of April 11, 2022 be received; and,

2. That Planning and Development Services 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 Delegation re: Site Specific Amendment to the Sign By-law 399-2002, as amended, TD Bank, 60 Peel Centre Drive, Unit 103 – Ward 7

See Item 7.3 - Recommendation PDC065-2022

7. Staff Presentations and Planning Reports

- 7.1 Staff report re: Application to Amend the Official Plan and Zoning By-law, and Proposed Draft Plan of Subdivision, 2640267 Ontario Inc. – Westport Development - 10799 Creditview Road, Ward 6 - File OZS-2020-0022

The following motion was considered.

PDC063-2022

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law, and Proposed Draft Plan of Subdivision, 2640267 Ontario Inc. – Westport Development (Previously Castlebridge Development Group Ltd.) 10799 Creditview Road, Ward 6 - File OZS-2020-0022**, to the Planning and Development Committee Meeting of April 11, 2022, be received;

2 That Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by Westport Development (Previously Castlebridge Development Group Ltd.) on behalf of 2640267 Ontario Inc., Ward: 6, Files: OZS-2020-0022, be approved, on the basis that it represents good planning, it is consistent with the Provincial Policy Statement, conforms to the Grown 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 March 18, 2022;

3. That the amendments to the Fletchers Meadow Secondary Plan (Area 44), generally in accordance with Appendix 9 to this report be adopted; and

4. That the amendments to the Zoning By-law, generally in accordance with Appendix 12 to this report be adopted.

5. That the implementing Draft Plan of Subdivision Conditions generally in accordance with Appendix 13 of this report be approved.

Carried

- 7.2 Staff report re: Application to Amend the Official Plan and Zoning By-law, Weston Consulting – Black Creek Group, 2797180 Ontario Inc., Ward 2 - File OZS-2021-0017

The following motion was considered.

PDC064-2022

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law, Weston Consulting – Black Creek Group, 2797180 Ontario Inc., Ward 2 - File OZS-2021-0017**, to the Planning and Development Committee Meeting of April 11, 2022 be received;

2. That the Official Plan Amendment and Zoning By-law Amendment application submitted by Weston Consulting for Black Creek Group, 2797180 Ontario Inc., Ward 2, File OZS-2021-0017 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 this Recommendation Report;

3. That the revisions to the plan subsequent to the Public Meeting conducted on July 26, 2021, do not represent significant changes and that no further Public Meeting is required for the attached Zoning By-law Amendment pursuant to Section 34(17) of the Planning Act;

4. That the amendment to the Official Plan and Snelgrove-Heartlake Secondary Plan (Area 1), generally in accordance with the attached Appendix 13, respectively to this report be adopted; and

5. That the amendment to the Zoning By-law, generally in accordance with the attached Appendix 14 to this report be adopted.

6. That the following correspondence re: **Application to Amend the Official Plan and Zoning By-law, Weston Consulting – Black Creek Group, 2797180 Ontario Inc., Ward 2 - File OZS-2021-0017**, to the Planning and Development Committee meeting of April 11, 2022 be received:

1. Mark Yarranton, KLM Planning Partners, dated April 4, 2022
2. Jericho Tumanguil, Brampton resident, dated April 6, 2022
3. Lee Williams, Brampton resident, dated April 6, 2022

Carried

- 7.3 Site Specific Amendment to the Sign By-law 399-2002, as amended, TD Bank, 60 Peel Centre Drive, Unit 103 – Ward 7

The following motion was considered.

PDC065-2022

1. That the staff report re: **Site Specific Amendment to Sign By-Law 399-2002, TD Bank, 60 Peel Centre Drive, Unit 103 – Ward 7**, to the Planning & Development Services Committee Meeting of April 11, 2022, 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

8. Committee Minutes

- 8.1 Minutes - Brampton Heritage Board - March 22, 2022

PDC066-2022

That the Minutes of Brampton Heritage Board meeting of March 22, 2022, Recommendations HB012-2022 - HB017-2022, to the Planning and Development Committee Meeting of April 11, 2022, be approved as published and circulated.

The recommendations were approved as follows:

HB012-2022

That the agenda for the Brampton Heritage Board meeting of March 22, 2022, be approved as published and circulated.

HB013-2022

1. That the report from Merissa Lompart, Assistant Heritage Planner, Planning, Building, and Economic Development, dated March 16, 2022, to the Brampton Heritage Board Meeting of March 22, 2022, re: Heritage Impact Assessment, Snelgrove Baptist Church, 12061 Hurontario Street, Ward 2 be received;
2. That the Brampton Heritage Board approve the recommendations outlined in the Heritage Impact Assessment by Giamo Architects. Those recommendations are as follows:
 - a. Pursue the recommendation of Ruinification and symbolic conservation of the Snelgrove Baptist Church heritage building. This allows retention of the building in-situ, that the subject building is under-utilized, and that the exterior condition is degrading.

- b. This proposed strategy includes, but is not limited to:
 - i. Stabilization work;
 - ii. Removing select interior finishes;
 - iii. Disconnecting services, e.g. water;
 - iv. Removing the front vestibule, salvaging the bricks for on-site reuse and salvaging the primary door;
 - v. Removing the window frames and glazing;
 - vi. A blind window approach where openings can potentially be infilled;
 - vii. Initially retaining the roof but eventually removing or replacing it: the basement could potentially be filled, and alternate drainage provided if it was removed.
- c. To complete this approach, the following is recommended:
 - i. A conservation plan related to the reunification approach to address issues such as stabilization and adjacent landscaping;
 - ii. Heritage permit and documentation as required by the City of Brampton;
 - iii. Thorough documentation of the existing condition prior to any work;
 - iv. Commemoration plan, which at minimum would include a heritage interpretive plaque;
 - v. An exterior lighting plan;
 - vi. Periodic site review of the roof;
 - vii. Periodic site review of structure by a heritage-specialized structural engineer; and
- 3. That the delegation by Nabih Youssef, Rob El-Sayed, Maged Matta, Church of Archangel Michael and Saint Tekla; Michelle Bullough, Ria Al-Ameen, and Joey Giaimo, Guiamo Architects, to the Brampton Heritage Board meeting of March 22, 2022, re: Demolition Application, be received.

HB014-2022

That the presentation by Krista Rollings, Secretary Treasurer, Churchville Cemetery Board of Trustees, to the Brampton Heritage Board meeting of March 22, 2022, re: Churchville Cemetery be received.

HB015-2022

- 1. That the report from Merissa Lompart, Assistant Heritage Planner, Planning, Building, and Economic Development, dated March 15, 2022, to the Brampton Heritage Board Meeting of March 22, 2022, re: Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 10244 Mississauga Road - Ward 6 be received;
- 2. That the following recommendations for designation be received:
 - a. That the designation of the property at 10244 Mississauga Road under Part IV, Section 29 of the Ontario Heritage Act (the “Act”) be approved;

- b. That staff be authorized to publish and serve the Notice of Intention to designate the property at 10244 Mississauga Road in accordance with the requirements of the Act;
 - c. That, in the event that no objections to the designation are received, a bylaw be passed to designate the subject property;
 - d. 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,
 - e. 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.
3. That the Heritage Permit Application for the property at 10244 Mississauga Road be approved for the following works as outlined in the application:
 - a. Deconstruction or disassembly of the heritage resource as outlined in the Heritage Building Protection Plan (Appendix D);
 - b. Retention of materials outlined in the Heritage Building Protection Plan;

HB016-2022

1. That the report by Harsh Padhya, Heritage Planner, to the Brampton Heritage Board Meeting of March 22, 2022, re: Authority to Enter into a Heritage Easement Agreement and Presentation of Heritage Impact Assessment – 30 McLaughlin Road South (John Elliott farmstead) – Ward 3 (File H.EX. 30 McLaughlin South), be received;
2. That the Heritage Impact Assessment of the John Elliott Farmstead property at 30 McLaughlin Road South, titled: 30 McLaughlin Road South, City of Brampton Heritage Impact Assessment and Addendum, prepared by Leah Wallace (Heritage and Planning Services), and attached as Appendix A to this report (“HIA”) be received and accepted to endorse, in principle, the proposed relocation, retention and restoration of the significant portions of the one-and-a-half storey John Elliot Farmstead House; and,
3. That the Commissioner of Planning, Building and Economic Development be authorized to enter into a Heritage Easement Agreement with the Owner for the property at 30 McLaughlin Road South to secure the conservation, relocation and protection of the John Elliott Farmstead House (“Heritage Easement Agreement”), with content satisfactory to the Director of City Planning & Design, and in a form approved by the City Solicitor or designate.

HB017-2022

That the Brampton Heritage Board meeting of March 22, 2022 do now adjourn to meet again on April 26, 2022 at 7:00 p.m.

Carried

9. **Other Business/New Business**

10. **Referred/Deferred Matters**

11. **Correspondence**

- 11.1 Correspondence from Steve Clarke, Minister, Ministry of Municipality Affairs and Housing (MMAH), re: Phase 2 Consultation on Urban Valleys to Grow the Greenbelt

The following motion was considered.

PDC067-2022

That the following correspondence from Steve Clarke, Minister, Ministry of Municipality Affairs and Housing (MMAH) re: **Phase 2 Consultation on Urban Valleys to Grow the Greenbelt Proposed amendments to the Greenbelt Plan (2017) and Greenbelt Area Boundary Regulation (O. Reg 59/05) and Ideas for Adding more Urban River Valleys to the Greenbelt**, to the Planning and Development Committee meeting of April 11, 2022 be received.

Carried

- 11.2 Correspondence, re: Stop the Sprawl

The following motion was considered.

PDC068-2022

That the following correspondence re: Stop the Sprawl, to the Planning and Development Committee meeting of April 11, 2022 be received:

1. John MacRae, Co-Chair ecoCaledon, Caledon resident, dated March 26, 2022
2. Oliver Geoffrey Blakely, Brampton resident, dated, April 2, 2022
3. Vicki Tran, Mississauga resident, dated April 3, 2022
4. Dr. Mili Roy, Chair, on behalf of Ontario Regional Committee, Canadian Assn of Physicians for the Environment, dated April 5, 2022
5. Dr. Gail Krantzberg, Douglas Markoff, McMaster University, April 5, 2022

Carried

- 11.3 Correspondence, re: Application to Amend the Official Plan and Zoning By-law - Weston Consulting - Black Creek Group - 2797180 Ontario Inc. - Ward 2 - File OZS-2021-0017

Dealt with under Item 7.2 - Recommendation PDC064-2022

12. Councillor Question Period

Councillor Palleschi expressed concerns regarding area councillors not listed on the cover page of the application, and sought clarification regarding the change. Peter Fay, City Clerk clarified that they were there but it was passed over quickly in the presentation.

13. Public Question Period

The public was given the opportunity to submit questions via e-mail to the City Clerk's Office regarding any decisions made under this section of the agenda. P. Fay, City Clerk, confirmed that no questions were submitted.

14. Closed Session

Nil

15. Adjournment

The following motion was considered.

PDC069-2022

That Planning and Development Committee do now adjourn to meet again on Monday, April 25, 2022, at 7:00 p.m., or at the call of the Chair.

Carried

Regional Councillor M. Medeiros, Chair



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, April 25, 2022

- Members Present: Regional Councillor M. Medeiros - Wards 3 and 4
Regional Councillor P. Fortini - Wards 7 and 8
Regional Councillor R. Santos - Wards 1 and 5
Regional Councillor P. Vicente - Wards 1 and 5
City Councillor D. Whillans - Wards 2 and 6
Regional Councillor M. Palleschi - Wards 2 and 6
City Councillor J. Bowman - Wards 3 and 4
City Councillor C. Williams - Wards 7 and 8
City Councillor H. Singh - Wards 9 and 10
- Members Absent: Regional Councillor G. Dhillon - Wards 9 and 10
Mayor Patrick Brown (ex officio)
- Staff Present: Paul Morrison, Acting Chief Administrative Officer
Jason Schmidt-Shoukri, Commissioner, Planning, Building and Economic Development
Allan Parsons, Director, Development Services, Planning, Building and Economic Development
Bob Bjerke, Director, Policy Planning, Planning, Building and Economic Development
Jeffrey Humble, Manager, Policy Planning
Steve Ganesh, Manager, Planning Building and Economic Development
David Vanderberg, Manager, Planning Building and Economic Development
Cynthia Owusu-Gyimah, Manager, Planning Building and Economic Development
Sameer Akhtar, City Solicitor
Peter Fay, City Clerk
Charlotte Gravlev, Deputy City Clerk
Tammi Jackson, Legislative Coordinator

1. **Call to Order**

The meeting was called to order at 7:00 p.m. and adjourned at 8:32 p.m.

As this meeting of the 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: Regional Councillor Santos, Regional Councillor Vicente, Regional Councillor Palleschi, Regional Councillor Medeiros, City Councillor Bowman, Regional Councillor Fortini, City Councillor Williams, Regional City Councillor Whillans and City Councillor Singh

Members absent during roll call: Councillor Dhillon (personal)

Note: Public notice was given regarding Application to Amend the Zoning By-law and for a Draft Plan of Subdivision, Glen Schnarr & Associates Inc. – 13172589 Canada Inc., 39224 & 9230 Creditview Road, Ward 5, File: OZS-2022-0013 prior to publication of the meeting agenda. The application has since been withdrawn by the applicant with an appropriate public meeting cancellation notice issued by the City.

2. **Approval of Agenda**

PDC070-2022

That the Agenda for the Planning and Development Committee Meeting of April 25, 2022, be approved as amended to **withdraw** the following item:

7.7 Staff report re: **Application to Amend the Official Plan, Secondary Plan and Zoning By-law, Chacon Retirement Village Inc – Candevcon 9664 Goreway Drive, Ward 8 (File: OZS-2020-0008) Limited**

Carried

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

Nil

4. Consent Motion

In keeping with Council Resolution C019-2021, agenda items will no longer be pre-marked for Consent Motion approval. The Meeting Chair will review the relevant agenda items during this section of the meeting to allow Members to identify agenda items for debate and consideration, with the balance to be approved as part of the Consent Motion given the items are generally deemed to be routine and non-controversial.

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

(7.1, 7.2, 7.4, 7.5, 7.6, 8.1, 11.1, 11.5)

The following motion was considered:

PDC071-2022

That the following items to the Planning and Development Committee Meeting of April 25, 2022, be approved as part of the Consent Motion:

(7.1, 7.2, 7.4, 7.5, 7.6, 8.1, 11.1, 11.5)

Yea (9): Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Santos , Regional Councillor Vicente, City Councillor Whillans, Regional Councillor Palleschi, City Councillor Bowman, City Councillor Williams, and City Councillor Singh

Absent (2): Regional Councillor Dhillon , and Mayor Patrick Brown

Carried (9 to 0)

5. Statutory Public Meeting Reports

- 5.1 Staff report re: Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision, KLM Planning Associates Inc. – Greenvale Homes Ltd.

Item 6.3 were brought forward at this time.

Dana Jenkins, 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.

In response to questions from the Committee, staff provided information regarding the implementation of sustainability scores beyond the Bronze threshold, and clarified the location on the application site.

P. Fay, City Clerk, confirmed that no delegations or correspondence were received for this item.

The following motion was considered.

PDC072-2022

1. That the staff report re: **Application to Amend the Zoning By-law and Draft Plan of Subdivision – KLM Planning Associates Inc. – Greenvale Homes Ltd – 2648 Countryside Drive (east side of Torbram Road north of Countryside Drive) – Ward 10 (Planning Building and Economic Development-2022-165 and City File OZS-2021-0065)**, to the Planning and Development Committee Meeting of April 25, 2022, be received; and

2. That Planning and Development Services 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.

3. That the following delegations re: **Application to Amend the Zoning By-law and Draft Plan of Subdivision – KLM Planning Associates Inc. – Greenvale Homes Ltd – 2648 Countryside Drive (east side of Torbram Road north of Countryside Drive) – Ward 10 (Planning Building and Economic Development-2022-165 and City File OZS-2021-0065)**, to the Planning and Development Committee meeting of April 25, 2022 be received:

1. Alistair Shields, Senior Planner, KLM Planning Partners Inc.

Carried

5.2 Staff report re: Application to Amend the Official Plan, Zoning By-law and for a Draft Plan of Subdivision, Glen Schnarr & Associates Inc. – Branthaven Creditview Inc.,

P. Fay noted that this item was re-ordered on the agenda to be listed under the appropriate section as 5.2.

Items 6.1 and 11.2 were brought forward at this time.

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.

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

1. Satinder Malhotra & Gurpreet Malhotra, Brampton Resident
2. Nash Jeevraj, Brampton Resident
3. Paramjit Chahal, Brampton Resident
4. Philip Lee, Brampton Resident
5. Denis Leger, Brampton Resident
6. Cheryl Roy, Brampton Resident
7. Peter Baxter, Brampton Resident
8. Vipul Shah, Brampton Resident
9. Arya Patel, Brampton Resident

Staff responded to questions of clarification from Committee with respect to the Planning process, next steps and final recommendation report to Council.

The following motion was considered.

PDC073-2022

1. That the staff report re: Application to Amend the Official Plan, Zoning By-law and for a Draft Plan of Subdivision, **Glen Schnarr & Associates Inc. – Branthaven Creditview Inc.**, 8940 Creditview Road, Ward: 4, (File: OZS-2022-0014), dated March 8, 2022 to the Planning and Development Committee Meeting of April 25, 2022, be received; and,

2. That Development Services 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.

3. That the following delegations re: **Application to Amend the Official Plan, Zoning By-law and for a Draft Plan of Subdivision, Glen Schnarr & Associates Inc. – Branthaven Creditview Inc., 8940 Creditview Road, Ward: 4, (File: OZS-2022-0014)**, to the Planning and Development Committee meeting of April 25, 2022 be received:

1. Satinder Malhotra & Gurpreet Malhotra, Brampton Resident
2. Nash Jeevraj, Brampton Resident

3. Paramjit Chahal, Brampton Resident
4. Philip Lee, Brampton Resident
5. Denis Leger, Brampton Resident
6. Cheryl Roy, Brampton Resident
7. Peter Baxter, Brampton Resident
8. Vipul Shah, Brampton Resident
9. Arya Patel, Brampton Resident

4. That the following correspondence re:Application to Amend the Official Plan, Zoning By-law and for a Draft Plan of Subdivision, Glen Schnarr & Associates Inc. – Branthaven Creditview Inc., 8940 Creditview Road, Ward: 4, (File: OZS-2022-0014),to the Planning and Development Committee meeting of April 25, 2022 be received:

1. Satinder Malhotra, Brampton Resident, dated April 18, 2022
2. Nash Jeevraj, Brampton Resident, dated April 19, 2022
3. Paramjit Chahal, Brampton Resident, dated April 18, 2022
4. Philip Lee, Brampton Resident, dated April 19, 2022
5. Sachin and Meghna Kankran, Brampton Residents, dated April 19, 2022
6. Anton Rajeev Amirthanathan, Abiramy Ravindran Bernard and Manchula Joseph, Brampton Residents, dated April 17, 2022
7. Anna & Jorge Cardoso, Brampton Residents, dated April 7, 2022
8. Khalid Latif Khokhar, Brampton Resident, dated April 18, 2022
9. Mahesh Lad, Brampton Resident, dated April 17, 2022
10. Sukhija Sumit, Brampton Resident, dated April 14, 2022

Carried

6. Public Delegations (5 minutes maximum)

- 6.1 Delegations re: Application to Amend the Official Plan, Zoning By-law and for a Draft Plan of Subdivision, Glen Schnarr & Associates Inc. – Branthaven Creditview Inc.,

Dealt with under Item 5.2 - Recommendation PDC073-2022

6.2 Delegations re: Application to Amend the Official Plan and Zoning By-law, 1317675 Ontario Inc. – Glen Schnarr & Associates Inc., Southwest of Kings Cross Road and

Items 7.3 and 11.1 were brought forward at this time.

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

1. Michael Gagnon, Managing Partner, Gagnon Walker Domes Inc., and,
2. Sylvia Roberts, Brampton Resident;

Councillor Williams suggested the following amendment be made to staff recommendation # 7 in the report:

- That the amendments to the Zoning By-law, as generally attached as Appendix 10 to this report, **as amended to prohibit grocery/supermarket and pharmacy/drug dispensary uses**, be adopted;

There was Committee consensus to refer the matter to the May 4, 2022 City Council meeting for further consideration.

Jason Smidht-Soukri, Commissioner, Planning, Building and Economic Development, suggested the report be referred to the City Council meeting of May 4, 2022 to allow staff and Legal Services to review the request and provide feedback.

Correspondence from Michael Gagnon, Gagnon Walker Domes Ltd., dated December 9, 2019 and June 7, 2021, were acknowledged by Committee.

The following motion was considered.

PDC074-2022

1. That the staff report re: Application to Amend the Official Plan and Zoning By-law, 1317675 Ontario Inc. – Glen Schnarr & Associates Inc., Southwest of Kings Cross Road and Kensington Road, Ward 7 (File: C04E05.032), to the Planning and Development Committee Meeting of April 25, 2022, be referred to the City Council meeting of May 4, 2022.
2. That the following delegations re: **Application to Amend the Zoning By-law and Draft Plan of Subdivision – KLM Planning Associates Inc. – Greenvale Homes Ltd – 2648 Countryside Drive (east side of Torbram Road north of Countryside Drive) – Ward 10 (Planning Building and Economic Development-2022-165 and City File OZS-2021-0065)**, to the

- Planning and Development Committee meeting of April 25, 2022 be received;
1. Michael Gagnon, Managing Partner, Gagnon Walker Domes Inc., and,
 2. Sylvia Roberts, Brampton Resident;
 3. That the correspondence from Michael Gagnon, Gagnon Walker Domes Ltd., dated December 9, 2019 and June 7, 2021, re: **Application to Amend the Official Plan and Zoning By-law, 1317675 Ontario Inc. – Glen Schnarr & Associates Inc., Southwest of Kings Cross Road and Kensington Road, Ward 7, File: C04E05.032** be received; and,

Carried

- 6.3 Delegations re: Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision, KLM Planning Associates Inc. – Greenvale Homes Ltd., File: OZS-2021-0065

Dealt with under Item 5.1 - Recommendation PDC072-2022

7. Staff Presentations and Planning Reports

- 7.1 Staff report re: City-initiated Zoning By-law Amendment (7, 11, and 15 Sun Pac Blvd.) Ward 8

The following motion was considered.

PDC075-2022

1. That the staff report re: **City-initiated Zoning By-law Amendment (7, 11, and 15 Sun Pac Blvd.) Ward 8**, to the Planning and Development Committee meeting of April 25, 2022, be received; and,
2. That the City-initiated Zoning By-law Amendment, Ward 8, file: OZS-2022-007, be approved, on the basis that it represents good planning, including that it is consistent with the Provincial Polity 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 this report; and,
3. That the amendments to the Zoning By-law are generally in accordance with the attached Appendix 12 be adopted; and,

4. That the following correspondence re: City-initiated Zoning By-law Amendment (7, 11, and 15 Sun Pac Blvd.) Ward 8, to the Planning and Development Committee meeting of April 25, 2022 be received:
 1. Frank Vani, President B/A, Amalgamated Transit Union Local 1573, dated April 20, 2022.
 2. Sakeena Kaley, Property Manager, dated April 20, 2022

Carried

- 7.2 Staff report re: Application to Amend the Official Plan, Zoning By-law and for a Draft Plan of Subdivision, Glen Schnarr & Associates Inc. – Branthaven Creditview Inc.,

Note: This item was re-ordered on the agenda to be listed under the appropriate section as 5.2.

See Items 6.1 and 11.2

Dealt with under Item 5.2 - Recommendation PDC073-2022

- 7.3 Staff report re: Application to Amend the Official Plan and Zoning By-law, 1317675 Ontario Inc. – Glen Schnarr & Associates Inc., Southwest of Kings

Dealt with under Item 6.2 - Recommendation PDC074-2022

- 7.4 Staff report re: Application to Amend the Official Plan and Zoning By-law, Sunfield Investments (Church) Inc. – Weston Consulting, 172 Church Street East , Ward: 1

The following motion was considered.

PDC076-2022

1. That the staff report re: **Application to amend the Official Plan and Zoning By-law Weston Consulting – Sunfield Investments (Church) Inc. Ward: 1 (Report No.: Planning, Bld & EcDev-2022-375 And File OZS-2020-0026)** to the Planning and Development Committee Meeting of April 25, 2022, be received; and,
2. That the Official Plan Amendment and Zoning By-law Amendment submitted by Weston Consulting on behalf of Sunfield Investments (Church) Inc., Ward:

- 1, File: OZS-2020-0026, 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 and the Region of Peel Official Plan and the City's Official Plan, for the reasons set out in this Recommendation Report; and,
3. That the amendments to the Official Plan, attached as Appendix 13 to this report be adopted; and,
4. That the amendments to the Zoning By-law, generally in accordance with the attached Appendix 14 to this report be adopted; and,
5. That no further notice or public meeting be required for the attached Zoning Bylaw Amendment to Section 34(17); and.
6. That the Owner submits a revised Urban Design Brief to the satisfaction of the Commissioner, Planning and Development Services, prior to the enactment of the implementing By-laws as per recommendations 3 and 4.

Carried

7.5 Staff report re: Implementation of Approved 2022 Budget Fee Increase for Development and Site Plan Applications

The following motion was considered.

PDC077-2022

1. That the staff report re: **Implementation of Approved 2022 Budget Fee Increase for Development and Site Plan Applications**, to the Planning and Development Committee meeting of April 25, 2022, be received; and,
2. That Schedule A to the Tariff of Fees By-law with respect to Planning and Other Municipal Applications By-law 85-96, as amended, be amended to reflect the Council approved budget increase amount of 23% as set out in Appendix A of this report; and,
3. That staff be directed to report back to Council with a Phase Two Comprehensive Fee Policy and By-law report.

Carried

7.6 Staff report re: Updating the Sustainable New Communities Program (RM 43/2020)

The following motion was considered.

PDC078-2022

1. That the staff report re: **Updating the Sustainable New Communities Program** to the Planning and Development Committee meeting of April 25, 2022, be received;
2. That Council approve the new Sustainability Score Thresholds, as outlined in Appendix 3 of this report, for new Block Plan, Draft Plan of Subdivision, and Site Plan applications submitted as of July 1, 2022;
3. That new Block Plan, Draft Plan of Subdivision, and Site Plan applications submitted as of July 1, 2022 achieve a minimum Sustainability Score that falls within the new Bronze Sustainability Score Threshold;
4. That new Draft Plan of Subdivision and Site Plan applications submitted as of January 1, 2023 demonstrate a minimum “Good” level building performance, as outlined in Appendix 4 of this report;
5. That Council endorse, in principle, the future increase in Sustainability Score Thresholds shown in Appendix 5 and the incremental enhancements to the minimum building performance targets as outlined in Appendix 4 of this report;
6. That staff report back to Planning and Development Services Committee prior to the end of 2023 regarding increasing the minimum building performance requirement, and requiring new Block Plan, Draft Plan of Subdivision, and Site Plan applications within designated urban/town centres and intensification corridors to achieve a minimum Sustainability Score that falls within the Silver Sustainability Score Threshold.
7. That staff report back to Planning and Development Services Committee on a proposed incentives strategy that would support the Sustainable New Communities Program.
8. That the following correspondence re: **Updating the Sustainable New Communities Program (RM 3/2020)**, to the Planning and Development Committee meeting of April 25, 2022 be received:
 1. Gabriella Kalapos, Executive Director, Clean Air Partnership., dated April 21, 2022

2. Bryan Purcell, VP of Policy and Program, The Atmospheric Fund, dated April 22, 2022

Carried

- 7.7 Staff report re: Application to Amend the Official Plan, Secondary Plan and Zoning By-law, Chacon Retirement Village Inc – Candevcon 9664 Goreway Drive, Ward 8 (File: OZS-2020-0008) Limited

Note: As advised by staff, this item is withdrawn from the agenda to allow staff to consider additional information received from the applicant.

8. Committee Minutes

- 8.1 Minutes - Age-Friendly Brampton Advisory Committee - March 29, 2022

The following motion was considered.

PDC079-2022

That the Minutes of Age-Friendly Brampton Advisory Committee meeting of March 29, 2022, Recommendations AFC006-2022 - AFC011-2022, to the Planning and Development Committee Meeting of March 7, 2022, be approved as published and circulated.

The recommendations were approved as follows:

AFC006-2022

That the agenda for the Age-Friendly Brampton Advisory Committee meeting of March 29, 2022 be approved.

AFC007-2022

That the delegation by Raymond Applebaum, CEO of Peel Senior Link, to the Age-Friendly Brampton Advisory Committee meeting of March 29, 2022, re: Development of the Newly Formed Peel Council on Aging and Alignment with the Committee's work on Age-Friendly Communities be received.

AFC008-2022

That the presentation by Mirella Palermo, Policy Planner, to the Age-Friendly Brampton Advisory Committee meeting of March 29, 2022, re: Age-Friendly Directory & Video Testimonials – Staying Connected: Video Resource & Directory for Seniors and Caregivers, be received.

AFC009-2022

That the presentation by Mirella Palermo, Policy Planner, to the Age-Friendly Brampton Advisory Committee meeting of March 29, 2022, re: Designing Spaces

for Seniors – Laneway Activation Pilot Program – New Horizons for Seniors Program 2022 Grant, be received.

AFC010-2022

That the presentation by Tristan Costa, Planner, to the Age-Friendly Brampton Advisory Committee meeting of March 29, 2022, re: Brampton Plan – Draft Policies Update be received.

AFC011-2022

That the Age-Friendly Brampton Advisory Committee do now adjourn to meet again on May 24, 2022 at 7:00 p.m.

Carried

9. Other Business/New Business

Nil

10. Referred/Deferred Matters

Nil

11. Correspondence

- 11.1 Correspondence re: Application to Amend the Official Plan and Zoning By-law, 1317675 Ontario Inc. – Glen Schnarr & Associates Inc., Southwest of Kings

Dealt with under Item 6.2 - Recommendation PDC074-2022

- 11.2 Correspondence re: Application to Amend the Official Plan, Zoning By-law and for a Draft Plan of Subdivision, Glen Schnarr & Associates Inc. – Branthaven Creditview Inc., 8940 Creditview Road, Ward: 4, (File: OZS-2022-0014)

Dealt with under Item 5.2 - Recommendation PDC073-2022

- 11.3 Correspondence re: City-initiated Zoning By-law Amendment (7, 11, and 15 Sun Pac Blvd.) Ward 8

Dealt with under Item 7.1 - Recommendation PDC075-2022

- 11.4 Correspondence from Peter Fay, City Clerk, dated April 22, 2022, re: Cycling Advisory Committee Recommendation on Funding for the Ontario Active School Travel Program

The following motion was considered.

PDC080-2022

1. That the correspondence from Peter Fay, City Clerk, dated April 22, 2022, re: **Cycling Advisory Committee Recommendation on Funding for the Ontario Active School Travel Program**, to the Planning and Development Committee meeting of April 25, 2022, be received; and,
2. That the correspondence from Dayle Laing, Citizen Member, Cycling Advisory Committee, re: **Ontario Active Travel Program Continuation**, be sent to all Brampton MPP's to request that the funding for the Ontario Active School Travel Program be included in the Government of Ontario's 2022/2023 budget.

Carried

- 11.5 Correspondence re: Updating the Sustainable New Communities Program (RM 43/2020)

Dealt with under Item 7.6 - Recommendation PDC078-2022

- 11.6 Correspondence from Infrastructure Ontario, dated April 25, 2022, re: Request to Update Notice Review Distribution List for Infrastructure Ontario

The following motion was considered.

PDC081-2022

That the correspondence from Infrastructure Ontario, dated April 25, 2022, re: Request to Update Notice Review Distribution List for Infrastructure Ontario be received.

Carried

12. Councillor Question Period

Nil

13. Public Question Period

The public was given the opportunity to submit questions via e-mail to the City Clerk's Office regarding any decisions made under this section of the agenda. P. Fay, City Clerk, confirmed that no questions were submitted.

14. Closed Session

Nil

15. Adjournment

PDC082-2022

That Planning and Development Committee do now adjourn to meet again on Monday, May 16, 2022, at 7:00 p.m., or at the call of the Chair.

Carried

Regional Councillor M. Medeiros, Chair



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, May 16, 2022

Members Present: Regional Councillor M. Medeiros - Wards 3 and 4 (Chair)
Regional Councillor P. Fortini - Wards 7 and 8 (arrived late 7:15p.m. - personal)
Regional Councillor R. Santos - Wards 1 and 5
Regional Councillor P. Vicente - Wards 1 and 5
City Councillor D. Whillans - Wards 2 and 6
Regional Councillor M. Palleschi - Wards 2 and 6
City Councillor J. Bowman - Wards 3 and 4
City Councillor C. Williams - Wards 7 and 8
City Councillor H. Singh - Wards 9 and 10
Regional Councillor G. Dhillon - Wards 9 and 10 (arrived late 7:58 p.m. - personal)

Staff Present: Jason Schmidt-Shoukri, Commissioner, Planning, Building and Economic Development
Allan Parsons, Director, Development Services, Planning, Building and Economic Development
Bob Bjerke, Director, Policy Planning, Planning, Building and Economic Development
Jeffrey Humble, Manager, Policy Planning
Steve Ganesh, Manager, Planning Building and Economic Development
David Vanderberg, Manager, Planning Building and Economic Development
Cynthia Owusu-Gyimah, Manager, Planning Building and Economic Development
Sameer Akhtar, City Solicitor
Peter Fay, City Clerk
Charlotte Gravlev, Deputy City Clerk
Tammi Jackson, Legislative Coordinator

1. **Call to Order**

The meeting was called to order at 7:03 p.m. and adjourned at 9:45 p.m.

As this meeting of the 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: Regional Councillor Santos, Regional Councillor Vicente, Regional Councillor Palleschi, Regional Councillor Medeiros, City Councillor Bowman, City Councillor Williams, Regional City Councillor Whillans and City Councillor Singh; Regional Councillor Fortini, Regional Councillor Dhillon

2. **Approval of Agenda**

The following motion was considered.

PDC083-2022

That the Agenda for the Planning and Development Committee Meeting of May 16, 2022, be approved as published.

Carried

Note: Later in the meeting, on a two-thirds majority vote to reopen the question, the Approval of Agenda was **reopened** to allow additional delegations under item 6.2.

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

Nil

4. **Consent Motion**

In keeping with Council Resolution C019-2021, agenda items will no longer be pre-marked for Consent Motion approval. The Meeting Chair will review the relevant agenda items during this section of the meeting to allow Members to identify agenda items for debate and consideration, with the balance to be

approved as part of the Consent Motion given the items are generally deemed to be routine and non-controversial.

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

(7.3, 7.4, 7.5, 8.1, 8.2)

The following motion was considered:

PDC084-2022

That the following items to the Planning and Development Committee Meeting of May 16, 2022, be approved as part of the Consent Motion:

(7.3, 7.4, 7.5, 8.1, 8.2)

A recorded vote was taken, with the results as follows.

Yea (8): Regional Councillor Medeiros - Wards 3 and 4 (Chair), Regional Councillor Fortini - Wards 7 and 8 (arrived late 7:15p.m. - personal), Regional Councillor Santos , Regional Councillor Vicente, Regional Councillor Palleschi, City Councillor Bowman, City Councillor Williams, and City Councillor Singh

Absent (2): City Councillor Whillans, and Regional Councillor Dhillon - Wards 9 and 10 (arrived late 7:58 p.m. - personal)

Carried (8 to 0)

5. Statutory Public Meeting Reports

5.1 Staff report re: City-Wide Community Improvement Plan for Office Employment

Item 11.3 was brought forward at this time.

Mirella Palermo, Policy Planner, Planning, Building and Economic Development presented an overview of the application that included location of the subject lands, scope of work, making connections, community improvement plan, current state of office employment, immediate implementation recommendations, preferred incentive, planning framework summary, CIP implementation timeline and next steps and contact information.

In response to questions from the Committee, staff provided information regarding the application process and eligibility process and advised additional information would be outlined in the recommendation report.

The following motion was considered.

PDC085-2022

1. That the staff report re: **City-wide Community Improvement Plan for Office Employment**, to the Planning and Development Committee meeting of May 16, 2022, be received;
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 staff recommendation; and,
3. That the correspondence from Kevin Freeman, Director, Planning and Development, dated May 16, 2022, re: **City-wide Community Improvement Plan for Office Employment**, to the Planning and Development Committee meeting of May 16, 2022 be received.

Carried

- 5.2 Staff report re: City Initiated Official Plan Amendment and Administrative Authority By-law Amendment (Bill 13, Supporting People and Businesses Act, 2021 – Expanded Delegated Authority).

Carolyn Crozier, Strategic Leader, Policy Planning, Planning, Building and Economic Development presented an overview of the City-Initiated Official Plan Amendment and Administrative Authority By-law Amendment (Bill 13, Supporting People and Businesses Act, 2021 - Expanded Delegated Authority) that included location of the subject lands, draft official plan amendment and next steps.

Councillor Palleschi expressed concerns that the subject matter was brought forward to a public meeting as Council requested further information regarding the Bill 13, Supporting People and Businesses Act, 2021 and what Bill 13 means prior to this meeting.

Jason Schmidt-Shoukri, Commissioner, Planning, Building and Economic Development, advised staff have ensured the City of Brampton is in line with the spirit of Bill 13. Additional information can be provided to Council.

Allan Parsons indicated staff can report back and provide additional information regarding the Bill.

Chair Medeiros, suggested staff reach out to the Ward Councillors to arrange a time with staff for a briefing.

The following motion was considered.

PDC086-2022

1. That the staff report re: **City-Initiated Official Plan Amendment and Administrative Authority By-law Amendment (Bill 13, Supporting People and Businesses Act, 2021 - Expanded Delegated Authority)** to the Planning and Development Committee meeting of May 16, 2022, be received; and,
2. That staff be directed to report back to Planning and Development Committee with the results of the Public Meeting and final recommendation; and,
3. That staff be directed to amend the City’s Administrative Authority By-law should the proposed Official Plan Amendment be approved.

Carried

- 5.3 Staff report re: Application to Amend the Official Plan, Block Plan and Zoning By-law, Zia Mohammad and Shamyla Hammeed – Gagnon Walker Domes Ltd., 8671 Heritage Road, northeast of Heritage Road and Lionhead Golf Club Road, Ward 6 (File: OZS-2022-0002)

Items 6.3 and 11.2 were brought forward at this time.

Tejinder Sidhu, Development Planner, Planning, Building and Economic Development presented an overview of the application that included location of the subject lands, area context, proposal, design details, official plan designations, secondary plan designation, block plan designation, zoning by-law and zoning by-law amendment, Issues/opportunities and next steps.

The following delegation addressed Committee and provided a brief overview with respect to the subject application:

1. Richard Domes, Gagnon Walker Domes Ltd.

The following motion was considered.

PDC087-2022

1. That the staff report re: **Application to Amend the Official Plan, Block Plan and Zoning By-law, Zia Mohammad and Shamyla Hammeed – Gagnon Walker Domes Ltd., 8671 Heritage Road - northeast of Heritage Road and Lionhead Golf Club Road; Ward 6 (File: OZS-2022-0002)**, dated April 27, 2022 to the Planning and Development Services Committee Meeting of May 16, 2022 be received; and,

2. That Planning and Development Services 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; and,

3. That the following correspondence re: **Application to Amend the Official Plan, Block Plan and Zoning By-law, Zia Mohammad and Shamyla Hammeed – Gagnon Walker Domes Ltd., 8671 Heritage Road - northeast of Heritage Road and Lionhead Golf Club Road; Ward 6 (File: OZS-2022-0002)**, to the Planning and Development Committee meeting of May 16, 2022 be received:

1. Simmy Dhamrait, Brampton Resident, dated May 5, 2022

2. Marsilino Bilatos, Brampton Resident, May 9, 2022

3. Pamella Bailey, Brampton Resident, May 10, 2022

4. That the delegation by Richard Domes, Gagnon Walker Dome Ltd., re: **Application to Amend the Official Plan, Block Plan and Zoning By-law, Zia Mohammad and Shamyla Hammeed – Gagnon Walker Domes Ltd., 8671 Heritage Road - northeast of Heritage Road and Lionhead Golf Club Road; Ward 6 (File: OZS-2022-0002)**, to the Planning and Development Committee meeting of May 16, 2022 be received.

Carried

5.4 Staff report re: Application to Amend the Official Plan and Zoning By-law, Weston Consulting – 2757566 Ontario Inc. 10254 Hurontario Street, Ward: 2 (File: OZS-2022-0009)

Item 6.4 was brought forward at this time.

Kelly Henderson, Development Planner, Planning, Building and Economic Development presented an overview of the application that included location of the subject lands, area context, proposal, design details, official plan designations, secondary plan designation, block plan designation, zoning by-law and zoning by-law amendment, Issues/opportunities and next steps.

The following delegation addressed Committee and provided a brief overview with respect to the subject application:

1. Michael Vani, Weston Consulting

The following motion was considered.

PDC088-2022

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law, Weston Consulting – 2757566 Ontario Inc., 10254 Hurontario Street, Ward 2 (File: OZS-2022-0009)**, dated April 22nd, 2022, to the Planning and Development Committee meeting of May 16th, 2022 be received; and,
2. That Planning and Development Services 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.
3. That the delegation by Michael Vani, Weston Consultant., re: **Application to Amend the Official Plan and Zoning By-law, Weston Consulting – 2757566 Ontario Inc., 10254 Hurontario Street, Ward 2 (File: OZS-2022-0009)**, to the Planning and Development Committee meeting of May 16, 2022 be received.

Carried

- 5.5 Staff report re: Application to Temporarily Amend the Zoning By-law, 2769197 Ontario Inc. – Glen Schnarr & Associates Inc., 8195 Winston Churchill Boulevard, Ward 6 (File: OZS-2022-0016)

Item 11.5 was brought forward at this time.

Noel Cubacub, Development Planner I, Planning, Building and Economic Development presented an overview of the application that included location of the subject lands, area context, proposal, design details, official plan designations, secondary plan designation, block plan designation, zoning by-law and zoning by-law amendment, Issues/opportunities and next steps.

The following motion was considered.

PDC089-2022

1. That the staff report re: **Application to Temporarily Amend the Zoning By-law, 2769197 Ontario Inc. – Glen Schnarr & Associates Inc. 8195 Winston Churchill Boulevard Ward 6 (File OZS-2022-0016)**, to the Planning and Development Committee Meeting of May 16th, 2022, be received; and,
2. That Planning and Development Services 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; and,

3. That the correspondence from Marc De Nardis, Gagnon Walker Domes, dated May 16, 2022, re: **Application to Temporarily Amend the Zoning By-law, 2769197 Ontario Inc. – Glen Schnarr & Associates Inc., 8195 Winston Churchill Boulevard, Ward 6 (File: OZS-2022-0016)**, to the Planning and Development Committee Meeting of May 16th, 2022, be received.

Carried

5.6 Staff report re: Application to Amend the Official Plan and the Main Street North Development Permit System By-law, SGL Planning and Design Inc. - Bristol Place Corp. (Solmar Development Corp.) (File: OZS-2022-0011)

Items 6.1 and 11.1 were brought forward at this time.

Carmen Caruso, Central Area Planner, Planning, Building and Economic Development presented an overview of the application that included location of the subject lands, area context, proposal, design details, official plan designations, secondary plan designation, block plan designation, zoning by-law and zoning by-law amendment, Issues/opportunities and next steps.

Constance Mendizabal Lout, Stefan Lout, Cynthia Rochefort, and Mari Anttila, Brampton Residents were not in attendance at the meeting.

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

1. Christopher Moon, Chair of the Trustee Board of Grace United Church at 156 Main Street North, Brampton
2. Deborah Bergamin, Brampton Resident
3. Rob Grainger, Brampton Resident
4. Jennifer McCutcheon, Brampton Resident
5. John Holman, Brampton Resident
6. Teresa Wisniewski, Brampton Resident

The following motion was considered.

PDC090-2022

1. That the report re: **Application to Amend the Official Plan and the Main Street North Development Permit System By-law, SGL Planning and Design Inc. – Bristol Place Corp. (Solmar Development Corp.), 199-221 Main Street North, 34-44 Thomas Street, and 4 Market Street, Ward 1 (File: OZS-2022-0011)**, to the Planning and Development Committee Meeting of May 16, 2022, be received; and,

2. That Development Services 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; and,

3. That the following delegations re: **Application to Amend the Official Plan and the Main Street North Development Permit System By-law, SGL Planning and Design Inc. – Bristol Place Corp. (Solmar Development Corp.), 199-221 Main Street North, 34-44 Thomas Street, and 4 Market Street, Ward 1 (File: OZS-2022-0011)**, to the Planning and Development Committee meeting of May 16, 2022 be received:

1. Christopher Moon, Chair of the Trustee Board of Grace United Church at 156 Main Street North, Brampton

2. Deborah Bergamin, Brampton Resident

3. Rob Grainger, Brampton Resident

4. Jennifer McCutcheon, Brampton Resident

5. John Holman, Brampton Resident

6. Teresa Wisniewski, Brampton Resident

4. That the following correspondence re: **Application to Amend the Official Plan and the Main Street North Development Permit System By-law, SGL Planning and Design Inc. – Bristol Place Corp. (Solmar Development Corp.), 199-221 Main Street North, 34-44 Thomas Street, and 4 Market Street, Ward 1 (File: OZS-2022-0011)**, to the Planning and Development Committee meeting of May 16, 2022 be received:

1. Constance Mendizabal Lout & Stefan Lout, Brampton Resident, dated April 18, 2022

2. Tracey Chaisson, Brampton Resident, dated May 10, 2022

3. Caroline, Brampton Resident, dated May 10, 2022

4. Brampton Resident, dated May 11, 2022

5. Teresa Wisniewski, Brampton Resident, dated May 13, 2022

Carried

6. Public Delegations (5 minutes maximum)

6.1 Delegations re: Application to Amend the Official Plan and the Main Street North Development Permit System By-law, SGL Planning and Design Inc. - Bristol Place Corp. (Solmar Development Corp.) (File: OZS-2022-0011)

Dealt with under Item 5.6 - Recommendation PDC090-2022

6.2 Delegations re: Application to Amend the Zoning By-law, Sukhman Raj – Corbett Land Strategies Inc., 58 Jessie Street, Ward: 3 (File: OZS-2021-0006)

Items 7.2 and 11.4 were brought forward at this time.

Correspondence from Megan Bennett, Brampton Resident., dated May 16, 2022, was acknowledged by Committee.

The following registered Delegations addressed the Committee:

1. Megan Bennett, Brampton Resident
2. Jonabelle Ceremuga, Senior Associate, Development Planner, Corbett Land Strategies
3. Dennis and Ruth Taylor, Brampton Residents

The following additional delegations were added to the agenda by a two-thirds vote of Committee, and addressed the Committee:

1. Doris Wilson, daughter of Brampton Resident
2. Duncan Gibson, Brampton Resident
3. Stewart Dalziel, Brampton Resident
4. John Corbett, Applicant, Corbett Land Strategies Inc.

John Corbett, Applicant, Corbett Land Strategies Inc. addressed committee and advised they would fully cooperate with staff and were willing to make changes.

In response to questions from the Committee, staff advised that all comments and concerns received to date have been addressed in the report. Staff advised that the site plan application process does not go before a governing body and that staff have the ability to make further changes at the site plan application stage if deemed necessary.

The following motion was considered.

PDC091-2022

1. That the staff report re: **Application to Amend the Zoning By-law, Sukhman Raj – Corbett Land Strategies Inc., 58 Jessie Street, Ward 3 (City File: OZS-2021-0006)**, to the Planning and Development Committee Meeting of May 16, 2022, be received; and,
2. That the Zoning By-law Amendment application submitted by Corbett Land Strategies Inc. 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 this Recommendation Report; and,
3. That the amendment to the Zoning By-law generally in accordance with the attached Appendix 10 to this report be adopted; and,
4. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34(17) of the Planning Act, R.S.O. c.P. 13, as amended; and,
5. That the following delegation re: **Application to Amend the Zoning By-law, Sukhman Raj – Corbett Land Strategies Inc., 58 Jessie Street, Ward 3 (City File: OZS-2021-0006)**, to the Planning and Development Committee meeting of May 16, 2022 be received:
 1. Megan Bennett, Brampton Resident
 2. Jonabelle Ceremuga, Senior Associate, Development Planner, Corbett Land Strategies
 3. Dennis and Ruth Taylor, Brampton Residents
 4. Doris Wilson, daughter of Brampton Resident
 5. Duncan Gibson, Brampton Resident
 6. Stewart Dalziel, Brampton Resident
 7. John Corbett, Applicant, Corbett Land Strategies Inc.
6. That the correspondence from Megan Bennett, Brampton Resident, dated May 16, 2022, re: **Application to Amend the Zoning By-law, Sukhman Raj – Corbett Land Strategies Inc., 58 Jessie Street, Ward 3 (City File: OZS-2021-0006)**, to the Planning and Development Committee meeting of May 16, 2022 be received.

- 6.3 Delegation re: Application to Amend the Official Plan, Block Plan and Zoning By-law, Zia Mohammad and Shamyla Hammeed – Gagnon Walker Domes Ltd., 8671 Heritage Road, northeast of Heritage Road and Lionhead Golf Club Road, Ward 6 (File: OZS-2022-0002)

Dealt with under Item 5.3 - Recommendation PDC087-2022

- 6.4 Delegation re: Application to Amend the Official Plan and Zoning By-law, Weston Consulting – 2757566 Ontario Inc. 10254 Hurontario Street, Ward: 2 (File: OZS-2022-0009)

Dealt with under Item 5.4 - Recommendation PDC088-2022

7. Staff Presentations and Planning Reports

- 7.1 Staff report re: Application to amend the Zoning By-law, W.E. Oughtred & Associates Inc. – Greenway Real Estate Inc., 5 Copper Road, Ward: 3 (City File: OZS-2021-0054)

David VanderBerg, Manager, Development Services, Planning, Building and Economic Development provided a brief overview of the application. Mr. VanderBerg advised that the applicant was not seeking any new changes to the property and was seeking permanent permission to the storage already existing.

The following motion was considered.

PDC092-2022

1. That the staff report re: **Application to amend the Zoning By-law, W.E. Oughtred & Associates Inc. – Greenway Real Estate Inc., 5 Copper Road, Ward: 3 (City File: OZS-2021-0054)**, dated April 4, 2022, to the Planning and Development Committee Meeting of May 16, 2022, be received; and,
2. That the Zoning By-law Amendment submitted by **W.E. Oughtred & Associates, on behalf of Greenway Real Estate Inc.**, (City File: OZS-2021-0054 and Planning, Bld & Ec Dev 2022-359), 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 this Planning Recommendation Report; and,

3. That the amendments to the Zoning By-law, generally in accordance with Appendix 10 of this report be adopted.

Carried

7.2 Staff report re: Application to Amend the Zoning By-law, Sukhman Raj – Corbett Land Strategies Inc., 58 Jessie Street, Ward: 3 (File: OZS-2021-0006)

Dealt with under Item 6.2 - Recommendation PDC091-2022

7.3 ^ Staff report re: City Initiated Official Plan Amendment To Correct The Right of Way Widths for Clarkway Drive – Area 47 – Ward 10

The following motion was considered.

PDC093-2022

1. That the staff report re: **City Initiated Official Plan Amendment to correct the Right of Way widths for Clarkway Drive – Area 47 Block Plans** to the Planning and Development Committee meeting of May 16, 2022, be received, and;
2. That the Official Plan Amendment be approved, 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 this Report, and;
3. That the amendment to the Official Plan, attached as Appendix D to this report, be adopted.

Carried

7.4 ^ Staff report re: Application to Amend the Zoning By-Law, Mattamy (Credit River) Limited - Korsiak Urban Planning 10201 Mississauga Road and 0 Mississauga Road, Ward: 6 (File: OZS-2020-0004)

The following motion was considered.

PDC094-2022

1. That the staff report re: **Application to amend the Zoning By-law, Mattamy (Credit River) Limited - Korsiak Urban Planning Inc., 10201 Mississauga Road and 0 Mississauga Road, Ward 6 (File: OZS-2020-0004)**, dated April

5, 2022, to the Planning and Development Committee Meeting of May 16, 2022 be received; and,

2. That the application to amend the Zoning By-law, submitted by Korsiak Urban Planning Inc. - Mattamy (Credit River) Limited. Ward: 6, Files OZS-2020-0004, be approved on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, and 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 this report; and,
3. That the amendments to the Zoning By-law, generally in accordance with the attached Appendix 12 to this report be adopted; and,
4. That no further public notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34(17) of the *Planning Act*.

Carried

- 7.5 ^ Staff report re: Application to Amend the Official Plan, Secondary Plan and Zoning By-law, City of Brampton Community Services - Recreation, 140 Howden Boulevard (BLK M, PL 857) and 150 Howden Boulevard (BLK N, PL 857), South of Howden Boulevard,

The following motion was considered.

PDC095-2022

1. That the staff report re: **Application to Amend the Official Plan, Secondary Plan and Zoning By-law, City of Brampton Community Services - Recreation, 140 Howden Boulevard (BLK M, PL 857) and 150 Howden Boulevard (BLK N, PL 857), South of Howden Boulevard, West of Central Park Drive, Ward 7 (OZS-2021-0031)**, dated April 7th, 2022, to the Planning and Development Committee Meeting of May 16, 2022, be received; and,
2. That the Official Plan Amendment, Secondary Plan Amendment and Zoning By-law Amendment submitted by City of Brampton Community Services – Recreation, Ward 7, File: OZS-2021-0031 be approved, on the basis that it represents good planning, is consistent with the Planning Act and 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, and for the reasons set out in this Recommendation Report; and,

3. That the amendments to the Official Plan, the Bramalea Secondary Plan (Secondary Plan Area 3), generally in accordance with the attached Appendix 7, respectively to this report be adopted; and,

4. That the amendment to the Zoning By-law, generally in accordance with the attached Appendix 8 to this report be adopted.

Carried

8. Committee Minutes

8.1 ^ Minutes – Brampton Heritage Board – April 26, 2022

The following motion was considered.

PDC096-2022

That the Minutes of Brampton Heritage Board meeting of April 26, 2022, Recommendations HB018-2022 - HB027-2022, to the Planning and Development Committee Meeting of May 16, 2022, be approved as published and circulated.

The recommendations were approved as follows:

HB018-2022

That the agenda for the Brampton Heritage Board Meeting of April 26, 2022 be approved as amended, as follows:

To add:

11.5. Discussion Item at the Request of Regional Councillor Vicente, re: Gage Park Bandstand; and,

11.6. Discussion Item at the Request of Ken Wilde, re: Heritage Properties at 9393 McLaughlin Road North (Fletcher House), 1895 Mississauga Road, and LeFlar Plank House.

HB019-2022

1. That the following delegations re. 205, 207-209, 215-217, 219-221 Main Street North, to the Brampton Heritage Board Meeting of April 26, 2022, be received:

1. Laura Walter, Stantec Consulting;
2. David Waverman, Stantec Consulting;
3. Mauro Peverini, Bristol Place; and,

2. That the report titled: Resolution C094-2022 Regarding Potential Removal of 205, 207-209, 215-217 and 219-221 Main Street North from the City of

Brampton's Municipal Register of Cultural Heritage Resources – Ward 1, to the Brampton Heritage Board Meeting of April 26, 2022, be received; and,

3. That the Brampton Heritage Board is prepared to comment further on this matter after the Heritage Impact Assessment has been provided.

HB020-2022

1. That the report from Merissa Lompart, Assistant Heritage Planner; Planning, Building, and Economic Development, April 20, 2022, to the Brampton Heritage Board Meeting of April 26, 2022, re: Recommendation Report: Intention to Apply Heritage Listing for 7 David Street, Ward 1 be received;

2. That the Brampton Heritage Board approve the addition of 7 David Street to the City's Heritage Listed Properties, and the Municipal Register of Cultural Heritage Resources;

3. That staff be authorized to provide to the current property owner a Notice of Listing.

Heritage Listing for 84 Mill Street North, Ward 1, Merissa Lompart, Assistant Heritage Planner, Planning, Building and Economic Development, provided an overview of the subject report.

Staff responded to questions with respect to the existing plaque on the property.

HB021-2022

1. That the report from Merissa Lompart, Assistant Heritage Planner; Planning, Building, and Economic Development, March 15, 2022, to the Brampton Heritage Board Meeting of April 26, 2022, re: Recommendation Report: Intention to Apply Heritage Listing for 84 Mill Street North, Ward 1 be received;

2. That the Brampton Heritage Board approve the addition of 84 Mill Street North to the City's Heritage Listed Properties, and the Municipal Register of Cultural Heritage Resources;

3. That staff be authorized to provide to the current property owner a Notice of Listing.

Carried

HB022-2022

1. That the report from Merissa Lompart, Assistant Heritage Planner, dated April 14, 2022, to the Brampton Heritage Board Meeting of April 26, 2022, regarding the Heritage Impact Assessment 122-130 Main Street North and 7 Church Street East, City of Brampton by Architects Rasch Eckler Associates Ltd (AREA), dated April 12, 2022 be received; and,

2. That the following recommendations as per the Heritage Impact Assessment by AREA be followed:

a. That the historic house at 7 Church Street East merits designation under Part IV of the Ontario Heritage Act. This house has cultural heritage value as a rare example of Queen Anne and Italianate Styles combined.

- i. Through preservation and rehabilitation this heritage house will be preserved
- ii. The proposed development will not result in significant impacts to the heritage attributes of the 7 Church Street East Cultural Heritage Resource.

b. That the other listed heritage resource of the former Farr's Garage structure at 122-130 Main Street North does not merit designation under Part IV of the Ontario Heritage Act. This structure has been significantly altered from its original construction and therefore no longer incorporates any of the original architectural features of the 1920s Farr's Garage.

- i. The proposed mitigation strategy will provide the semi-circular form of its elevation in brick masonry integrated in the new development as a re-interpretation of the former 1920s façade.

c. That the following conservation or commemoration short-term actions be followed:

- i. Submit Demolition Permit Applications for the three non-heritage structures at 2, 6, and 10 Nelson Street East
- ii. Prepare a Heritage Conservation Plan in accordance with Section 8 of the Heritage Impact Assessment Terms of Reference, detailing the conservation approach (i.e. preservation, rehabilitation and/or restoration), the required actions and trades, and an implementation schedule to conserve the 7 Church Street East Heritage Resource and to commemorate the 122 Main Street North Heritage Resource.
- iii. Implement a Heritage Building Protection Plan (HBPP) for the 7 Church Street

East Heritage Resource until the Heritage Conservation Plan measures for conservation are implemented.

d. That the following conservation or commemoration long-term actions be followed:

i. City Heritage Staff, the Brampton Heritage Board and ultimately council should designate the heritage house at 7 Church Street East under Part IV of the Ontario Heritage Act.

ii. Implement other commemoration measures for the property such as an interpretive plaque in a location within the site and visible from the street to communicate the history and importance of the heritage resources incorporated in the development.

HB023-2022

1. That the report from Merissa Lompart, Assistant Heritage Planner; City Planning & Design, dated April 20, 2022 to the Brampton Heritage Board Meeting of April 26, 2022, re: Heritage Permit Application – 27 Church Street East, be received;

2. That the Heritage Permit application for 27 Church Street East for the replacement of the cedar ‘fish-scale’ shingles be approved.

HB024-2022

1. That the report from Merissa Lompart, Assistant Heritage Planner; City Planning & Design, dated April 20, 2022 to the Brampton Heritage Board Meeting of April 26, 2022, re: Heritage Permit Application and Designated Heritage Property Incentive Grant Application – 1 Isabella Street, be received;

2. That the Heritage Permit application for 1 Isabella Street for the restoration and repair of the eaves, soffits, and fascia be approved;

3. That the Designated Heritage Property Incentive Grant application for the restoration and repair of the eaves, soffits, and fascia of 1 Isabella Street be approved, to a maximum of \$10,000.00, and;

4. The owner shall enter into a designated Heritage Property Incentive Grant

Agreement with the City as provided in Appendix C after City Council agrees to support the Grant.

HB025-2022

1. That the report from Merissa Lompart, Assistant Heritage Planner; City Planning & Design, dated April 20, 2022 to the Brampton Heritage Board Meeting of April 26, 2022, re: Heritage Permit Application – 55 Queen Street East, be received;

2. That the Heritage Permit application for 55 Queen Street East for the addition of an emergency exit on the east side of the building and all related interior alterations be approved.

HB026-2022

That staff report back to the Brampton Heritage Board with options for providing appropriate commemoration of the bandstand in Gage Park.

HB027-2022

That the Brampton Heritage Board do now adjourn to meet again on Tuesday, May 17, 2022 at 7:00 p.m. or at the call of the Chair.

Carried

8.2 ^ Minutes - Cycling Advisory Committee - April 21, 2022

The following motion was considered.

PDC097-2022

That the Minutes of Cycling Advisory Committee meeting of April 21, 2022, Recommendations CYC010-2022 - CYC019-2022, to the Planning and Development Committee Meeting of May 16, 2022, be approved as published and circulated.

The recommendations were approved as follows:

CYC010-2022

That the agenda for the Cycling Advisory Committee Meeting of April 21, 2022, be received as amended to add the following item:

7.7 Discussion Item at the request of Dayle Laing, Citizen Member, re: **Ontario Active Travel Program Continuation**

CYC011-2022

1. That the presentation from Nelson Cadete, Project Manager, Active Transportation, Planning Building and Economic Development, to the Cycling Advisory Committee Meeting of April 21, 2022, re: **Micromobility - Electric Scooter Pilot**, be received.

CYC012-2022

1. That the presentation from Nelson Cadete, Project Manager, Active Transportation, Planning Building and Economic Development, to the Cycling Advisory Committee Meeting of April 21, 2022, re: **2022 Pedal Poll - Velo Canada Bikes**, be received.

CYC013-2022

1. That the presentation from Dayle Laing, Citizen Member, to the Cycling Advisory Committee Meeting of April 21, 2022, re: **By-law Enforcement of Bike Lane Illegal Parking**, be received.

CYC014-2022

1. That the delegation from Neil Smith, Project Manager, Sustainable Transportation and Strategic Initiatives, Region of Peel, to the Cycling Advisory Committee Meeting of April 21, 2022, re: **Region of Peel 2021/2022 Active Transportation Implementation Update**, be received.

CYC015-2022

1. That the Cycling Advisory Committee Sub-Committee Minutes of February 10, 2022, to the Cycling Advisory Committee Meeting of April 21, 2022, be received.

CYC016-2022

1. That the Cycling Advisory Committee Sub-Committee Minutes of March 24, 2022, to the Cycling Advisory Committee Meeting of April 21, 2022, be received.

CYC017-2022

It is the position of the Cycling Advisory Committee that staff be requested to consider the following bicycle friendly amendments to the applicable City by-laws presented to Committee:

- that the speed limit on recreational trails be changed from the current 8 km/hour to 20 km/hour and that the following provision be included within the same section of the by-law - "no person shall ride upon or operate a bicycle, skateboard, in-line skates or roller-skates, coaster, scooter, toy vehicle, toboggan, sleigh, or any similar device on a recreational trail or park path recklessly or negligently in a manner dangerous to the public;
- defining the exception to ride a bike on the sidewalk by age (suggested age of 12 and under) as opposed to the diameter of the bicycle wheel;
- include a new provision respecting cyclists yielding to buses while engaged in boarding and alighting - "when riding a bicycle on a cycle track, bicycle lane or multi use path approaching a Brampton Transit bus which is engaged in boarding and alighting passengers, the person on the bicycle shall not pass to the right of the bus or approach nearer than 2 metres measured back from the rear or front entrance or exit."
- repeal the following two provisions relating to riding in a single file and allow the provision within the HTA address the positioning of slower vehicles:
 - Persons operating bicycles upon a roadway shall ride in single file.
 - A person operating a bicycle upon a roadway shall ride as near to the right hand side of the roadway as practicable and shall exercise due care when passing a standing vehicle or one proceeding in the same direction.
- consider the following changes to Section 21 (2) of the Consolidated Traffic By-law respecting bicycle lanes:

Where a lane of the highway has been designated for the use of bicycles only, no person shall:

(a) drive a vehicle other than a bicycle, public transit, police, fire, emergency medical service vehicle or maintenance vehicle while in-service or engaged in maintenance activities; or

(b) park or stop a vehicle other than a public transit, police, fire, emergency medical service vehicle or maintenance vehicle while in-service or engaged in maintenance activities.

- with respect to the new Highway Traffic Act definition for "power-assisted bicycle", contained within the Moving Ontarians More Safety Act (June 2021), it is the opinion of the committee that City by-laws be amended to permit and regulate the different classification of power-assisted bicycle based on the following guidance from the committee:

Type A (pedal-driven bicycle) - permitted to ride anywhere a standard bicycle is permitted to ride.

Type B (electric motor scooter) - should be prohibited to ride on a multi-use path, park path or recreational trail (infrastructure shared with pedestrians) and permitted on cycle track, boulevard bike paths and bike lanes.

Type C (electric motorcycle) - should be prohibited from riding along any infrastructure dedicated to active transportation.

CYC018-2022

1. That the correspondence from the Dayle Laing, Citizen Member, re: Ontario Active Travel Program Continuation, to the Cycling Advisory Committee meeting of April 21, 2022 be received; and,
2. That it is the position of the Cycling Advisory Committee that the correspondence be sent to all Brampton MPP's to request that the funding for the Ontario Active School Travel Program be included in the Government of Ontario's 2022/2023 budget.

CYC019-2022

1. That the Cycling Advisory Committee do now adjourn to meet again on Thursday, June 16, 2022 at 7:00 p.m. or at the call of the Chair

Carried

9. Other Business/New Business

Nil

10. Referred/Deferred Matters

Nil

11. Correspondence

- 11.1 Correspondence re: Application to Amend the Official Plan and the Main Street North Development Permit System By-law, SGL Planning and Design Inc. - Bristol Place Corp. (Solmar Development Corp.) (File: OZS-2022-0011)

Dealt with under Item 5.6 - Recommendation PDC090-2022

- 11.2 Correspondence re: Application to Amend the Official Plan, Block Plan and Zoning By-law, Zia Mohammad and Shamyla Hammeed – Gagnon Walker Domes Ltd., 8671 Heritage Road, northeast of Heritage Road and Lionhead Golf Club Road, Ward 6 (File: OZS-2022-0002)

Dealt with under Item 5.3 - Recommendation PDC087-2022

- 11.3 Correspondence from Kevin Freeman, Director of Planning and Development, Kaneff Group, dated May 16, 2022, re: City-Wide Community Improvement Plan for Office Employment

Dealt with under Item 5.1 - Recommendation PDC085-2022

- 11.4 Correspondence from Megan Bennett, Brampton Resident, dated May 16, 2022 re: Application to Amend the Zoning By-law, Sukhman Raj – Corbett Land Strategies Inc., 58 Jessie Street, Ward: 3 (File: OZS-2021-0006)

Dealt with under Item 6.2 - Recommendation PDC091-2022

- 11.5 Correspondence from Marc De Nardis, Gagnon Walker Domes, dated May 16, 2022, re: Application to Temporarily Amend the Zoning By-law, 2769197 Ontario Inc. – Glen Schnarr & Associates Inc., 8195 Winston Churchill Boulevard, Ward 6 (File: OZS-2022-0016)

Dealt with under Item 5.5 - Recommendation PDC089-2022

12. Councillor Question Period

Nil

13. Public Question Period

Staff responded to questions from Melissa Bennett, Brampton Resident, regarding item 5.6 as follows:

1. Measures for protection of local wildlife
2. Process of applications by-passing residents and Council (Minister Zoning Orders)

14. **Closed Session**

Nil

15. **Adjournment**

The following motion was considered.

PDC098-2022

That Planning and Development Committee do now adjourn to meet again on Monday, June 6, 2022, at 7:00 p.m., or at the call of the Chair.

Carried

Regional Councillor M. Medeiros, Chair



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, May 30, 2022

Members Present: Regional Councillor M. Medeiros - Wards 3 and 4
Regional Councillor P. Fortini - Wards 7 and 8
Regional Councillor R. Santos - Wards 1 and 5
Regional Councillor P. Vicente - Wards 1 and 5
City Councillor D. Whillans - Wards 2 and 6
Regional Councillor M. Palleschi - Wards 2 and 6
City Councillor J. Bowman - Wards 3 and 4
City Councillor C. Williams - Wards 7 and 8
City Councillor H. Singh - Wards 9 and 10
Regional Councillor G. Dhillon - Wards 9 and 10

Staff Present: Bob Bjerke, Director, Policy Planning, Planning, Building and Economic Development
Andrew McNeill, Manager, Official Plan and Growth Management, Planning, Building and Economic Development
Jeffrey Humble, Manager, Policy Planning, Planning, Building and Economic Development
Anand Balram, Policy Planner, Planning, Building and Economic Development
Peter Fay, City Clerk
Charlotte Gravlev, Deputy City Clerk

1. **Call to Order**

As this meeting of the 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: Regional Councillor Santos, Regional Councillor Vicente, Regional Councillor Palleschi, Regional Councillor Medeiros (Chair), City Councillor Bowman, Regional Councillor Fortini, City Councillor Williams, Regional Councillor Dhillon, City Councillor Singh and City Councillor Whillans.

Members absent during roll call: Nil

The meeting was called to order at 7:00 p.m., and adjourned at 8:45 p.m.

2. **Approval of Agenda**

The following motion was considered:

PDC099-2022

That the agenda for the Special Planning and Development Committee Meeting of May 30, 2022 be approved as published and circulated.

Carried

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

Nil

4. **Statutory Public Meeting Reports**

4.1 Staff Report re. Draft Brampton Plan (Official Plan)

Items 5.1 and 6.1 were brought forward and dealt with at this time.

Andrew McNeill, Manager, Official Plan and Growth Management, Andria Salles and Matthew Rodrigues, WSP, provided the presentation included with the agenda package as Appendix 14 to the report, covering areas of consideration which included:

- The Brampton Plan Vision

- Testing the vision and commitment to engagement
- Brampton Plan overview: imagining Brampton, shaping Brampton, implementation and measurement, and site and area specific policies
- City structure and expected benefits from the city structure
- Strategy to build an urban city
- City-wide building blocks: nurturing strong and connected communities, sustainability and climate change, housing and social matters, mobility and connectivity, health and wellness, jobs and living centres; and
- Next steps toward the Brampton Plan: June 3, 2022 comment submission deadline, July 6, 2022 recommendation for Council adoption, and a to be determined date of regional plan approval.

Andrew McNeill responded to questions and comments from Members in relation to:

- Importance of diversification and attraction by place quality, compact mixed use places around transit corridors and its importance to growing employment base.
- Creating the type of environment that supports entrepreneurship
- Being able to meet outdoors and its importance to resilience.
- Schedule A/Appendix 13, page 1 - Transportation and logistics – are we accommodating for them – see them being maintained in the blue areas of the map.
- Dialogue between Planning and Economic Development – extensive staff working team for Brampton Plan development, fully engaged.
- Important to those on Council to know Economic Development staff have been consulted.
- Higher order transit on corridors – concern about being able to maintain trucking lanes on the corridors.
- Will be tensions as Brampton continues to develop – the plan sets up the ability to review delineated station areas, to be studied in detail, including property owners in the areas in the process, to determine appropriate land uses and create a vibrant city. Balancing priorities has been identified as a challenge for Brampton. Will need to be careful and thoughtful of where trucks are directed.

- Not hearing discussion about higher density employment, what is our plan to get that? - Will try to direct it toward transit corridors, there are opportunities to intensify, will direct it toward the red zones on the Schedule A mapping.
- Bill 108, second units, garden suites, seems to lead to the elimination of the single family dwelling neighborhoods.
- All neighbourhoods will be different and unique, with differing characteristics, and that is a good, should have distinct character, but want to work toward a goal of complete living within a 15 minute walk, and a diversity of housing options – a good cross section of housing topology, to provide opportunities for appropriate accommodation through all stages of life.
- Respectful, or gentle, intensification
- Directing intensification to certain areas while respecting character of neighbourhoods
- Envision enhancement of sustainable forms of development, mindful of impact, with integration of new technology.
- Concrete as green house emitter
- Toronto Gore area – did we look at rejuvenation of existing communities?
- Talk about how to approach rejuvenation – importance of maintaining character and scale, new housing stock that doesn't undermine the integrity of an area, how to build structures that fit in.
- Changes and improvements in the building code
- Have a number of tools at our disposal.
- It has been a long road, staff has done a great job, the plan makes for good reading.
- What about ward specific information, such as in relation to intensification?
- What does the plan say about supporting existing communities?
- Enabling audits to identify gaps in amenities, soft and hard amenities, libraries, day-cares, parks, and taking care of existing residents, not just incoming, such as co-locating new with existing services.
- Unfortunately 'Nurturing Neighbourhoods' program tend to be reactive rather than proactive.

- Would like to see what is planned for specific areas with regard to infrastructure and infill.
- Brampton Plan is meant to be high-level, but it may be time to do a new precinct plan. Secondary plans for certain areas may have grown out-of-date.
- The next step potentially for the next Council – ward specific, and with feedback from residents of the area.
- Accessibility and the ability to walk to things are key.
- Interesting points regarding intensification and density – many empty bedrooms, seniors in a large home without opportunity to scale down.
- Opportunity for more options to single family dwellings – other uses for example, one house with several dwellings.
- Importance of mid-rise, not embraced by many developers
- Numerous ways to bring density – Washington for example
- Respectful transition – all shapes and sizes envisioned through the Plan.
- Need to be building complete communities with all of the hard and soft services.
- Embrace the idea of the European piazza, can't do certain things here because they don't cover the cost of the land, the market doesn't cover the cost of things of different sizes.
- Have tried to lay out a logical approach to height and density – where tall buildings are appropriate and where we would like to direct them to locate – on main corridors.
- People should be able to age in their neighbourhood, people shouldn't need to leave their networks.
- Trying to create a city where we minimize the need to travel long distances to meet daily needs.
- It is ultimately about quality of life.

Anil Sehdev, Brampton resident, questioned the potential impacts of the Brampton Plan to their property.

Andrew McNeill noted that the Toronto Gore study review has been included in the analysis, and that he and other planning staff would be pleased to meet with the resident to review and share details, specific to their properties, particular to

those properties with frontage on Countryside Drive and Goreway Drive, the potential for changes in zoning, and impacts for the specific lots.

The following motion was considered:

PDC100-2022

1. That the report titled: **Draft Brampton Plan (Official Plan)**, to repeal and replace the City of Brampton's current Official Plan, to the Special Planning and Development Committee Meeting of May 30, 2022, be received; and
2. That Planning, Building and Economic Development Department staff be directed to report back to Planning & Development Committee with the results of the Public Meeting and final recommendations;
3. That the delegation from Anil Sehdev, Brampton resident, re: **Draft Brampton Plan (Official Plan)**, to the Special Planning and Development Committee Meeting of May 30, 2022, be received; and
4. That the following correspondence re: **Draft Brampton Plan (Official Plan)**, to the Special Planning and Development Committee Meeting of May 30, 2022, be received:
 1. Marlene Spencer, Brampton Resident, dated May 21, 2022
 2. Daniel Berens, Vice President, Land Development, Stanford Homes, dated May 24, 2022
 3. Paul Lowes, SGL Planning and Design Inc., dated May 26, 2022
 4. Philip Stewart, Pound and Stewart Associates Ltd., dated May 27, 2022
 5. Stephanie Matveeva, Associate, Glen Schnarr and Associates, dated May 30, 2022.

Carried

5. Public Delegations (5 minutes maximum)

- 5.1 Delegations re: Draft Brampton Plan (Official Plan)

Dealt with under Item 4.1 - Recommendation PDC100-2022

6. Correspondence

6.1 Correspondence re: Draft Brampton Plan (Official Plan)

Dealt with under Item 4.1 - Recommendation PDC100-2022

7. Councillor Question Period

Nil

8. Public Question Period

The public was given the opportunity to submit questions via e-mail to the City Clerk's Office regarding any decisions made during the meeting. Peter Fay, City Clerk, confirmed that no questions were submitted.

9. Closed Session

Nil

10. Adjournment

The following motion was considered.

PDC101-2022

That Planning and Development Committee do now adjourn to meet again on Monday, June 6, 2022, at 7:00 p.m. or at the call of the Chair.

Carried

Regional Councillor M. Medeiros, Chair



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, June 6, 2022

- Members Present: Regional Councillor M. Medeiros - Wards 3 and 4
Regional Councillor P. Fortini - Wards 7 and 8
Regional Councillor R. Santos - Wards 1 and 5
Regional Councillor P. Vicente - Wards 1 and 5
City Councillor D. Whillans - Wards 2 and 6
City Councillor J. Bowman - Wards 3 and 4
City Councillor H. Singh - Wards 9 and 10
Regional Councillor G. Dhillon - Wards 9 and 10
Mayor Patrick Brown (ex officio)
- Members Absent: Regional Councillor M. Palleschi - Wards 2 and 6 (personal)
City Councillor C. Williams - Wards 7 and 8 (personal)
- Staff Present: Allan Parsons, Director, Development Services, Planning, Building and Economic Development
Bob Bjerke, Director, Policy Planning, Planning, Building and Economic Development
Jeffrey Humble, Manager, Policy Planning
Steve Ganesh, Manager, Planning Building and Economic Development
David Vanderberg, Manager, Planning Building and Economic Development
Cynthia Owusu-Gyimah, Manager, Planning Building and Economic Development
Paul Morrison, Acting Chief Administrative Officer
Sameer Akhtar, City Solicitor
Peter Fay, City Clerk
Charlotte Gravlev, Deputy City Clerk
Tammi Jackson, Legislative Coordinator

1. **Call to Order**

As this meeting of the 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: Regional Councillor Santos, Regional Councillor Vicente, Regional Councillor Medeiros (Chair), City Councillor Bowman, Regional Councillor Fortini, Regional Councillor Dhillon, City Councillor Singh and City Councillor Whillans.

Members absent during roll call: City Councillor Williams (personal); Regional Councillor Palleschi (personal).

The meeting was called to order at 7:02 p.m., and adjourned at 10:35 p.m.

2. **Approval of Agenda**

PDC102-2022

That the agenda for the Special Planning and Development Committee Meeting of June 6, 2022 be approved as amended:

To add:

- 9.1. Discussion at the request of Councillor Fortini re: **The New Brampton Plan**

To defer:

- 7.2 Staff report re: **Application to amend the Official Plan, Zoning By-Law and Proposed Draft Plan of Subdivision, Glen Schnarr & Associates - Georgian Mayfield Inc./ Sterling Chase Inc. - 6875 and 6889 Mayfield Road, Ward 10**, to the meeting of June 20, 2022 Planning and Development Committee.

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

Nil

4. **Consent Motion**

In keeping with Council Resolution C019-2021, agenda items will no longer be pre-marked for Consent Motion approval. The Meeting Chair will review the relevant agenda items during this section of the meeting to allow Members to identify agenda items for debate and consideration, with the balance to be approved as part of the Consent Motion given the items are generally deemed to be routine and non-controversial.

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

(7.1, 8.1, 8.2)

The following motion was considered:

PDC103-2022

That the following items to the Planning and Development Committee Meeting of June 6, 2022, be approved as part of the Consent Motion:

(7.1, 8.1, 8.2)

A recorded vote was taken, with the results as follows.

Yea (8): Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Santos , Regional Councillor Vicente, City Councillor Whillans, City Councillor Bowman, City Councillor Singh, and Regional Councillor Dhillon

Absent (3): Regional Councillor Palleschi - Wards 2 and 6 (personal), City Councillor Williams - Wards 7 and 8 (personal), and Mayor Patrick Brown

Carried (8 to 0)

5. **Statutory Public Meeting Reports**

5.1 Staff report re: City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45

Neil Chadda, Policy Planner, Planning, Building and Economic Development presented an overview of the application that included location of the subject lands, area context, proposal, design details, official plan designations, secondary plan designation, block plan designation, zoning by-law and zoning by-law amendment, issues/opportunities and next steps.

Items 6.1 and 11.1 were brought forward at this time.

The order of speakers was varied with committee approval.

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

1. Deepi Purba, Brampton Resident
2. Jasbir Singh, Brampton Resident
3. Vipul Shah, Brampton Resident
4. Kuljit Singh Janjua, Brampton Resident
5. Dezi Yang, Brampton Resident
6. Teghbir Singh Kairon, Brampton Resident
7. Rohit Airriderz, Brampton Resident
8. Samir Shah, Brampton Resident
9. Weiguo Xie, Brampton Resident
10. Amy Chen, Brampton Resident
11. Charanjit S. Khaira, Brampton Resident
12. Nash Jeevraj, Brampton Resident
13. Manvir Dulai, Brampton Resident
14. Dan Zakovitz, Brampton Resident
15. Satinder Malhotra, Brampton Resident
16. Mandeep Singh Kochar, Brampton Resident
17. Vikas Hanrou, Brampton Resident
18. Tushar Mahendra, Brampton Resident
19. Manesh Patel, Brampton Resident
20. Paramjit Chahal, Brampton Resident
21. Meetu Mahendra, Brampton Resident
- 22 Sharon Zhang, Brampton Resident
23. Sally Fasulo, Brampton Resident

24. Gagan Tantry, Brampton Resident

David Gu, Zhong Zhao, James Xia, Gracie, Owen Huang, Ishleen Kambo, Sandeep Mamgain, Brampton Residents were not in attendance at the meeting.

In response to questions from the Committee, staff provided information regarding next steps and advised additional information would be outlined in the recommendation report.

The following correspondence was acknowledged by Committee:

1. Mahesh Lad, Brampton Resident, dated May 17, 2022
2. Dezi Yang, Brampton Resident, dated May 23 and May 25, 2022
3. Zhong Zhao, Brampton Resident, dated May 26, 2022
4. Amy Chen, Brampton Resident, received May 27, 2022
5. Owen Huang, Brampton Resident, dated May 28, 2022
6. Kuljit Singh Janjua, Brampton Resident, dated May 30, 2022
7. Marshall Smith, Senior Planner, KLM Planning Partners Inc., dated May 30, 2022
8. Jasbir Singh, Brampton Resident, dated May 30, 2022
9. Marshall Smith, Senior Planner, KLM Planning Partners Inc., dated May 30, 2022
10. Jackie and Danny Cheisa, Brampton Residents, dated May 30, 2022
11. Nazima & Dinesh Wadhwani, Brampton Resident, dated May 30, 2022

The following motion was considered.

PDC104-2022

1. That the staff report re: **City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45 - Ward 5**, to the Planning and Development Committee meeting of June 06, 2022, be received.
2. That Planning, Building and Economic Development Department staff be directed to report back to Planning & Development Services Committee with the results of the Public Meeting and a staff recommendation; and,
3. That the following delegations re: **City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45 - Ward 5**, to the Planning and Development Committee Meeting of June 6, 2022, be received:

1. Deepi Purba, Brampton Resident
 2. Jasbir Singh, Brampton Resident
 3. Vipul Shah, Brampton Resident
 4. Kuljit Singh Janjua, Brampton Resident
 5. Dezi Yang, Brampton Resident
 6. Teghbir Singh Kairon, Brampton Resident
 7. Rohit Airriderz, Brampton Resident
 8. Samir Shah, Brampton Resident
 9. Weiguo Xie, Brampton Resident
 10. Amy Chen, Brampton Resident
 11. Charanjit S. Khaira, Brampton Resident
 12. Nash Jeevraj, Brampton Resident
 13. Manvir Dulai, Brampton Resident
 14. Dan Zakovitz, Brampton Resident
 15. Satinder Malhotra, Brampton Resident
 16. Mandeep Singh Kochar, Brampton Resident
 17. Vikas Hanrou, Brampton Resident
 18. Tushar Mahendra, Brampton Resident
 19. Manesh Patel, Brampton Resident
 20. Paramjit Chahal, Brampton Resident
 21. Meetu Mahendra, Brampton Resident
 - 22 Sharon Zhang, Brampton Resident
 23. Sally Fasulo, Brampton Resident
 24. Gagan Tantry, Brampton Resident
4. That the following correspondence re: **City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45 - Ward 5**, to the Planning and Development Committee Meeting of June 6, 2022, be received:
1. Mahesh Lad, Brampton Resident, dated May 17, 2022

2. Dezi Yang, Brampton Resident, dated May 23 and May 25, 2022
3. Zhong Zhao, Brampton Resident, dated May 26, 2022
4. Amy Chen, Brampton Resident, received May 27, 2022
5. Owen Huang, Brampton Resident, dated May 28, 2022
6. Kuljit Singh Janjua, Brampton Resident, dated May 30, 2022
7. Marshall Smith, Senior Planner, KLM Planning Partners Inc., dated May 30, 2022
8. Jasbir Singh, Brampton Resident, dated May 30, 2022
9. Marshall Smith, Senior Planner, KLM Planning Partners Inc., dated May 30, 2022
10. Jackie and Danny Cheisa, Brampton Residents, dated May 30, 2022
11. Nazima & Dinesh Wadhwani, Brampton Resident, dated May 30, 2022

Carried

- 5.2 Staff report re: Application to Amend the Zoning By-law, 2820453 Ontario Inc. – Candevcon Limited, 0 Old Castlemore Road (North side of Old Castlemore Road, between Clarkway Drive and Highway 50) - Ward 10 (File: OZS-2022-0020)

Andrew Ramsammy, Policy Planner, Planning, Building and Economic Development presented an overview of the application that included location of the subject lands, area context, proposal, design details, official plan designations, secondary plan designation, block plan designation, zoning by-law and zoning by-law amendment, issues/opportunities and next steps.

P. Fay, City Clerk, confirmed that no delegation requests or correspondence was received for this item.

The following motion was considered.

PDC105-2022

1. That the staff report re: Application to Amend the Zoning By-law, **Candevcon Limited – 2820453 Ontario Inc., 0 Old Castlemore Road – Ward 10 (City**

File: OZS-2022-0020), dated May 16, 2022 to the Planning and Development Committee Meeting of June 6, 2022 be received; and,

2. That Development Services 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

- 5.3 Staff report re: Application for a Temporary (3 years) Use Zoning By-law Amendment, 2458171 Ontario Inc. – Blackthorn Development Corp, 3420 Queen Street East - Ward 8 (City File OZS-2022-0022)

Elahe Safi, Development Planner, Planning, Building and Economic Development presented an overview of the application that included location of the subject lands, area context, proposal, design details, official plan designations, secondary plan designation, block plan designation, zoning by-law and zoning by-law amendment, issues/opportunities and next steps.

P. Fay, City Clerk, confirmed that no delegation requests or correspondence was received for this item.

The following motion was considered.

PDC106-2022

1. That the staff report re: **Application for a Temporary Use Zoning By-law Amendment, 2458171 Ontario Inc. – Blackthorn Development Corp., 3420 Queen Street East, Ward 8 (City File OZS-2022-0022)**, dated April 28, 2022 to the Planning and Development Committee Meeting of June 6, 2022, be received; and,
2. That Development Services 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 completion of circulating the application and a comprehensive evaluation of the proposal.

Carried

5.4 Staff report re: Application to Amend the Official Plan and the Zoning By-law, Gagnon Walker Domes Ltd. – Centennial Mall Brampton Ltd., 277 Vodden Street North - Ward 5 (File: OZS-2022-0001)

Carmen Caruso, Development Planner, Planning, Building and Economic Development presented an overview of the application that included location of the subject lands, area context, proposal, design details, official plan designations, secondary plan designation, block plan designation, zoning by-law and zoning by-law amendment, issues/opportunities and next steps.

Items 6.2 and 11.2 was brought forward at this time.

Mark Hamidi, Akua Appiah, Ruth and Wendy Lataille, Brampton Residents, listed on the agenda to delegate, were not in attendance at the meeting.

Audric Montuno, Brampton Resident was in attendance and withdrew his delegation.

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

1. Richard Domes, Gagnon Walker Domes Ltd.
2. Jonelle Alleyne, Brampton Resident
3. Antonella Faso and Roberto Faso, Brampton Residents,
4. Max Morrow and Amity Lam, Brampton Residents
5. Wendy Bouchard, Brampton Resident

The following correspondence was acknowledged by Committee:

1. Debbie Desrocher, Brampton Resident, dated May 17, 2022
2. Lisa Gerrie , Brampton Resident, dated May 24, 2022
3. Michelle Sewell, Brampton Resident, dated April 8, 2022
4. Akua Appiah, Brampton Resident, dated May 17, 2022
5. Lucas Girouard, Brampton Resident, dated May 24, 2022
6. Mike Ner, Brampton Resident, dated May 22, 2022
7. Elisabeta Ramona Sorbun, Brampton Resident, dated May 24, 2022
8. Rob and Sue Simpson, Brampton Residents, dated May 26, 2022
9. Steve Hotchkiss, Brampton Resident, dated May 19, 2022

10. Kaitlyn Streeter, Brampton Resident, dated May 16, 2022
11. Jose Maria Paredes, Brampton Resident, dated May 29, 2022
12. Max Morrow and Amity Lam, Brampton Residents, dated May 27, 2022
13. Denise Choo Son, Brampton Resident, dated May 30, 2022
14. Karla Bravo, Brampton Resident, dated May 31, 2022
15. Corinne Campbell, Brampton Resident, dated May 31, 2022
16. Cheryl Stewart, Brampton Resident, dated May 31, 2022
17. Harikrishan Bihal, Brampton Resident, dated May 31, 2022
18. Linda Beard, Brampton Resident, dated May 31, 2022
19. Debbie Caswell, Brampton Resident, dated May 31, 2022
20. Julie Robinson, Brampton Resident, dated June 1, 2022
21. Elijah Chand, Brampton Resident, dated June 1, 2022
22. Randy Bygrave, Brampton Resident, dated May 31, 2022
23. Lee-Ann Cowan, Brampton Resident, dated June 2, 2022

In response to questions from the Committee, staff provided information regarding the rationale behind the reduction in parking spaces with new developments.

The following motion was considered.

PDC107-2022

1. That the staff report re: **Application to Amend the Official Plan and the Zoning By-law, Gagnon Walker Domes Ltd. – Centennial Mall Brampton Ltd., 227 Vodden Street East, Ward 1 (File: OZS-2022-0001)**, to the Planning and Development Committee Meeting of June 6, 2022, be received, and,
2. That Development Services 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.
3. That the following correspondence re: **Application to Amend the Official Plan and the Zoning By-law, Gagnon Walker Domes Ltd. – Centennial Mall Brampton Ltd., 227 Vodden Street East, Ward 1 (File: OZS-2022-0001)**, to the Planning and Development Committee Meeting of June 6, 2022, be received:

1. Debbie Desrocher, Brampton Resident, dated May 17, 2022
2. Lisa Gerrie , Brampton Resident, dated May 24, 2022
3. Michelle Sewell, Brampton Resident, dated April 8, 2022
4. Akua Appiah, Brampton Resident, dated May 17, 2022
5. Lucas Girouard, Brampton Resident, dated May 24, 2022
6. Mike Ner, Brampton Resident, dated May 22, 2022
7. Elisabeta Ramona Sorbun, Brampton Resident, dated May 24, 2022
8. Rob and Sue Simpson, Brampton Residents, dated May 26, 2022
9. Steve Hotchkiss, Brampton Resident, dated May 19, 2022
10. Kaitlyn Streeter, Brampton Resident, dated May 16, 2022
11. Jose Maria Paredes, Brampton Resident, dated May 29, 2022
12. Max Morrow and Amity Lam, Brampton Residents, dated May 27, 2022
13. Denise Choo Son, Brampton Resident, dated May 30, 2022
14. Karla Bravo, Brampton Resident, dated May 31, 2022
15. Corinne Campbell, Brampton Resident, dated May 31, 2022
16. Cheryl Stewart, Brampton Resident, dated May 31, 2022
17. Harikrishan Bihal, Brampton Resident, dated May 31, 2022
18. Linda Beard, Brampton Resident, dated May 31, 2022
19. Debbie Caswell, Brampton Resident, dated May 31, 2022
20. Julie Robinson, Brampton Resident, dated June 1, 2022
21. Elijah Chand, Brampton Resident, dated June 1, 2022
22. Randy Bygrave, Brampton Resident, dated May 31, 2022
23. Lee-Ann Cowan, Brampton Resident, dated June 2, 2022

4. That the following delegations re: **Application to Amend the Official Plan and the Zoning By-law, Gagnon Walker Domes Ltd. – Centennial Mall Brampton Ltd., 227 Vodden Street East, Ward 1 (File: OZS-2022-0001)**, to the Planning and Development Committee Meeting of June 6, 2022, be received:

1. Richard Domes, Gagnon Walker Domes Ltd.
2. Jonelle Alleyne, Brampton Resident
3. Antonella Faso and Roberto Faso, Brampton Residents,
4. Max Morrow and Amity Lam, Brampton Residents
5. Wendy Bouchard, Brampton Resident

Carried

- 5.5 Staff report re: Application to Amend the Zoning By-law - IBI Group – Peel Housing Corporation, 10 Knightsbridge Road, Ward 7, File: OZS-2022-0018

Items 6.3 and 11.3 were brought forward at this time.

Alex Sepe, Development Planner, Planning, Building and Economic Development presented an overview of the application that included location of the subject lands, area context, proposal, design details, official plan designations, secondary plan designation, block plan designation, zoning by-law and zoning by-law amendment, issues/opportunities and next steps.

Amy Shepherd, Associate, Manager, Planning, IBI Group, provided a brief overview of Peel Housing Corporation at 10 Knightsbridge Road in Ward 7.

P. Fay, City Clerk, confirmed that no public delegation requests were received for this item.

The following correspondence was acknowledged by Committee:

1. Dr. Michael J. Hardy, Brampton Resident, dated May 26, 2022
2. Alice Dymont, Brampton Resident, dated May 16, 2022
3. Sharon Baker, Brampton Resident, dated May 14, 2022
4. Leonora Stante, Brampton Resident, dated May 31, 2022
5. Susan May, Brampton Resident, dated May 27, 2022

The following motion was considered.

PDC108-2022

1. That the staff report re: **Application to Amend the Zoning By-law. (To permit a third, twenty-storey (20) apartment building, consisting of 200 units, one level of underground parking and outdoor amenity space), IBI Group – Peel Housing Corporation, 10 Knightsbridge Road, Ward 7, (File:**

OZS-2022-0018), to the Planning and Development Committee Meeting of June 6th, 2022, be received; and,

2. That Planning and Development Services 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 completion of circulating the application and a comprehensive evaluation of the proposal.

3. That the following delegation from Amy Shepherd, Associate, Manager, Planning, IBI Group, re: **Application to Amend the Zoning By-law. (To permit a third, twenty-storey (20) apartment building, consisting of 200 units, one level of underground parking and outdoor amenity space), IBI Group – Peel Housing Corporation, 10 Knightsbridge Road, Ward 7, (File: OZS-2022-0018)**, to the Planning and Development Committee Meeting of June 6, 2022, be received.

4. That the following correspondence re: **Application to Amend the Zoning By-law. (To permit a third, twenty-storey (20) apartment building, consisting of 200 units, one level of underground parking and outdoor amenity space), IBI Group – Peel Housing Corporation, 10 Knightsbridge Road, Ward 7, (File: OZS-2022-0018)**, to the Planning and Development Committee Meeting of June 6, 2022, be received:

1. Dr. Michael J. Hardy, Brampton Resident, dated May 26, 2022
2. Alice Dymont, Brampton Resident, dated May 16, 2022
3. Sharon Baker, Brampton Resident, dated May 14, 2022
4. Leonora Stante, Brampton Resident, dated May 31, 2022
5. Susan May, Brampton Resident, dated May 27, 2022

Carried

6. Public Delegations (5 minutes maximum)

- 6.1 Delegations re: Proposed Amendment to the Credit Valley Secondary Plan (Area 45) - Ward 5

Dealt with under Item 5.1 - Recommendation PDC104-2022

- 6.2 Delegations re: Application to Amend the Official Plan and the Zoning By-law, Gagnon Walker Domes Ltd. – Centennial Mall Brampton Ltd., 277 Vodden Street North - Ward 5 (File: OZS-2022-0001)

Dealt with under Item 6.2 - Recommendation PDC107-2022

- 6.3 Delegation re: Application to Amend the Zoning By-law - IBI Group – Peel Housing Corporation, 10 Knightsbridge Road, Ward 7, File: OZS-2022-0018

Dealt with under Item 5.5 - Recommendation PDC108-2022

7. Staff Presentations and Planning Reports

- 7.1 ^ Staff report re: Application to Amend the Zoning By-law, and Draft Plan of Subdivision, KLM PLANNING PARTNERS INC. - 2511362 ONTARIO INC., west side of Cliffside Drive, south of Embleton Road;

The following motion was considered.

PDC109-2022

1. That the report re: **Application to Amend the Zoning By-law, and Draft Plan of Subdivision (To permit 19 residential lots, a Natural Heritage System/Open Space block, and a public road) KLM PLANNING PARTNERS INC. - 2511362 ONTARIO INC., west side of Cliffside Drive, south of Embleton Road; Part of lot 5 Con 5, WHS Chinguacousy; 27 Cliffside Drive, City of Brampton, Ward: 6, (Files: C05W05.009)**, to the Planning and Development Committee Meeting of June 06, 2022 be received; and,
2. That the application to amend the Zoning By-law, and Proposed Draft Plan of Subdivision, submitted by KLM Planning Partners Inc. on behalf of 2511362 Ontario Inc., Ward: 6, (Files: C05W05.009 & 21T-17016B), be approved on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, and 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 this report; and,
3. That the amendments to the Zoning By-law in general accordance with by-law attached as Appendix 10 of this report be adopted.

Carried

- 7.2 Staff report re: Application to amend the Official Plan, Zoning By-Law and Proposed Draft Plan of Subdivision, Glen Schnarr & Associates - Georgian Mayfield Inc./ Sterling Chase Inc. - 6875 and 6889 Mayfield Road, Ward 10

Under Approval of the Agenda this item was deferred to the meeting of the June 20, 2022 Planning and Development Committee.

8. Committee Minutes

- 8.1 ^ Minutes - Brampton Transit Advisory Committee - May 9, 2022

The following motion was considered.

PDC110-2022

That the Minutes of Brampton Transit Advisory Committee meeting of May 9, 2022, Recommendations BTAC0001-2022 - BTAC0003-2022, to the Planning and Development Committee Meeting of June 6, 2022, be approved as published and circulated.

The recommendations were approved as follows:

BTAC001-2022

That the agenda for the Transit Advisory Committee Meeting of May 9, 2022, be approved, as amended.

BTAC002-2022

That the presentation by Alex Milojevic, General Manager, Transit, re: Transit Advisory Committee Presentation, to the Transit Advisory Committee meeting of May 9, 2022 be received.

BTAC003-2022

That the Brampton Transit Advisory Committee do now adjourn.

Carried

- 8.2 ^ Brampton Heritage Board - Summary of Recommendations - May 17, 2022

The following motion was considered.

PDC111-2022

That the Minutes of Brampton Heritage Board meeting of May 17, 2022, Recommendations HB028-2022 - HB036-2022, to the Planning and Development Committee Meeting of June 6, 2022, be approved as published and circulated.

The recommendations were approved as follows:

HB028-2022

That the agenda for the Brampton Heritage Board meeting of May 17, 2022 be approved, as printed and circulated.

HB029-2022

1. That the report by Harsh Padhya, Heritage Planner, re: 1030 Queen Street West – Heritage Impact Assessment (HE.x 1030 Queen Street West) be received; and,
2. That the Heritage Impact Assessment, dated, February 15, 2022 prepared by MW Hall Corporation, attached as Appendix A to this report be received and that the recommendations for the relocation of listed heritage property and mitigation options contained therein, be approved.

HB030-2022

1. That the report by Harsh Padhya, Heritage Planner, re: 2054 Embleton Road – Heritage Impact Assessment – Ward 6 (HE.x 2054 Embleton Road), to the Brampton Heritage Board Meeting of May 17, 2022, be received;
2. That the Heritage Impact Assessment, dated, January 25, 2021 prepared by Cushing Design Group and reviewed by Letourneau Heritage Consulting Inc. (LHC), attached as Appendix A to this report be received and that the recommendations for the demolition of listed heritage property and mitigation options contained therein, be approved; and,
3. As a condition of the City issuing a demolition permit, the owner must submit design drawings for the proposed house and an addendum to the HIA that addresses how the new design maintains and supports the character of the area.

HB031-2022

1. That the report by Harsh Padhya, Heritage Planner, re: 69 Main Street South (formerly known as 67 Main Street South) – Heritage Permit and Heritage Impact Assessment – Ward 3 (HE.x 67 Main Street South), to the Brampton Heritage Board Meeting of May 17, 2022, be received;
2. That the Heritage Impact Assessment, dated, May 3 2022 prepared by MW Hall Corporation, attached as Appendix A to this report be received and that the recommendations and mitigation options contained therein, and additional recommendations put forward by Heritage staff at the City of Brampton, be approved; and,
3. That the Heritage Permit dated March 1, 2022 submitted by Jagdip S. Barmi, Barmi Architect, for the addition to the designated heritage property at 69 Main Street South be approved in accordance with section 33 of the Ontario Heritage Act, to permit two-storey contemporary addition to an existing gothic revival house. The addition will be used as a pool house and guest quarters. Proposal includes creation of a courtyard with a swimming pool, as described in the

heritage permit application attached as Appendix B to this report, be approved.

HB032-2022

1. That the report from Shelby Swinfield, Heritage Planner, dated May 12, 2022, to the Brampton Heritage Board Meeting of May 17, 2022, regarding the Heritage Impact Assessment –199, 203, 205, 207-209, 215-217, and 219-221 Main Street North, 34, 38, 42, and 44 Thomas Street, and 4 Market Street, City of Brampton, Ontario dated May 11, 2022 be received;
2. That the Heritage Impact Assessment titled, dated May 11, 2022 be deemed to be complete in accordance with the City's Terms of Reference;
3. That in the event that any or all buildings on the property municipally known as 219/221 Main Street North (including the main dwelling, garage, and dollhouse) are intended to come under public ownership, the development proponent be responsible for the cost of relocation, foundation creation, and servicing of the building(s); and,
4. That if a new owner can be found for the buildings on the property municipally known as 219/221 Main Street North, Designation under Part IV of the Ontario Heritage Act will be required upon relocation of the structure(s) to the new site(s) and that the purchaser will not object to the Designation at that time.

HB033-2022

That the discussion at the request of Keba Tamara Thomas, Member, re: Inclusion of Land Acknowledgement to Agendas to recognize First Nations history in Peel, be deferred to the Brampton Heritage Board meeting of September 21, 2022 for further consideration be received.

HB034-2022

1. That the report from Merissa Lompart, Assistant Heritage Planner, dated May 10, 2022, to the Brampton Heritage Board Meeting of May 17, 2022, regarding the Heritage Plaque Ceremony – Request for Funds from the Brampton Heritage Board be received; and
2. That City of Brampton Heritage Staff respectfully request \$3,000 (three-thousand dollars) from the Brampton Heritage Board annual budget to fund the 2022 Heritage Plaque Ceremony.
 - a. At present the catering for the event is estimated to cost \$2,475.00 and the venue is estimated to cost \$420.00.
 - b. An approximate 5% contingency is factored into the overall fund request to cover unforeseen costs related to the venue and the catering.
 - c. The City of Brampton Heritage Department will cover any other costs associated with the planning of this event.

HB035-2022

1. That the report by Harsh Padhya, Heritage Planner, re: Preliminary Heritage Building Protection Plan for 2591 Bovaird Drive West (Robert Currie Farmhouse)

- Ward 6 (HE.x 2591 Bovaird Drive West), to the Brampton Heritage Board meeting of May 17, 2022, be received; and;
2. That the report title Preliminary Heritage Building Protection Plan for 2591 Bovaird Drive West dated April 25, 2022 prepared by Letourneau Heritage Consulting Inc. (LHC) attached as Appendix A, and one of the recommendations to explore the possibility of integrating the Barn at 2591 Bovaird Dr. W. with the Barn Reconstruction at Historic Bovaird House, be received.

HB036-2022

That the Brampton Heritage Board meeting do no adjourn to meet again on June 21, 2022.

Carried

9. Other Business/New Business

9.1 Discussion at the request of Councillor Fortini re: The New Brampton Plan

Councillor Fortini inquired on the status of the Brampton Official Plan and the alignment of the Council approved Minister Zoning Orders (MZOs) with the new Official Plan.

Staff advised that the new Official Plan will be presented at the Council meeting on July 5, 2022 for approval and clarified the process following Council approved Ministerial Zoning Orders (MZOs), noting that, once approved the MZOs take precedence over the Official Plan. Staff added that some of the MZOs are not consistent with the Regional Official Plan, and the Brampton Official Plan needs to comply with the Regional Plan. Discussions are continuing with Regional staff to work out any remaining issues relating to the MZOs. Staff reiterated that the MZOs supersede both the Regional and Brampton Official Plan.

10. Referred/Deferred Matters

Nil

11. Correspondence

11.1 Correspondence re: Proposed Amendments to the Credit Valley Secondary Plan (Area 45)

Dealt with under Item 4.1 - Recommendation PDC104-2022

- 11.2 Correspondence re: Application to Amend the Official Plan and the Zoning By-law, Gagnon Walker Domes Ltd. – Centennial Mall Brampton Ltd., 277 Vodden Street North - Ward 5 (File: OZS-2022-0001)

Dealt with under Item 5.4 - Recommendation PDC107-2022

- 11.3 Correspondence re: Application to Amend the Zoning By-law. . IBI Group – Peel Housing Corporation, 10 Knightsbridge Road, Ward 7, File: OZS-2022-0018

Dealt with under Item 5.5 - Recommendation PDC108-2022

12. **Councillor Question Period**

Nil

13. **Public Question Period**

Nil

14. **Closed Session**

Nil

15. **Adjournment**

The following motion was considered.

PDC112-2022

That Planning and Development Committee do now adjourn to meet again on Monday, June 20, 2022, at 7:00 p.m. or at the call of the Chair.

Carried

Regional Councillor M. Medeiros, Chair



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, June 20, 2022

Members Present: Regional Councillor M. Medeiros - Wards 3 and 4
Regional Councillor P. Fortini - Wards 7 and 8
Regional Councillor R. Santos - Wards 1 and 5
Regional Councillor P. Vicente - Wards 1 and 5
City Councillor D. Whillans - Wards 2 and 6
Regional Councillor M. Palleschi - Wards 2 and 6
City Councillor J. Bowman - Wards 3 and 4
City Councillor H. Singh - Wards 9 and 10
Regional Councillor G. Dhillon - Wards 9 and 10

Staff Present: Allan Parsons, Director, Development Services, Planning, Building and Economic Development
Rick Conard, Director, Building and Chief Building Official, Planning, Building and Economic Development
Bob Bjerke, Director, Policy Planning, Planning, Building and Economic Development
Gurdeep Kaur, Director, Strategic Projects, Planning, Building and Economic Development
Elizabeth Corazzola, Manager, Zoning and Sign By-law, Planning, Building and Economic Development
Steve Ganesh, Manager, Planning Building and Economic Development
Jeffrey Humble, Manager, Policy Planning
Andrew McNeill, Manager, Official Plan and Growth Management, Planning, Building and Economic Development
David Vanderberg, Manager, Planning Building and Economic Development
Claudia LaRota, Principal Planner/Supervisor, Planning, Building and Economic Development
Angelo Ambrico, Development Planner, Planning, Building and Economic Development

Emma De Melo, Development Planner, Planning, Building and Economic Development
Kelly Henderson, Development Planner, Planning, Building and Economic Development
Nitika Jagtiani, Development Planner, Planning, Building and Economic Development
Andrew VonHolt, Deputy Fire Chief, Fire and Emergency Services
Peter Fay, City Clerk
Charlotte Gravlev, Deputy City Clerk
Sonya Pacheco, Legislative Coordinator

1. Call to Order

The meeting was called to order at 7:07 p.m., recessed at 11:56 p.m., reconvened at 12:15 p.m. and adjourned at 1:18 a.m.

As this meeting of Committee of Council was conducted with electronic and in-person 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: Regional Councillor Santos, Regional Councillor Vicente, City Councillor Whillans, Regional Councillor Palleschi, City Councillor Bowman, Regional Councillor Medeiros, Regional Councillor Fortini, City Councillor Singh and Regional Councillor Dhillon

Members absent during roll call: Nil

2. Approval of Agenda

The following motion was considered.

PDC113-2022

That the agenda for the Planning and Development Committee Meeting of June 20, 2022 be approved, as published and circulated.

Carried

3. Declarations of Interest under the Municipal Conflict of Interest Act

Nil

4. Consent Motion

In keeping with Council Resolution C019-2021, the Meeting Chair reviewed the relevant agenda items during this section of the meeting and allowed Members to identify agenda items for debate and consideration, with the balance to be approved as part of the Consent Motion given the items are generally deemed to be routine and non-controversial.

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

7.2, 8.1, 11.5, 11.9

The following motion was considered.

PDC114-2022

That the following items to the Planning and Development Committee Meeting of June 20, 2022, be approved as part of the Consent Motion:

7.2, 8.1, 11.5, 11.9

A recorded vote was taken, with the results as follows.

Yea (9): Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Santos , Regional Councillor Vicente, City Councillor Whillans, Regional Councillor Palleschi, City Councillor Bowman, City Councillor Singh, and Regional Councillor Dhillon

Carried (9 to 0)

5. Statutory Public Meeting Reports

- 5.1 Staff report: City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45, Block 6 - Ward 5

To clarify the policies within the Credit Valley Secondary Plan Area 45, Block 6

Kelly Henderson, Development Planner, Planning, Building and Economic Development, presented an overview of the application that included location of the subject lands, area context, proposal, and next steps.

Items 6.4 and 11.10 were brought forward at this time.

Harry Blackburn withdrew his request to delegate on June 13, 2022.

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

1. Meetu Mahendra, Brampton Resident
2. Tushar Mahendra, Brampton Resident
3. Sukhi Baidwan, Brampton Resident
4. Narinder Pal, Brampton Resident
5. Arvinder Sandhu, Brampton Resident

The following registered delegations were not present at the meeting:

- Jasbir Singh, Brampton Resident
- Jaskarnjit Parmar, Brampton Resident
- Bhupender Rakhra, Brampton Resident

Staff responded to questions from Committee and provided clarification with respect to the following:

- Public notice requirements under the *Planning Act*, and consideration of other methods to issue notice to residents
- Statutory public meeting process and next steps
- Review of opportunities to streamline development application processes in accordance with Provincial direction to meet housing demands

The following motion was considered.

PDC115-2022

1. That the staff report titled: **City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45, Block 6, Ward 5**, to the Planning and Development Committee Meeting of June 20, 2022, be received;
2. That Planning and Development Services staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation;
3. That the following delegations re: **City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45, Block 6, Ward 5**, to the Planning and Development Committee Meeting of June 20, 2022, be received:
 1. Meetu Mahendra, Brampton Resident
 2. Tushar Mahendra, Brampton Resident
 3. Sukhi Baidwan, Brampton Resident

4. Narinder Pal, Brampton Resident

5. Arvinder Sandhu, Brampton Resident; and

4. That the correspondence and photos from Credit Valley Residents Association re: **City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45, Block 6, Ward 5**, to the Planning and Development Committee Meeting of June 20, 2022, be received.

Carried

- 5.2 Staff report: Application to Amend the Official Plan and Zoning By-law, 2537079 Ontario Inc. – Candevcon Ltd. - 11499 The Gore Road - Ward 10 (File OZS-2022-0024)

To permit the continued use of an existing single detached home as a day nursery and private school, and expansion of the facility to accommodate additional staff and students

Location: 11499 The Gore Road

Emma De Melo, Development Planner, Planning, Building and Economic Development presented an overview of the application that included location of the subject lands, area context, proposal, Official Plan designations, Toronto Gore Density Policy Review, Zoning By-law and Zoning By-law amendment, issues/opportunities, planning framework summary and next steps.

Item 11.3 was brought forward at this time.

P. Fay, City Clerk, confirmed that no delegation requests were received for this item.

The following motion was considered.

PDC116-2022

1. That the staff report titled: **Application to Amend the Official Plan and Zoning By-law, 2537079 Ontario Inc. – Candevcon Ltd., 11499 The Gore Road, Ward 10 (City File OZS-2022-0024)**, to the Planning and Development Committee Meeting of June 20, 2022, be received;
2. That Development Services 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 completion of circulating the application and a comprehensive evaluation of the proposal; and

3. That the following correspondence re: **Application to Amend the Official Plan and Zoning By-law, 2537079 Ontario Inc. – Candevcon Ltd., 11499 The Gore Road, Ward 10 (City File OZS-2022-0024)**, to the Planning and Development Committee Meeting of June 20, 2022, be received:

1. Baljinder Singh Badesha, Brampton Resident, dated June 1, 2022
2. Amrit Badesha, Brampton Resident, dated June 1, 2022
3. Kuljinder Benipal, Brampton Resident, dated June 13, 2022
4. Sukhjeevan Singh Chattha, Brampton Resident, dated June 13, 2022
5. Balraj Jhajj, Brampton Resident, dated June 13, 2022
6. Harpreet Chattha, Brampton Resident, dated June 15, 2022

Carried

5.3 Staff report: Application to Amend the Zoning By-law and Draft Plan of Subdivision - Glen Schnarr & Associates Inc. – 13172589 Canada Inc. - 9224 & 9230 Creditview Road - Ward 5 (File OZS-2022-0013)

To permit a subdivision of 23 single-detached residential dwelling lots

Location: 9224 & 9230 Creditview Road

Nitika Jagtiani, Development Planner, Planning, Building and Economic Development, presented an overview of the application that included the location of the subject lands, area context, proposal, Official Plan designation, Secondary Plan designation, Zoning By-law and Zoning By-law amendment, planning policy summary, issues/opportunities and next steps.

Items 6.8 and 11.11 were brought forward at this time.

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

1. Samir Shah, Credit Valley Residents Association, Brampton Resident
2. Kuljit Singh, Brampton Resident

The following registered delegation was not present at the meeting:

- Jasbir Singh, Credit Valley Residents Association, Brampton Resident

The following motion was considered.

PDC117-2022

1. That the staff report titled: **Application to Amend the Zoning By-law and for a Draft Plan of Subdivision, Glen Schnarr & Associates Inc. – 13172589 Canada Inc., 9224 & 9230 Creditview Road, Ward: 5, (File: OZS-2022-0013)**, to the Planning and Development Committee Meeting of June 20, 2022, be received;
2. That Development Services 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;
3. That the following delegations re: **Application to Amend the Zoning By-law and for a Draft Plan of Subdivision, Glen Schnarr & Associates Inc. – 13172589 Canada Inc., 9224 & 9230 Creditview Road, Ward: 5, (File: OZS-2022-0013)**, to the Planning and Development Committee Meeting of June 20, 2022, be received:
 1. Samir Shah, Credit Valley Residents Association, Brampton Resident
 2. Kuljit Singh, Brampton Resident; and
4. That the correspondence from Bedi Sahib Singh, dated May 28, 2022, re: **Application to Amend the Zoning By-law and Draft Plan of Subdivision - Glen Schnarr & Associates Inc. – 13172589 Canada Inc. - 9224 & 9230 Creditview Road - Ward 5 (File OZS-2022-0013)**, to the Planning and Development Committee Meeting of June 20, 2022, be received.

Carried

- 5.4 Staff report: Application to Amend the Zoning By-law and Draft Plan of Subdivision - Gagnon Walker Domes Ltd. - Essense Holdings - 8265 Churchville Road, Ward 4 (OZS-2022-0021)

To facilitate the development of 30 single detached residential dwellings

Location: 8265 Churchville Road - North of Steeles Avenue West, east of Creditview Road

Kelly Henderson, Development Planner, Planning, Building and Economic Development, presented an overview of the application that included location of the subject lands, area context, proposal, Official Plan designation, Secondary Plan designation, Block Plan designation, Zoning By-law and Zoning By-law amendment, planning framework summary, issues/opportunities and next steps.

Items 6.2 and 11.2 were brought forward at this time.

Marc De Nardis, Gagnon Walker Domes Ltd., presented an overview of the application that included the subject site, Credit Valley Secondary Plan Block Plan 45-6, Sequoia Walnut Grove and Eldorado Estates subdivisions, preliminary home buyers map for Sequoia Walnut Grove, proposed draft plan of subdivision, proposed landscape master plan, development vision and precedent images, heritage and structural assessments, application technical studies, reports and plans, and next steps.

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

1. Meetu Mahendra, Brampton Resident
2. Samanatha Periana, on behalf of Rohan Periana, Brampton Resident
3. Sally Fasulo, Brampton Resident
4. Sukhvir Hundal, Brampton Resident
5. Dhruvi Patel, Brampton Resident
6. Manesh Patel, Brampton Resident
7. Sukhi Baidwan, Brampton Resident
8. Tushar Mehandra, Brampton Resident
9. Satinder Malhotra, Brampton Resident
10. Samir Shah, Credit Valley Residents Association, Brampton Resident
11. Sukhvinder Guraya, Brampton Resident
12. Navinder Pal, Brampton Resident
13. Brampton resident - name not provided
14. Cheryl Roy, Brampton Resident
15. Jotvinder Sodhi, Brampton Resident

The following registered delegations were not present at the meeting:

- Stephanie Tadeo, Brampton Resident
- Jasbir Singh, Credit Valley Residents Association, Brampton Resident
- Ashvina Patel, Brampton Resident
- Amanjeet Boparai, Brampton Resident

Staff responded to questions from Committee and provided clarification with respect to the following:

- Impact of the City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45, Block 6 (Item 5.1) on this proposal and timelines for reporting back on these matters
- Tree preservation, and the age and species of trees impacted by the proposal
- Process for receiving comments from various agencies, including school boards and the Credit Valley Conservation Authority, as required under the *Planning Act*
- Review of studies submitted by the applicant
- Appeal process through the Ontario Land Tribunal
- Opportunity for residents to submit comments regarding the proposal to staff for consideration

The following motion was considered.

PDC118-2022

1. That the staff report titled: **Application to Amend the Zoning By-law and Draft Plan of Subdivision - Gagnon Walker Domes Ltd. - Essense Holdings - 8265 Churchville Road, Ward 4 (OZS-2022-0021)**, to the Planning and Development Committee Meeting of June 20, 2022, be received;
2. That Planning and Development Services 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;
3. That the following correspondence re: **Application to Amend the Zoning By-law and Draft Plan of Subdivision - Gagnon Walker Domes Ltd. - Essense Holdings - 8265 Churchville Road, Ward 4 (OZS-2022-0021)**, to the Planning and Development Committee Meeting of June 20, 2022, be received:
 1. Sanjeev Bhanot, Brampton Resident, dated June 6, 2022
 2. Sukhvir Hundal, Brampton Resident, dated June 6, 2022
 3. Karamveer Hundal, Brampton Resident, June 6, 2022
 4. Sally Fasulo, Brampton Resident, June 7, 2022

5. Narinder Mann, Devinder Mann, Sanjit Mann, Serena Mann, Kunal Thandi, Brampton Residents, dated June 7, 2022
 6. Neala Periana, Brampton Resident, dated May 17, 2022
 7. Sharron and Bill Van Hout, Brampton Resident, dated May 12, 2022
 8. Rajeev Kumar, Brampton Resident, dated May 18, 2022
 9. Eliza Imran, Brampton Resident, dated May 20, 2022
 10. Rohan Periana, Brampton Resident, dated May 17, 2022
 11. Navinder Pal, Brampton Resident, dated May 30, 2022
 12. Samantha Periana, Brampton Resident, dated May 20, 2022
 13. Adriana Ciampa, Brampton Resident, dated June 4, 2022
 14. Amandjeet Boparari, Brampton Resident, dated June 5, 2022
 15. Anamika and Naresh Jain, Brampton Resident, dated June 4, 2022
 16. Sonya Singh, Brampton Resident, dated June 11, 2022
 17. Tusher Mahendra, Brampton Resident, dated June 12, 2022
 18. Swagata Das, Brampton Resident, dated June 10, 2022
 19. Sarajit Das, Brampton Resident, dated June 10, 2022
 20. Mamta and Sukhvinder Guraya, dated June 13, 2022
 21. Meetu Mahendra, Brampton Resident, dated June 13, 2022
 22. Vishvjeet Boparai, Brampton Resident, dated June 13, 2022
 23. Glen and Lori Ross, Brampton Resident, dated June 14, 2022
 24. Sally Fasulo, Brampton Resident, dated June 14, 2022
 25. Manesh Patel and Various Brampton Residents - Correspondence and Petition, dated June 15, 2022; and
4. That the following delegations re: **Application to Amend the Zoning By-law and Draft Plan of Subdivision - Gagnon Walker Domes Ltd. - Essense Holdings - 8265 Churchville Road, Ward 4 (OZS-2022-0021)**, to the Planning and Development Committee Meeting of June 20, 2022, be received:
1. Meetu Mahendra, Brampton Resident
 2. Samanatha Periana, on behalf of Rohan Periana, Brampton Resident

3. Sally Fasulo, Brampton Resident
4. Sukhvir Hundal, Brampton Resident
5. Dhruvi Patel, Brampton Resident
6. Manesh Patel, Brampton Resident
7. Sukhi Baidwan, Brampton Resident
8. Tushar Mehandra, Brampton Resident
9. Satinder Malhotra, Brampton Resident
10. Samir Shah, Credit Valley Residents Association, Brampton Resident
11. Sukhvinder Guraya, Brampton Resident
12. Navinder Pal, Brampton Resident
13. Brampton resident - name not provided
14. Cheryl Roy, Brampton Resident
15. Jotvinder Sodhi, Brampton Resident
16. Marc De Nardis, Gagnon Walker Domes Ltd.

Carried

- 5.5 Staff report: Application to Amend the Zoning By-law and Official Plan and Proposed Draft Plan of Subdivision, Crystal Homes (Wildflowers) Corporation - MHBC Planning Ltd., 1626, 1646, 1654 Queen Street West; Ward 5 (OZS-2020-0029)

To facilitate the development of a 10-storey apartment building with 414 units, 61 townhouses, 2 single detached dwellings, and a parkette

Location: 1626, 1646, and 1654 Queen Street West - North Side of Queen Street West, west of Creditview Road

Angelo Ambrico, Development Planner, Planning, Building and Economic Development, presented an overview of the application that included location of the subject lands, area context, proposal, Official Plan designation, Secondary Plan designation, Zoning By-law and Zoning By-law amendment - performance standards, planning framework summary, site specific considerations, and next steps.

Items 6.5 and 11.4 were brought forward at this time.

David McKay, MHBC Planning, Urban Design & Landscape Architecture, presented an overview of the application, which included the draft plan of subdivision rendering, proposed townhouse and parkette concept, proposed mid-rise building, elevation plans, outdoor amenity space concept, and landscape plan.

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

1. Dezi Yang, Brampton resident
2. Lili Zhang, Brampton Resident
3. Rohit Dewan, Brampton Resident
4. Kuljit Singh Janjua, Credit Valley Residents Association, Brampton Resident
5. Satinder Malhotra, Brampton Resident
6. Teghbir Singh Kairon, Brampton Resident
7. Samir Shah, Credit Valley Residents Association, Brampton Resident
8. Vipul Shah, Brampton Resident
9. Hao Li, Brampton Resident
10. Jaskarnjit Parmar, Brampton Resident
11. Manesh Patel, Brampton Resident
12. Karen, Brampton Resident
13. Helen Su, Brampton Resident
14. Sharon Zhang, Brampton Resident

The following registered delegations were not present at the meeting:

- Jasbir Singh, Credit Valley Residents Association, Brampton Resident
- Deepi Purba, Brampton Resident
- Denley and Taje McIntosh, Brampton Residents

The following motion was considered.

PDC119-2022

1. That the staff report titled: **Application to Amend the Zoning By-law and Official Plan and Proposed Draft Plan of Subdivision, Crystal Homes**

(Wildflowers) Corporation – MHBC Planning Ltd., 1626, 1646, 1654 Queen Street West; Ward 5 (File: OZS-2020-0029), to the Planning and Development Services Committee Meeting of June 20, 2022, be received; and,

2. That Planning and Development Services 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;
3. That the following correspondence re: **Application to Amend the Zoning By-law and Official Plan and Proposed Draft Plan of Subdivision, Crystal Homes (Wildflowers) Corporation – MHBC Planning Ltd., 1626, 1646, 1654 Queen Street West; Ward 5 (File: OZS-2020-0029)**, to the Planning and Development Committee Meeting of June 20, 2022 be received:
 1. Andrew Orr, President, Springbrook Community Management Inc., dated June 6, 2022
 2. Lili Zhang, Brampton Resident, dated June 16, 2022; and
4. That the following delegations re: **Application to Amend the Zoning By-law and Official Plan and Proposed Draft Plan of Subdivision, Crystal Homes (Wildflowers) Corporation – MHBC Planning Ltd., 1626, 1646, 1654 Queen Street West; Ward 5 (File: OZS-2020-0029)**, to the Planning and development Committee Meeting of June 20, 2022 be received:
 1. David Mckay, MHBC Planning, Urban Design & Landscape Architecture
 2. Dezi Yang, Brampton resident
 2. Lili Zhang, Brampton Resident
 4. Rohit Dewan, Brampton Resident
 5. Kuljit Singh Janjua, Credit Valley Residents Association, Brampton Resident
 6. Satinder Malhotra, Brampton Resident
 7. Teghbir Singh Kairon, Brampton Resident
 8. Samir Shah, Credit Valley Residents Association, Brampton Resident
 9. Vipul Shah, Brampton Resident
 10. Hao Li, Brampton Resident
 11. Jaskarnjit Parmar, Brampton Resident

12. Manesh Patel, Brampton Resident
13. Karen, Brampton Resident
14. Helen Su, Brampton Resident
15. Sharon Zhang, Brampton Resident.

Carried

- 5.6 Staff report re: Application to Amend the Zoning By-law - Mattamy (Castlemore) Ltd. - Korsiak Urban Planning - 10417 Airport Road - Ward 10 (File OZS-2022-0006)

To permit 2 single detached dwellings

Location: 10417 Airport Road

Emma De Melo, Development Planner, Planning, Building and Economic Development, presented an overview of the application that included location of the subject lands, area context, proposal, Official Plan designation, Secondary Plan designation, Zoning By-law and Zoning By-law amendment, issues/opportunities, planning framework summary, and next steps.

Items 6.3 and 11.6 were brought forward at this time.

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

1. Gurmeet Grewal, Brampton Resident

Staff responded to questions from Committee and provided clarification with respect to greenspace, pathway connectivity and pedestrian safety.

The following motion was considered.

PDC120-2022

1. That the staff report titled: **Application to Amend the Zoning By-law, Mattamy (Castlemore) Ltd. – Korsiak Urban Planning., 10417 Airport Road, Ward 10 (City File OZS-2022-0006)**, to the Planning and Development Committee Meeting of June 20, 2022, be received;
2. That Development Services 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.

3. That the following delegation re: **Application to Amend the Zoning By-law, Mattamy (Castlemore) Ltd. – Korsiak Urban Planning., 10417 Airport Road, Ward 10 (City File OZS-2022-0006)**, to the Planning and Development Committee Meeting of June 20, 2022, be received:

1. Gurmeet Grewal, Brampton Resident

4. That the following correspondence re: **Application to Amend the Zoning By-law, Mattamy (Castlemore) Ltd. – Korsiak Urban Planning., 10417 Airport Road, Ward 10 (City File OZS-2022-0006)**, to the Planning and Development Committee Meeting of June 20, 2022, be received:

1. Jasmeet Singh Anand, Brampton Resident, dated June 8, 2022

2. Jaspreet K., Brampton Resident, dated June 20, 2022.

Carried

At this time in the meeting, in accordance with the Procedure By-law 160-2004, as amended, a procedural motion to extend the meeting past 11:55 p.m. was voted on and carried.

6. Public Delegations (5 minutes maximum)

6.1 Delegation re: Application to Amend the Official Plan and Zoning By-law - Glen Schnarr & Associates Inc. (c/o Umbria Developers Inc.) 8680 Chinguacousy Road - Ward 4 (File OZS-2021-0044)

1. Bisman Kaur, Brampton Resident

2. Joshi Hiren, Brampton Resident

Item 7.5 was brought forward at this time.

P. Fay, City Clerk, confirmed that no correspondence was received for this item.

Joshi Hiren, Brampton Resident addressed Committee and expressed views, suggestions, concerns and questions with respect to the subject application:

The following registered delegation was not present at the meeting:

- Bisman Kaur, Brampton Resident

Staff responded to questions from Committee and provided clarification with respect to the size of the subject property and proposed density.

The following motion was considered.

PDC121-2022

1. That the staff report titled: **Application to Amend the Official Plan and Zoning By-law, Glen Schnarr & Associates Inc. (c/o Umbria Developers Inc.), 8680 Chinguacousy Road, Ward 4 (File: OZS-2021-0044)**, to the Planning and Development Committee Meeting of June 20, 2022, be received;
2. That the Official Plan and Zoning By-law Amendment applications submitted by Glen Schnarr & Associates Inc.(c/o Umbria Developers) 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 reasons set out in this Recommendation Report;
3. That the amendment to the Official Plan and Zoning By-law Amendments generally in accordance with the attached Appendix 12 and Appendix 13 to this report be adopted; and
4. That the delegation from Joshi Hiren, Brampton Resident, re: **Application to Amend the Official Plan and Zoning By-law, Glen Schnarr & Associates Inc. (c/o Umbria Developers Inc.), 8680 Chinguacousy Road, Ward 4 (File: OZS-2021-0044)**, to the Planning and Development Committee Meeting of June 20, 2022, be received.

Carried

6.2 Delegations re: Application to Amend the Zoning By-law and Draft Plan of Subdivision - Gagnon Walker Domes Ltd. - Essense Holdings - 8265 Churchville Road, Ward 4 (OZS-2022-0021)

1. Stephanie Tadeo, Brampton Resident
2. Sukhi Baidwan, Brampton Resident
3. Manesh Patel, Brampton Resident
4. Rohan Periana, Brampton Resident
5. Jasbir Singh, Credit Valley Residents Association, Brampton Resident
6. Tushar Mehandra, Brampton Resident
7. Meetu Mahendra, Brampton Resident
8. Ashvina Patel, Brampton Resident
9. Sukhvir Hundal, Brampton Resident

10. Navinder Pal, Brampton Resident
11. Dhruvi Patel, Brampton Resident
12. Samir Shah, Credit Valley Residents Association, Brampton Resident
13. Satinder Malhotra, Brampton Resident
14. Amanjeet Boparai, Brampton Resident
15. Sally Fasulo, Brampton Resident
16. Mamta & Sukhvinder Guraya, Brampton Resident
17. Marc De Nardis, Gagnon Walker Domes Ltd.

Dealt with under Item 5.4 - Recommendation PDC118-2022

- 6.3 Delegations re: Application to Amend the Zoning By-law - Mattamy (Castlemore) Ltd. - Korsiak Urban Planning - 10417 Airport Road - Ward 10 (File OZS-2022-0006)

1. Gurmeet Grewal, Brampton Resident

Dealt with under Item 5.6 - Recommendation PDC120-2022

- 6.4 Delegation re: City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45, Block 6 - Ward 5, To clarify the policies within the Credit Valley Secondary Plan Area 45, Block 6

1. Harry Blackburn, Brampton Resident
2. Meetu Mahendra, Brampton Resident
3. Tushar Madendra, Brampton Resident
4. Jasbir Singh, Brampton Resident
5. Jaskarnjit Parmar, Brampton Resident
6. Bhupender Rakhra, Brampton Resident

Dealt with under Item 5.1 - Recommendation PDC115-2022

- 6.5 Delegations, re: Application to Amend the Zoning By-law and Official Plan and Proposed Draft Plan of Subdivision, Crystal Homes (Wildflowers) Corporation -

MHBC Planning Ltd., 1626, 1646, 1654 Queen Street West; Ward 5 (OZS-2020-0029)

1. Dezi Yang, Brampton resident
2. David Mckay, MHBC Planning, Urban Design & Landscape Architecture
3. Lili Zhang, Brampton Resident
4. Rohit Dewan, Brampton Resident
5. Kuljit Singh Janjua, Credit Valley Residents Association, Brampton Resident
6. Jasbir Singh, Credit Valley Residents Association, Brampton Resident
7. Deepi Purba, Brampton Resident
8. Denley and Taje McIntosh, Brampton Residents
9. Satinder Malhotra, Brampton Resident
10. Samir Shah, Credit Valley Residents Association, Brampton Resident
11. Teghbir Singh Kairon, Brampton Resident

Dealt with under Item 5.5 - Recommendation PDC119-2022

6.6 Delegation re: Application to Amend the Official Plan and Zoning By-law - Gagnon Walker Domes Ltd. - Rotary Club of Brampton Glen Community Centre, 1857 Queen Street West, Ward 4 (File: OZS-2021-0018)

1. Samir Shah, Brampton Resident
2. Dezi Yang, Brampton Resident
3. Vipul Shah, Brampton Resident
4. Rohit Dewan, Brampton Resident
5. Jasbir Singh, Credit Valley Residents Association, Brampton Resident
6. Anthony Mason, Brampton Resident
7. Michael Gagnon and Marc De Nardis, Gagnon Walker Domes Ltd.

Items 7.1 and 11.7 were brought forward at this time.

P. Fay, City Clerk, confirmed that no correspondence was received for this item.

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

1. Samir Shah, Brampton Resident
2. Rohit Dewan, Brampton Resident
3. Anthony Mason, Brampton Resident

The following registered delegations were not present at the meeting:

- Dezi Yang, Brampton Resident
- Vipul Shah, Brampton Resident
- Jasbir Singh, Credit Valley Residents Association, Brampton Resident

Michael Gagnon and Marc De Nardis, Gagnon Walker Domes Ltd., thanked staff for the report and indicated they were present to respond to questions from Committee regarding the subject application.

Staff responded to questions from Committee and provided clarification with respect to the following:

- Proximity of proposed high rises to Queen Street
- Zoning By-law setbacks
- Length of time the subject application has been under review
- Tertiary plan process

The following motion was considered.

PDC122-2022

1. That the staff report re: **Application to Amend the Official Plan, Zoning By-law, Gagnon Walker Domes Ltd. – Rotary Club Of Brampton Glen Community Centre, 1857 Queen Street, south side of Queen Street West and east of Mississauga Road, Ward 4 (OZS-2021-0018)**, dated June 1st, 2022 to the Planning and Development Committee Meeting of June 20, 2022, be received;
2. That the Official Plan and Zoning By-law Amendment submitted by Gagnon Walker Domes Ltd., on behalf of Rotary Club Of Brampton Glen Community Centre, Ward: 4, File: OZS-2021-0018, be approved, on the basis that they represent good planning, including that they are consistent with the Provincial Policy Statement, conform 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 June 1st, 2022; and,

3. That the amendments to the Official Plan generally in accordance with the attached Appendix 12 to this report be adopted; and,
4. That the amendments to the Zoning By-law generally in accordance with the attached Appendix 13 to this report be adopted; and,
5. That the attached Tertiary Plan included in the Official Plan Amendment attached as Appendix 12 to this report be approved, and;
6. That no further notice or public meeting be required for the attached Official Plan and Zoning By-law Amendment pursuant to Section 22(6.1) and 34(17) of the Planning Act, R.S.O. cP. 13;
7. That the following delegations re: **Application to Amend the Official Plan, Zoning By-law, Gagnon Walker Domes Ltd. – Rotary Club Of Brampton Glen Community Centre, 1857 Queen Street, south side of Queen Street West and east of Mississauga Road, Ward 4 (OZS-2021-0018)**, to the Planning and Development Committee Meeting of June 20, 2022, be received:
 1. Samir Shah, Brampton Resident
 2. Rohit Dewan, Brampton Resident
 3. Anthony Mason, Brampton Resident
 4. Michael Gagnon and Marc De Nardis, Gagnon Walker Domes Ltd.; and
8. That the correspondence from Wendy Li, Brampton Resident, dated June 15, 2022, re: **Application to Amend the Official Plan and Zoning By-law - Gagnon Walker Domes Ltd. - Rotary Club of Brampton Glen Community Centre, 1857 Queen Street West, Ward 4**, to the Planning and Development Committee Meeting of June 20, 2022, be received.

Yea (8): Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Santos , Regional Councillor Vicente, City Councillor Whillans, City Councillor Bowman, City Councillor Singh, and Regional Councillor Dhillon

Nay (1): Regional Councillor Palleschi

Carried (8 to 1)

- 6.7 Delegation re: Application to Amend the Official Plan, Zoning By-law and Draft Plan of Subdivision - Korsiak Urban Planning – Jim and Luisa Mocon - 1879 Queen Street Ward 4 (File OZS-2020-0036)

1. Dezi Yang, Brampton Resident
2. Anthony Mason, Brampton Resident
3. Terry Korsiak, Korsiak Urban Planning
4. Rohit Dewan, Brampton Resident

Item 7.4 was brought forward at this time.

P. Fay, City Clerk, confirmed that no correspondence was received for this item.

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

1. Anthony Mason, Brampton Resident
2. Terry Korsiak, Korsiak Urban Planning
3. Rohit Dewan, Brampton Resident

The following registered delegation was not present at the meeting:

- Dezi Yang, Brampton Resident

The following motion was considered.

PDC123-2022

1. That the staff report titled: **Application to Amend the Official Plan, Zoning By-law and for a Draft Plan of Subdivision, Korsiak Urban Planning – Jim and Luisa Mocon, 1879 Queen Street Ward 4 (File #: OZS-2020-0036)**, to the Planning and Development Committee Meeting of June 20, 2022, be received; and,
2. That the Official Plan, Zoning By-law Amendment and Draft Plan of Subdivision application submitted by Korsiak Urban Planning, on behalf of Jim and Luisa Mocon. (File: OZS-2020-0036) be approved, on the basis that they represent good planning, including that they are consistent with the Provincial Policy Statement, conform 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 June 1st, 2022;
3. That the amendments to the Official Plan generally in accordance with the attached Appendix 13 to this report be adopted;
4. That the amendments to the Zoning By-law generally in accordance with the attached Appendix 14 this report be adopted;

5. That the attached Tertiary Plan included in the Official Plan Amendment attached as Appendix 13 to this report be approved;
6. That no further notice or public meeting be required for the attached Official plan Amendment and Zoning By-law Amendment as per section 22 (6.1) and Section 34 (10.4) of the *Planning Act, R.S.O. c. P. 13*, as amended.
7. That the following delegations re: **Application to Amend the Official Plan, Zoning By-law and for a Draft Plan of Subdivision, Korsiak Urban Planning – Jim and Luisa Mocon, 1879 Queen Street Ward 4 (File #: OZS-2020-0036)**, to the Planning and Development Committee Meeting of June 20, 2022, be received:

1. Anthony Mason, Brampton Resident
2. Terry Korsiak, Korsiak Urban Planning
3. Rohit Dewan, Brampton Resident.

Yea (8): Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Santos , Regional Councillor Vicente, City Councillor Whillans, City Councillor Bowman, City Councillor Singh, and Regional Councillor Dhillon

Nay (1): Regional Councillor Palleschi

Carried (8 to 1)

- 6.8 Delegation re: Application to Amend the Zoning By-law and Draft Plan of Subdivision - Glen Schnarr & Associates Inc. – 13172589 Canada Inc. - 9224 & 9230 Creditview Road - Ward 5 (File OZS-2022-0013)

1. Jasbir Singh, Credit Valley Residents Association, Brampton Resident
2. Samir Shah, Credit Valley Residents Association, Brampton Resident

Dealt with under Item 5.3 - Recommendation PDC117-2022

- 6.9 Delegation re: Various Correspondence regarding the Proposed New Brampton Plan (Official Plan)

1. Michael Gagnon, Gagnon Walker Domes

Items 11.1 was brought forward at this time.

Michael Gagnon, Gagnon Walker Domes, addressed Committee on behalf of multiple clients, to express their views, suggestions, concerns and questions with respect to the proposed new Brampton Plan (Official Plan).

The following motion was considered.

PDC124-2022

1. That the delegation from Michael Gagnon, Gagnon Walker Domes, re: **Various Correspondence regarding the Proposed New Brampton Plan (Official Plan)**, to the Planning and Development Committee Meeting of June 20, 2022, be received:
2. That the following correspondence re: **Various Correspondence regarding the Proposed New Brampton Plan (Official Plan)**, to the Planning and Development Committee Meeting of June 20, 2022, be received:
 1. Harry Froussios, Zelinka Priamo Ltd., dated June 1, 2022, on behalf of Loblaws Companies Limited
 2. Andrew Walker, Gagnon Walker Domes, dated June 3, 2022, on behalf of Surinder Malhi
 3. Andrew Walker, Gagnon Walker Domes, dated June 3, 2022, on behalf of Brampton Block Plan 40-5 Landowners Group
 4. Michael Gagnon, Gagnon Walker Domes, dated June 3, 2022, on behalf of 2556830 Ontario Inc.
 5. Michael Gagnon, Gagnon Walker Domes, and Colin Chung, Glen Schnarr and Associates, dated June 3, 2022, on behalf of Heritage Heights Landowners Group
 6. Andrew Walker, Gagnon Walker Domes, dated June 3, 2022, on behalf of Clairville Holdings Limited
 7. Michael Gagnon, Gagnon Walker Domes, dated June 3, 2022, on behalf of Soneil Markham Inc.
 9. Marshall Smith, Senior Partner, KLM Planning Partners Inc., dated June 3, 2022, on behalf of Forestside Estates Inc.
 10. Marc De Nardis, Gagnon Walker Domes, dated June 3, 2022, on behalf of JTS Properties Inc.
 11. Marc De Nardis, Gagnon Walker Domes, dated June 3, 2022, on behalf of Rotary Club of Brampton Glen Community Centre
 12. Marc De Nardis, Gagnon Walker Domes, dated June 3, 2022, on behalf of 1905372 Ontario Inc.
 13. Andrew Walker, Gagnon Walker Domes, dated June 3, 2022, on behalf of Manga (Queen) Inc.

14. Andrew Walker, Gagnon Walker Domes, dated June 3, 2022, on behalf of 7927959 Canada Corp
15. Marc De Nardis, Gagnon Walker Domes, dated June 3, 2022, on behalf of Mario Matteo Silvestro, Guido D' Alesio and 2088205 Ontario Ltd.
16. Marc De Nardis, Gagnon Walker Domes, dated June 3, 2022, on behalf of Pulis Investment Group
17. Marc De Nardis, Gagnon Walker Domes, dated June 3, 2022, on behalf of Maple Lodge Farms Ltd.
18. Marc De Nardis, Gagnon Walker Domes, dated June 3, 2022, on behalf of 2766321 Ontario Inc.
19. Michael Gagnon, Gagnon Walker Domes, dated June 3, 2022, on behalf of Mohammad and Shamyla Hameed
20. Michael Gagnon, Gagnon Walker Domes, dated June 3, 2022, on behalf of Amexon Development Inc.
21. Michael Gagnon, Gagnon Walker Domes, dated June 3, 2022, on behalf of Centennial Mall Brampton Inc. (Davpart)
22. Marc De Nardis, Gagnon Walker Domes, dated June 3, 2022, on behalf of Creditview 4-P Holdings Inc.
23. Marc De Nardis, Gagnon Walker Domes, dated June 3, 2022, on behalf of Sukhjeet Kaur and Navsharnjeet Parhar
24. Paul Lowes , SGL Planning and Design Inc, dated May 26, 2022, on behalf of Canadian Tire Corporation
25. Lauren Capilongo, Marlon Given Parsons Ltd, dated June 3, 2022, on behalf of Alpa Stone Inc.
26. Harry Froussios, Zelinka Priamo Ltd. dated June 3, 2022, on behalf of Choice Properties REIT
27. Jenna Thibault, Weston Consulting, dated June 3, 2022, on behalf of 10362 McLaughlin Road
28. Katie Pandey, Weston Consulting, dated June 3, 2022, on behalf of 375 Clark Ltd.
29. Jenna Thibault, Weston Consulting, dated June 3, 2022, on behalf of Bovaird Commercial Centre Ltd.

30. Mustafa Ghassan, Delta Urban Inc., dated June 3, 2022, on behalf of Lark Investments Inc.
31. Jenna Thibault, Weston Consulting, dated June 3, 2022, on behalf of McVean commercial Centre Ltd.
32. Johanna Shapira, Wood Bull LLP, dated June 3, 2022, on behalf of 69 Bramalea Holdings Ltd.
33. Michael Gagnon, Gagnon Walker Domes, dated June 1, 2022, on behalf of Soneil Mississauga Inc.
34. Marshall Smith, Senior Partner, KLM Planning Partners Inc., dated June 15, 2022, on behalf of Singh, Singh, Singh and Gill.
35. Marshall Smith, Senior Partner, KLM Planning Partners Inc., dated June 15, 2022, on behalf of Isola General Contractor
36. Marc De Nardis, Gagnon Walker Domes, dated June 15, 2022, on behalf of Maple Lodge Farms Ltd
37. Alistair Shield, KLM Planning Partners Inc., dated June 15, 2022 on behalf of Upper Mayfield Estates Inc.

Carried

- 6.10 Delegations re: Application to amend the Official Plan, Zoning By-Law and Proposed Draft Plan of Subdivision, Glen Schnarr & Associates - Georgian Mayfield Inc./ Sterling Chase Inc. - 6875 and 6889 Mayfield Road, Ward 10 (File OZS-2019-0014)

1. Baljit Chopra, Brampton Resident
2. Rajeev Saini, Brampton Resident
3. Jotvinder Sodhi, Brampton Resident
4. Ajay Aggarwal, Brampton Resident
5. Rajwinder Saini, Brampton Resident
6. Nitin Arora, Brampton Resident
7. Balihar Singh, Brampton Resident

Items 10.1 and 11.8 were brought forward and dealt with at this time.

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

1. Rajeev Saini, Brampton Resident
2. Jotvinder Sodhi, Brampton Resident
3. Nitin Arora, Brampton Resident

The following registered delegations were not present at the meeting:

- Baljit Chopra, Brampton Resident
- Ajay Aggarwal, Brampton Resident
- Rajwinder Saini, Brampton Resident
- Balihar Singh, Brampton Resident

Committee discussion on this matter included the following:

- The need for a collaborative approach with the applicants
- The importance of ensuring new development is consistent with the existing community

The following motion was considered.

PDC125-2022

1. That the staff report titled: **Application to amend the Official Plan, Zoning By-Law and Proposed Draft Plan of Subdivision, Glen Schnarr & Associates - Georgian Mayfield Inc./ Sterling Chase Inc. - 6875 and 6889 Mayfield Road, Ward 10 (File OZS-2019-0014)**, to the Planning and Development Committee Meeting of June 20, 2022, be **referred** back to staff for further investigation;
2. That the following delegations, re: **Application to amend the Official Plan, Zoning By-Law and Proposed Draft Plan of Subdivision, Glen Schnarr & Associates - Georgian Mayfield Inc./ Sterling Chase Inc. - 6875 and 6889 Mayfield Road, Ward 10 (File OZS-2019-0014)**, to the Planning and Development Committee Meeting of June 20, 2022, be received:
 1. Rajeev Saini, Brampton Resident
 2. Jotvinder Sodhi, Brampton Resident
 3. Nitin Arora, Brampton Resident; and
3. That the following correspondence re: **Application to amend the Official Plan, Zoning By-Law and Proposed Draft Plan of Subdivision, Glen Schnarr & Associates - Georgian Mayfield Inc./ Sterling Chase Inc. -**,

6875 and 6889 Mayfield Road, Ward 10 (File: OZS-2019-0014), to the Planning and development Committee Meeting of June 20, 2022 be received:

1. Dipak Zinzuwadia, Brampton Resident, dated June 15, 2022
2. Deesha Dhaliwal, Brampton Resident, dated June 16, 2022
3. Harvinder Dhiman, Brampton Resident, dated June 16, 2022
4. Paul Banwait, Brampton Resident, dated June 17, 2022
5. Charanpreet Bath, Brampton Resident, dated June 17, 2022
6. Sandeep Swaich, Brampton Resident, dated June 18, 2022
7. Manjeet Trehan, Brampton Resident, dated June 18, 2022.

Carried

7. Staff Presentations and Planning Reports

- 7.1 Staff report re: Application to Amend the Official Plan and Zoning By-law - Gagnon Walker Domes Ltd. - Rotary Club of Brampton Glen Community Centre, 1857 Queen Street West, Ward 4 (File: OZS-2021-0018)

To permit two multi-storey residential apartments having building heights of twelve and fourteen storeys

Location: Rotary Club of Brampton Glen Community Centre, 1857 Queen Street West, Ward 4

Dealt with under Item 6.6 - Recommendation PDC122-2022

- 7.2 ^ Staff report: Ministerial Zoning Orders – An Overview

PDC126-2022

1. That the staff report titled: **Ministerial Zoning Orders – An Overview**, to the Planning and Development Committee Meeting of June 20, 2022, be received;
2. That Council endorse the framework for decision making as outlined in report Planning, Bld & Ec Dev-2022-420; and
3. That the framework for decision making as outlined in report Planning, Bld & Ec Dev-2022-420 be used to inform Council's decision in future Ministerial Zoning Order requests.

Carried

7.3 Staff Report - City-Initiated Official Plan Amendment and Zoning By-law Amendment to Implement Additional Residential Units (Second Units and Garden Suites) Regulations

Committee discussion on this matter included concerns regarding increased population in some areas due to second units, the impacts on the community and the need to address this issue.

The following motion was considered.

PDC127-2022

That the staff report titled: **City-Initiated Official Plan Amendment and Zoning By-law Amendment to Implement Additional Residential Units (Second Units and Garden Suites) Regulations**, to the Planning and Development Committee Meeting of June 20, 2022, be **referred** to the July 6, 2022 City Council meeting.

Carried

7.4 Staff report: Application to Amend the Official Plan, Zoning By-law and Draft Plan of Subdivision - Korsiak Urban Planning – Jim and Luisa Mocon - 1879 Queen Street Ward 4 (File OZS-2020-0036)

To facilitate the plan of subdivision consisting of 9 single detached dwellings, 39 street townhouses, one condo townhouse block, one apartment block, one park, one partial stormwater management pond and several Natural Heritage System blocks

Location: 1879 Queen Street West - South side of Queen Street West and east of Mississauga Road

Dealt with under Item 6.7 - Recommendation PDC123-2022

7.5 Staff report: Application to Amend the Official Plan and Zoning By-law - Glen Schnarr & Associates Inc. (c/o Umbria Developers Inc.) 8680 Chinguacousy Road - Ward 4 (File OZS-2021-0044)

To permit development of 108 back-to-back and stacked townhouses

Location: 8680 Chinguacousy Road - Southwest corner of Chinguacousy Road and Bonnie Braes Drive

Dealt with under Item 6.1 - Recommendation PDC121-2022

8. Committee Minutes

8.1 ^ Minutes - Brampton Heritage Board - May 17, 2022

PDC128-2022

That the **Minutes of Brampton Heritage Board Meeting of May 17, 2022**, to the Planning and Development Committee Meeting of June 20, 2022, be received.

Carried

9. Other Business/New Business

Nil

10. Referred/Deferred Matters

10.1 Staff report re: Application to amend the Official Plan, Zoning By-Law and Proposed Draft Plan of Subdivision, Glen Schnarr & Associates - Georgian Mayfield Inc./ Sterling Chase Inc. - 6875 and 6889 Mayfield Road, Ward 10 (File OZS-2019-0014)

To permit 107 residential units in the form of single detached dwellings and townhouse dwellings including back-to-back) Glen Schnarr & Associates - Georgian Mayfield Inc./ Sterling Chase Inc.

Location: 6875 and 6889 Mayfield Road - West of McVean Drive, south side of Mayfield Road

Dealt with under Item 6.10 - Recommendation PDC125-2022

11. Correspondence

11.1 Various Correspondence regarding the Proposed New Brampton Plan (Official Plan)

1. Harry Froussios, Zelinka Priamo Ltd., dated June 1, 2022, on behalf of Loblaws Companies Limited

2. Andrew Walker, Gagnon Walker Domes, dated June 3, 2022, on behalf of Surinder Malhi

3. Andrew Walker, Gagnon Walker Domes, dated June 3, 2022, on behalf of Brampton Block Plan 40-5 Landowners Group

4. Michael Gagnon, Gagnon Walker Domes, dated June 3, 2022, on behalf of 2556830 Ontario Inc.
5. Michael Gagnon, Gagnon Walker Domes, and Colin Chung, Glen Schnarr and Associates, dated June 3, 2022, on behalf of Heritage Heights Landowners Group
6. Andrew Walker, Gagnon Walker Domes, dated June 3, 2022, on behalf of Clairville Holdings Limited
7. Michael Gagnon, Gagnon Walker Domes, dated June 3, 2022, on behalf of Soneil Markham Inc.
9. Marshall Smith, Senior Partner, KLM Planning Partners Inc., dated June 3, 2022, on behalf of Forestside Estates Inc.
10. Marc De Nardis, Gagnon Walker Domes, dated June 3, 2022, on behalf of JTS Properties Inc.
11. Marc De Nardis, Gagnon Walker Domes, dated June 3, 2022, on behalf of Rotary Club of Brampton Glen Community Centre
12. Marc De Nardis, Gagnon Walker Domes, dated June 3, 2022, on behalf of 1905372 Ontario Inc.
13. Andrew Walker, Gagnon Walker Domes, dated June 3, 2022, on behalf of Manga (Queen) Inc.
14. Andrew Walker, Gagnon Walker Domes, dated June 3, 2022, on behalf of 7927959 Canada Corp
15. Marc De Nardis, Gagnon Walker Domes, dated June 3, 2022, on behalf of Mario Matteo Silvestro, Guido D' Alesio and 2088205 Ontario Ltd.
16. Marc De Nardis, Gagnon Walker Domes, dated June 3, 2022, on behalf of Pulis Investment Group
17. Marc De Nardis, Gagnon Walker Domes, dated June 3, 2022, on behalf of Maple Lodge Farms Ltd.
18. Marc De Nardis, Gagnon Walker Domes, dated June 3, 2022, on behalf of 2766321 Ontario Inc.
19. Michael Gagnon, Gagnon Walker Domes, dated June 3, 2022, on behalf of Mohammad and Shamyala Hameed
20. Michael Gagnon, Gagnon Walker Domes, dated June 3, 2022, on behalf of Amexon Development Inc.

21. Michael Gagnon, Gagnon Walker Domes, dated June 3, 2022, on behalf of Centennial Mall Brampton Inc. (Davpart)
22. Marc De Nardis, Gagnon Walker Domes, dated June 3, 2022, on behalf of Creditview 4-P Holdings Inc.
23. Marc De Nardis, Gagnon Walker Domes, dated June 3, 2022, on behalf of Sukhjeet Kaur and Navsharnjeet Parhar
24. Paul Lowes , SGL Planning and Design Inc, dated May 26, 2022, on behalf of Canadian Tire Corporation
25. Lauren Capilongo, Marlon Given Parsons Ltd, dated June 3, 2022, on behalf of Alpa Stone Inc.
26. Harry Froussios, Zelinka Priamo Ltd. dated June 3, 2022, on behalf of Choice Properties REIT
27. Jenna Thibault, Weston Consulting, dated June 3, 2022, on behalf of 10362 McLaughlin Road
28. Katie Pandey, Weston Consulting, dated June 3, 2022, on behalf of 375 Clark Ltd.
29. Jenna Thibault, Weston Consulting, dated June 3, 2022, on behalf of Bovaird Commercial Centre Ltd.
30. Mustafa Ghassan, Delta Urban Inc., dated June 3, 2022, on behalf of Lark Investments Inc.
31. Jenna Thibault, Weston Consulting, dated June 3, 2022, on behalf of McVean commercial Centre Ltd.
32. Johanna Shapira, Wood Bull LLP, dated June 3, 2022, on behalf of 69 Bramalea Holdings Ltd.
33. Michael Gagnon, Gagnon Walker Domes, dated June 1, 2022, on behalf of Soneil Mississauga Inc.
34. Marshall Smith, Senior Partner, KLM Planning Partners Inc., dated June 15, 2022, on behalf of Singh, Singh, Singh and Gill.
35. Marshall Smith, Senior Partner, KLM Planning Partners Inc., dated June 15, 2022, on behalf of Isola General Contractor
36. Marc De Nardis, Gagnon Walker Domes, dated June 15, 2022, on behalf of Maple Lodge Farms Ltd

37. Alistair Shield, KLM Planning Partners Inc., dated June 15, 2022 on behalf of Upper Mayfield Estates Inc.

Dealt with under Item 6.9 - Recommendation PDC124-2022

11.2 Correspondence re: Application to Amend the Zoning By-law and Draft Plan of Subdivision - Gagnon Walker Domes Ltd. - Essense Holdings - 8265 Churchville Road, Ward 4 (OZS-2022-0021)

1. Sanjeev Bhanot, Brampton Resident, dated June 6, 2022
2. Sukhvir Hundal, Brampton Resident, dated June 6, 2022
3. Karamveer Hundal, Brampton Resident, June 6, 2022
4. Sally Fasulo, Brampton Resident, June 7, 2022
5. Narinder Mann, Devinder Mann, Sanjit Mann, Serena Mann, Kunal Thandi, Brampton Residents, dated June 7, 2022
6. Neala Periana, Brampton Resident, dated May 17, 2022
7. Sharron and Bill Van Hout, Brampton Resident, dated May 12, 2022
8. Rajeev Kumar, Brampton Resident, dated May 18, 2022
9. Eliza Imran, Brampton Resident, dated May 20, 2022
10. Rohan Periana, Brampton Resident, dated May 17, 2022
11. Navinder Pal, Brampton Resident, dated May 30, 2022
12. Samantha Periana, Brampton Resident, dated May 20, 2022
13. Adriana Ciampa, Brampton Resident, dated June 4, 2022
14. Amandjeet Boparari, Brampton Resident, dated June 5, 2022
15. Anamika and Naresh Jain, Brampton Resident, dated June 4, 2022
16. Sonya Singh Brampton Resident, dated June 11, 2022
17. Tusher Mahendra, Brampton Resident, dated June 12, 2022
18. Swagata Das, Brampton Resident, dated June 10, 2022
19. Sarajit Das, Brampton Resident, dated June 10, 2022
20. Mamta and Sukhvinder Guraya, dated June 13, 2022
21. Meetu Mahendra, Brampton Resident, dated June 13, 2022

- 22. Vishvjeet Boparai, Brampton Resident, dated June 13, 2022
- 23. Glen and Lori Ross, Brampton Resident, dated June 14, 2022
- 24. Sally Fasulo, Brampton Resident, dated June 14, 2022
- 25. Manesh Patel and Various Brampton Residents - Correspondence and Petition, dated June 15, 2022

Dealt with under Item 5.4 - Recommendation PDC118-2022

- 11.3 Correspondence re: Application to Amend the Official Plan and Zoning By-law, 2537079 Ontario Inc. – Candevcon Ltd. - 11499 The Gore Road - Ward 10 (File OZS-2022-0024)
 - 1. Baljinder Singh Badesha, Brampton Resident, dated June 1, 2022
 - 2. Amrit Badesha, Brampton Resident, date June 1, 2022
 - 3. Kuljinder Benipal, Brampton Resident, dated June 13, 2022
 - 4. Sukhjeevan Singh Chattha, Brampton Resident, dated June 13, 2022
 - 5. Balraj Jhajj, Brampton Resident, dated June 13, 2022
 - 6. Harpreet Chattha, Brampton Resident, dated June 15, 2022

Dealt with under Item 5.2 - Recommendation PDC116-2022

- 11.4 Correspondence re: Application to Amend the Zoning By-law and Official Plan and Proposed Draft Plan of Subdivision, Crystal Homes (Wildflowers) Corporation - MHBC Planning Ltd., 1626, 1646, 1654 Queen Street West; Ward 5 (OZS-2020-0029)
 - 1. Andrew Orr, President, Springbrook Community Management Inc., dated June 6, 2022
 - 2. Lili Zhang, Brampton Resident, dated June 16, 2022

Dealt with under Item 5.5 - Recommendation PDC119-2022

- 11.5 ^ Correspondence from Andrew Jeanrie, Partner, Bennett Jones LLP, dated June 6, 2022, re: Application to Amend the Official Plan and Zoning By-law and for Draft Plan of Subdivision, Argo TFP Brampton Limited, Argue TFP Brampton II Limited - 10124 and 10244 Mississauga Road (File: OZS-2021-0052)

PDC129-2022

That the correspondence from Andrew Jeanrie, Partner, Bennett Jones LLP, dated June 6, 2022, re: **Application to Amend the Official Plan and Zoning By-law and for Draft Plan of Subdivision, Argo TFP Brampton Limited, Argue TFP Brampton II Limited - 10124 and 10244 Mississauga Road (File: OZS-2021-0052)**, to the Planning and Development Committee Meeting of June 20, 2022, be received.

Carried

- 11.6 Correspondence re: Application to Amend the Zoning By-law - Mattamy (Castlemore) Ltd. - Korsiak Urban Planning - 10417 Airport Road - Ward 10 (File OZS-2022-0006)

1. Jasmeet Singh Anand, Brampton Resident, dated June 8, 2022
2. Jaspreet K., Brampton Resident, dated June 20, 2022

Dealt with under Item 5.6 - Recommendation PDC120-2022

- 11.7 Correspondence re: Application to Amend the Official Plan and Zoning By-law - Gagnon Walker Domes Ltd. - Rotary Club of Brampton Glen Community Centre, 1857 Queen Street West, Ward 4 (File: OZS-2021-0018)

1. Wendy Li, Brampton Resident, dated June 15, 2022

Dealt with under Item 6.6 - Recommendation PDC122-2022

- 11.8 Correspondence re: Application to amend the Official Plan, Zoning By-Law and Proposed Draft Plan of Subdivision, Glen Schnarr & Associates - Georgian Mayfield Inc./ Sterling Chase Inc. - 6875 and 6889 Mayfield Road, Ward 10 (File OZS-2019-0014)

1. Dipak Zinzuwadia, Brampton Resident, dated June 15, 2022
2. Deesha Dhaliwal, Brampton Resident, dated June 16, 2022
3. Harvinder Dhiman, Brampton Resident, dated June 16, 2022
4. Paul Banwait, Brampton Resident, dated June 17, 2022
5. Charanpreet Bath, Brampton Resident, dated June 17, 2022
6. Sandeep Swaich, Brampton Resident, dated June 18, 2022

7. Manjeet Trehan, Brampton Resident, dated June 18, 2022

Dealt with under Item 6.10 - Recommendation PDC125-2022

- 11.9 ^ Correspondence from Deb Bergamin, Brampton resident, dated June 7, 2022, re: Ministerial Zoning Orders – An Overview

PDC130-2022

That the correspondence from Deb Bergamin, Brampton Resident, dated June 7, 2022, re: **Ministerial Zoning Orders – An Overview**, to the Planning and Development Committee Meeting of June 20, 2022, be received.

Carried

- 11.10 Correspondence, re: City Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45, Block 6 - Ward 5

1. The Credit Valley Residents Association, dated June 20, 2022

Dealt with under Item 5.1 - Recommendation PDC115-2022

- 11.11 Correspondence re: Application to Amend the Zoning By-law and Draft Plan of Subdivision - Glen Schnarr & Associates Inc. – 13172589 Canada Inc. - 9224 & 9230 Creditview Road - Ward 5 (File OZS-2022-0013)

1. Bedi Sahib Singh, Brampton Resident, dated May 28, 2022

Dealt with under Item 5.3 - See Recommendation PDC117-2022

12. Councillor Question Period

Nil

13. Public Question Period

The public was given the opportunity to submit questions via e-mail to the City Clerk's Office regarding any decisions made at this meeting. P. Fay, City Clerk, read the following question from Melissa Bergamin, Brampton resident:

"This meeting seemed to put a lot of emphasis on the planning process and when asked if all proposals have to come forth through council in a public

meeting - MZO's were not mentioned at all. A process that completely skips any opportunities for public input. Does this mean Council will no longer pass MZO's and give developers a green light behind the backs of Brampton residents? What about pending MZO's that are not yet approved? Will council do the right thing and withdraw their support for those MZO's?"

A. Parsons, Director, Development Services, Planning, Building and Economic Development, provided information regarding Minister's Zoning Orders (MZO) and engagement processes.

14. Closed Session

Nil

15. Adjournment

The following motion was considered.

PDC131-2022

That Planning and Development Committee do now adjourn to meet again on Monday, July 25 2022, at 7:00 p.m. or at the call of the Chair.

Carried

Regional Councillor M. Medeiros, Chair



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Clerical Correction: (November 1, 2022) In accordance with Section 2.11 (7)(a) of Procedure By-law 160-2004, as amended, a clerical correction was made by the City Clerk's Office to amend item 7.9 to add clauses 2 & 4 to Recommendation PDC148-2022.

Monday, July 25, 2022

- Members Present:**
- Regional Councillor M. Medeiros - Wards 3 and 4 (Chair)
 - Regional Councillor P. Fortini - Wards 7 and 8
 - Regional Councillor R. Santos - Wards 1 and 5
 - Regional Councillor P. Vicente - Wards 1 and 5
 - Regional Councillor M. Palleschi - Wards 2 and 6
 - City Councillor H. Singh - Wards 9 and 10
 - Regional Councillor G. Dhillon - Wards 9 and 10 (arrived at 7:12 p.m. - personal)
 - Mayor Patrick Brown (ex officio)
- Members Absent:**
- City Councillor D. Whillans - Wards 2 and 6
 - City Councillor J. Bowman - Wards 3 and 4
- Staff Present:**
- Paul Morrison, Acting Chief Administrative Officer
 - Diana Soos, Commissioner, Legislative Services and Acting City Solicitor
 - Allan Parsons, Director, Development Services, Planning, Building and Economic Development
 - Jeffrey Humble, Manager, Policy Planning
 - Steve Ganesh, Manager, Planning Building and Economic Development
 - David Vanderberg, Manager, Planning Building and Economic Development
 - Cynthia Owusu-Gyimah, Manager, Planning Building and Economic Development
 - Peter Fay, City Clerk
 - Charlotte Gravlev, Deputy City Clerk
 - Tammi Jackson, Legislative Coordinator
-

1. **Call to Order**

The meeting was called to order at 7:02 p.m., and adjourned at 8:06 p.m.

As this meeting of Planning and Development Committee was conducted with electronic and in-person 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: Regional Councillor Santos, Regional Councillor Vicente, , Regional Councillor Palleschi, Regional Councillor Medeiros, Regional Councillor Fortini, and City Councillor Singh Regional Councillor Dhillon (*arrived late 7:12 p.m.*)

Members absent during roll call: City Councillor Whillans, City Councillor Bowman; and Regional Councillor Dhillon, who subsequently arrived at 7:12 p.m.

2. **Approval of Agenda**

The following motion was considered.

PDC132-2022

That the agenda for the Planning and Development Committee Meeting of July 25, 2022 be approved as amended:

To refer:

7.12 Staff report re: **Application to Amend the Official Plan and Zoning By-law, Wellings Planning Consultant Inc – Schlegel Villages Inc, 425 Great Lakes Drive at Sandalwood Parkway East, Ward 9 (File OZS-2020-0009)**, to staff for further consideration; and,

11.2 Correspondence re: **Application to Amend the Official Plan and Zoning By-law, Wellings Planning Consultant Inc – Schlegel Villages Inc, 425 Great Lakes Drive at Sandalwood Parkway East, Ward 9 (File OZS-2020-0009)** to staff for further consideration; and,

6.3 That the delegations re: **Application to Amend the Official Plan and Zoning By-law, Wellings Planning Consultant Inc – Schlegel Villages Inc, 425 Great Lakes Drive at Sandalwood Parkway East, Ward 9 (File OZS-2020-0009)** to staff for further consideration.

To defer:

7.3 Staff report re: **Unlimited Height and Density**; and,

11.3 Correspondence re: **Unlimited Height and Density**; to the September 12, 2022 scheduled meeting of the Planning and Development Committee.

Carried

3. Declarations of Interest under the Municipal Conflict of Interest Act

Nil

4. Consent Motion

In keeping with Council Resolution C019-2021, agenda items will no longer be pre-marked for Consent Motion approval. The Meeting Chair will review the relevant agenda items during this section of the meeting to allow Members to identify agenda items for debate and consideration, with the balance to be approved as part of the Consent Motion given the items are generally deemed to be routine and non-controversial.

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

(7.1, 7.2, 7.4, 7.5, 7.6, 7.7, 7.9, 7.10, 7.11, 7.13, 7.14, 7.15, 8.1, 11.1, 11.5, 11.6)

The following motion was considered.

PDC133-2022

That the following items to the Planning and Development Committee Meeting of June 20, 2022, be approved as part of the Consent Motion:

(7.1, 7.2, 7.4, 7.5, 7.6, 7.7, 7.9, 7.10, 7.11, 7.13, 7.14, 7.15, 8.1, 11.1, 11.5, 11.6)

A recorded vote was taken, with the results as follows.

Yea (7): Regional Councillor Medeiros - Wards 3 and 4 (Chair), Regional Councillor Fortini, Regional Councillor Santos , Regional Councillor Vicente, Regional Councillor Palleschi, City Councillor Singh, and Mayor Patrick Brown

Absent (3): City Councillor Whillans, City Councillor Bowman, and Regional Councillor G. Dhillon - Wards 9 and 10 (arrived at 7:12 p.m. - personal)

Carried (7 to 0)

Subsequently Item 7.8 was removed from consent and further considered under Item 6.4.

5. Statutory Public Meeting Reports

- 5.1 Staff Report re: Application to Amend the Zoning By-law, Kaneff Group, 210 and 220 Steeles Avenue West, West of Hurontario Street, east of McMurchy Avenue South, Ward 3 (File OZS-2022-0023)

Kelly Henderson, Development Planner, Planning, Building and Economic Development, presented an overview of the application that included location of the subject lands, area context, proposal, and next steps.

Item 6.2 was brought forward at this time.

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

1. Rajashree Basu, Brampton Resident

The following motion was considered.

PDC134-2022

1. That the staff report re: **Application to Amend the Zoning By-law, Kaneff Group, 210 and 220 Steeles Avenue West, West of Hurontario Street, east of McMurchy Avenue South, Ward 3 (File OZS-2022-0023)**, dated July 7th, 2022, to the Planning and Development Committee meeting of July 25th, 2022 be received; and,
2. That Planning and Development Services 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; and,
3. That the following delegation re: **Application to Amend the Zoning By-law, Kaneff Group, 210 and 220 Steeles Avenue West, West of Hurontario Street, east of McMurchy Avenue South, Ward 3 (File OZS-2022-0023)**, to the Planning and Development Committee Meeting of June 20, 2022, be received:
 1. Rajashree Basu, Brampton Resident

Carried

- 5.2 Staff report re: Application to Amend the Zoning By-law, 2820453 Ontario Inc. – Candevcon Limited, 0 Old Castlemore Road (North side of Old Castlemore Road, between Clarkway Drive and Highway 50), Ward 10 (File OZS-2022-0020)

Andrew Ramsammy, Development Planner, presented an overview of the application that included location of the subject lands, area context, proposal, and next steps.

The following motion was considered.

PDC135-2022

1. That the staff report re: **Application to Amend the Zoning By-law, 2820453 Ontario Inc. – Candevcon Limited, 0 Old Castlemore Road (North side of Old Castlemore Road, between Clarkway Drive and Highway 50), Ward 10 (File OZS-2022-0020)**, dated July 7, 2022 to the Planning and Development Committee Meeting of July 25, 2022 be received; and,
2. That Development Services 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, Gay Lea, 7855 Heritage Road – Ward 6

There were no delegations for this item.

Item 7.16 was brought forward at this time.

The following motion was considered.

PDC136-2022

1. That the staff report re: **Site Specific Amendment to the Sign By-law 399-2002, as amended, Gay Lea, 7855 Heritage Road – Ward 6**, dated June 1, 2022, to the Planning & Development Services Committee Meeting of July 25, 2022, 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

- 6.2 Delegations re: Application to Amend the Zoning By-law, Kaneff Group, 210 and 220 Steeles Avenue West, West of Hurontario Street, east of McMurchy Avenue South, Ward 3 (File OZS-2022-0023)

Dealt with under Item 5.1 - Recommendation PDC134-2022

- 6.3 Delegations re: Application to Amend the Official Plan and Zoning By-law, Wellings Planning Consultant Inc – Schlegel Villages Inc, 425 Great Lakes Drive at Sandalwood Parkway East, Ward 9 (File OZS-2020-0009)

The following motion was considered.

PDC137-2022

1. That the delegations re: **Application to Amend the Official Plan and Zoning By-law, Wellings Planning Consultant Inc – Schlegel Villages Inc, 425 Great Lakes Drive at Sandalwood Parkway East, Ward 9 (File OZS-2020-0009)**; to the Planning and Development Committee Meeting of July 25, 2022, be referred back to staff for further consideration; and,
2. That the staff report re: **Application to Amend the Official Plan and Zoning By-law, Wellings Planning Consultant Inc – Schlegel Villages Inc, 425 Great Lakes Drive at Sandalwood Parkway East, Ward 9 (File OZS-2020-0009)**; to the Planning and Development Committee Meeting of July 25, 2022, be referred back to staff for further consideration; and,
3. That the correspondence re: **Application to Amend the Official Plan and Zoning By-law, Wellings Planning Consultant Inc – Schlegel Villages Inc, 425 Great Lakes Drive at Sandalwood Parkway East, Ward 9 (File OZS-2020-0009)** be referred back to staff for further consideration.

Carried

- 6.4 Delegations re: Application to Amend the Official Plan and the Main Street North, Development Permit System By-law, SGL Planning and Design Inc. – Bristol Place Corp. (Solmar Development Corp.),

David Riley, SGL Planning, presented an overview of the correspondence submitted regarding the application dated July 22, 2022 and suggested the following amendment to Recommendation 5 of the report.

Item 11.7 was brought forward at this time.

Item 7.8 was removed from consent and considered for amendment.

The following motion was considered which carried.

That Recommendation 5 of the report be amended to read as follows:

"That the amendment to the Main Street North Development Permit System By-law, generally in accordance with the amending development permit system by-law attached as Appendix 13 to this report, be adopted; ***and that it be further amended specifically to permit minimum building setbacks from Main Street North of 0 metres to the first 6 storeys of both buildings, and 3 metres to any portion of the building above the 6th storey of both buildings; and,***"

The following motion was considered.

PDC138-2022

1. That the staff report re: **Application to Amend the Official Plan and the Main Street North Development Permit System By-law, SGL Planning and Design Inc. – Bristol Place Corp. (Solmar Development Corp.) 199-221 Main Street North, 34-44 Thomas Street, and 4 Market Street, Ward 1 (File: OZS-2022-0011)**, to the Planning and Development Committee Meeting of July 25, 2022, be received; and,
2. That the application to amend the Official Plan and Main Street North Development Permit System By-law, submitted by SGL Planning and Design Inc. on behalf of Bristol Place Corp. (Solmar Development Corp.), Ward 1, File: OZS-2022-0011, be approved on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, and conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and is consistent with the goals and objectives of the City's Official Plan, and for reasons set out in this Recommendation Report; and,
3. That it is determined that no further notice be given in respect of the proposal and that no further public meeting be held; and,
4. That the amendment to the Official Plan, including the Downtown Brampton Secondary Plan, generally in accordance with the Official Plan amendment attached as Appendix 12 of this report, be adopted; and,
5. That the amendment to the Main Street North Development Permit System

By-law, generally in accordance with the amending development permit system by-law attached as Appendix 13 to this report, be adopted, ***and that it be further amended specifically to permit minimum building setbacks from Main Street North of 0 metres to the first 6 storeys of both buildings, and 3 metres to any portion of the building above the 6th storey of both buildings.***

6. That the delegation from David Riley, SGL Planning and Design Inc., re: **Application to Amend the Official Plan and the Main Street North, Development Permit System By-law, SGL Planning and Design Inc. – Bristol Place Corp. (Solmar Development Corp.),199-221 Main Street North, 4 Market Street, Ward 1 (File OZS-2022-0011)**, to the Planning and Development Committee meeting of July 25, 2022, be received; and,

7. That the following correspondence re: **Application to Amend the Official Plan and the Main Street North, Development Permit System By-law, SGL Planning and Design Inc. – Bristol Place Corp. (Solmar Development Corp.),199-221 Main Street North, 4 Market Street, Ward 1 (File OZS-2022-0011)** to the Planning and Development Committee meeting of July 25, 2022, be received:

1. David Riley, SGL Planning and Design Inc., dated July 22, 2022

Carried

6.5 Delegation re: Application to Amend the Official Plan, Zoning By-law, Weston Consulting – 2757566 Ontario Inc. , 10254 Hurontario Street, North of Bovaird Drive and West of Hurontario Street, Ward 2 (File OZS-2022-0009)

Michael Vani, Consultant, Weston Consulting did not delegate to committee as the corresponding report listed under 7.4 was placed on consent by Committee.

6.6 Delegation by Tushar Mehta, Brampton Resident, re: Destruction of Huttonville Forest, Permanent and Irreversible Ecological Implications, Alternatives for Developer Information

Mr. Tushar Mehta, Brampton Resident, addressed Committee and expressed their views, suggestions, concerns and questions with respect to the subject application.

The following motion was considered.

PDC139-2022

That the delegation from Tushar Mehta, Brampton Resident, re: **Destruction of Huttonville Forest, Permanent and Irreversible Ecological Implications, Alternatives for Developer Information**, to the Planning and Development Committee Meeting of July 25, 2022, be received.

Carried

- 6.7 Delegation re: Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision, Candevcon Limited – Dbrand Investment Corporation, 11772 McLaughlin Road North, Ward 6 (File OZS-2021-0005)

Mansoor Ameersulthan, Brampton Resident, addressed Committee and expressed his views, suggestions, and concerns with respect to the subject application.

The following motion was considered.

PDC140-2022

1. That the delegation and correspondence from Mansoor Ameersulthan, Brampton Resident re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision, Candevcon Limited – Dbrand Investment Corporation, 11772 McLaughlin Road North, Ward 6 (File OZS-2021-0005)** dated July 6, 2022, to the Planning and Development Committee Meeting of July 25, 2022, be received.

Carried

7. Staff Presentations and Planning Reports

- 7.1 Staff report re: To create a walkway between Amica senior’s building and Hodgson Street, Glen Schnarr & Associates Inc. c/o Amica Senior Lifestyle, 223 Main Street South, Ward 3 (File SPA-2021-0009)

The following motion was considered.

PDC141-2022

1. That the staff report re: **To create a walkway between Amica senior’s building and Hodgson Street, Glen Schnarr & Associates Inc. c/o Amica Senior Lifestyle, 223 Main Street South, Ward 3 (File SPA-2021-0109)**, to the Planning and Development Committee Meeting of July 25, 2022, be received, and,

2. That City Council authorize the lifting of the 0.3 metre reserve along Hodgson Street to permit the proposed private walkway access.

Carried

7.2 Staff report re: Amendments to Schedule “B” of the Building By-law 387-2006

The following motion was considered.

PDC142-2022

1. That the Staff report re: **Amendments to Schedule "B" of the Building By-law 387-2006**, dated November 15, 2021 to the Planning and Development Committee meeting of July 25, 2022, be received; and,
2. That the attached amendment to Schedule “B” of the Building By-law be enacted by Council.

Carried

7.3 Staff report re: Unlimited Height and Density

PDC143-2022

1. That the staff report and correspondence re: **Unlimited Height and Density** to the planning and development Committee meeting be **deferred** to the meeting of September 12, 2022 Planning and Development Committee.

Carried

7.4 Staff report re: Application to Amend the Official Plan, Zoning By-law, Weston Consulting – 2757566 Ontario Inc. , 10254 Hurontario Street, North of Bovaird Drive and West of Hurontario Street, Ward 2 (File OZS-2022-0009)

The following motion was considered.

PDC144-2022

1. That the staff report re: **Application to Amend the Official Plan, Zoning By-law, Weston Consulting – 2757566 Ontario Inc. , 10254 Hurontario Street, North of Bovaird Drive and West of Hurontario Street, Ward 2** (File OZS-2022-0009), July 7th, 2022, to the Planning and Development Committee meeting of July 25th, 2022 be received; and,

2. That the Zoning By-law Amendment application submitted by Weston Consulting on behalf of 2757566 Ontario Inc. (File OZS-2022-0009), 10254 Hurontario Street 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 for the reasons set out in the Planning Recommendation Report Dated July 7th, 2022;

3. That the amendments to the Official Plan generally in accordance with the attached Appendix 12 to this report be adopted;

4. That the amendments to the Zoning By-law generally in accordance with the attached Appendix 14 to this report be adopted, and;

5. That no further notice or public meeting be required for the attached Official Plan Amendment and Zoning By-law Amendment as per section 22 (6.1 and Section 34(10.4) of the *Planning Act*, R.S.O. c. P. 13, as amended.

Carried

7.5 Staff report re: Proposed Consultation Plan for Developing Brampton's Inclusionary Zoning Framework

The following motion was considered.

PDC145-2022

1. That the staff report re: **Recommendation Report: Proposed Consultation Plan for Developing Brampton's Inclusionary Zoning Framework** to the Planning and Development Committee Meeting of July 25, 2022 be received; and,

2. That Planning, Building and Economic Development staff proceed with the proposed consultation plan to develop an Inclusionary Zoning framework for Brampton.

Carried

- 7.6 Staff report re: Application to Amend the Zoning By-Law and for a proposed Draft Plan of Subdivision, Glen Schnarr & Associates - 1212949 Ontario Inc., Part of Lot 1, Concession 5, W.H.S.,Block 96 and 97 of Draft Plan 21T-10001B, Ward 6

The following motion was considered.

PDC146-2022

1. That the staff report re: **Application to Amend the Zoning By-Law and for a proposed Draft Plan of Subdivision, Glen Schnarr & Associates - 1212949 Ontario Inc., Part of Lot 1, Concession 5, W.H.S.,Block 96 and 97 of Draft Plan 21T-10001B, Ward 6, (File C05W01.005)** dated June 1, 2022 to the Planning and Development Committee Meeting of July 25, 2022 be received; and,
2. That the Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by Glen Schnarr & Associates on behalf of 1212949 Ontario Inc., File: C05W01.005 and 21T-10001B, be approved, on the basis that they represent good planning, including that they are consistent with the Provincial Policy Statement, conform 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 this Supplementary Recommendation Report; and, That the amendments to the Zoning By-law, generally in accordance with the attached Appendix 4 to this report be adopted; and,
3. That the staff be directed to amend the approval of Draft Plan 21T-10001B to allow the development of Blocks of 96 and 97 within it, in general accordance with the conditions in Appendix 6 of this report; and,
4. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34(17) of the Planning Act, R.S.O. c.p. 13, as amended; and,
5. That a copy of this report and Council resolution be forwarded to the affected stakeholders for information.

Carried

- 7.7 Staff report re: Application to Amend the Official Plan and Zoning By-law, Sajecki Planning Inc. – Luxor Development Corporation, 151 Main Street North, North-West Corner of Church Street West and Main Street North, Ward 1 (File OZS-2021-0003)

The following motion was considered.

PDC147-2022

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law, Sajecki Planning Inc. – Luxor Development Corporation, 151 Main Street North, Ward 1 (File: OZS-2021-0003)**, to the Planning and Development Committee Meeting of July 25, 2022, be received, and,
2. That the application to amend the Official Plan and Zoning by-law, submitted by Sajecki Planning Inc. on behalf of Luxor Development Corporation, Ward 1, File: OZS-2021-0003, 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, and the Region of Peel Official Plan, and is consistent with the goals and objectives of the City's Official Plan, and for reasons set out in this Recommendation Report.
3. That it is determined that no further notice be given in respect of the proposal and that no further public meeting be held.
4. That the amendment to the Official Plan, including the Downtown Brampton Secondary Plan, generally in accordance with the Official Plan Amendment attached as Appendix 11 of this report, be adopted.
5. That the amendment to the Zoning By-law, generally in accordance with the amending zoning by-law attached as Appendix 12 to this report, be adopted.

Carried

- 7.8 Staff report re: Application to Amend the Official Plan and the Main Street North, Development Permit System By-law, SGL Planning and Design Inc. – Bristol Place Corp. (Solmar Development Corp.),

Dealt with under Item 6.4 - Recommendation PDC138-2022

- 7.9 Staff report re: Application for Temporary Zoning By-law Amendment, Blackthorn Development Corp. – 2458171 Ontario Inc., 3420 Queen Street East, Ward 8 (File OZS-2022-0022)

The following motion was considered.

PDC148-2022

1. That the staff report re: **Application for Temporary Zoning By-law Amendment, Blackthorn Development Corp. – 2458171 Ontario Inc., 3420 Queen Street East, Ward 8 (File OZS-2022-0022)**, dated June 28, 2022, to the Planning and Development Committee Meeting of July 25, 2022, be received.
2. That the Zoning By-law Amendment submitted by Blackthorn Development Corp., on behalf of 2458171 Ontario Inc., (City File: OZS-2022-0022 and Planning, Bld & Ec Dev 2022-714), 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 this Planning Recommendation Report; and,
3. That the amendments to the Zoning By-law, generally in accordance with Appendix 11 of this report be adopted.

Carried

- 7.10 Staff report re: Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision, Candevcon Limited – Dbrand Investment Corporation, 11772 McLaughlin Road North, Ward 6 (File OZS-2021-0005)

The following motion was considered.

PDC149-2022

1. That the staff report re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision, Candevcon Limited – Dbrand Investment Corporation, 11772 McLaughlin Road North, Ward 6 (File OZS-2021-0005)** dated July 6, 2022, to the Planning and Development Committee Meeting of, be received; and,
2. That the Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by Candevcon Limited. on behalf of Dbrand Investment Corporation, File: OZS-2021-0005, 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 of Brampton's Official Plan, for the reasons set out in this Recommendation Report; and,

3. That the amendments to the Zoning By-law, generally in accordance with Appendix 11 attached to this report be adopted; and,
4. That no further notice or public meeting be required for the attached Zoning By-law amendment pursuant to Section 34(17) of the Planning Act.

Carried

- 7.11 Staff report re: Application to Amend the Official Plan, Secondary Plan and Zoning By-law, Chacon Retirement Village Inc. – Candevcon Limited, 9664 Goreway Drive, Ward 8 (File OZS-2020-0008)

The following motion was considered.

PDC150-2022

1. That the staff report re: **Application to Amend the Official Plan, Secondary Plan and Zoning By-law, Chacon Retirement Village Inc. – Candevcon Limited, 9664 Goreway Drive, Ward 8, (File OZS-2020-0008)**, dated July 7, 2022 to the Planning and Development Committee meeting of July 25, 2022 be received; and,
2. That the Official Plan Amendment and Zoning By-law Amendment application submitted by Candevcon Limited for Chacon Retirement Village Inc., Ward 8, File OZS-2020-0008 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 this Recommendation Report; and,
3. That the revisions to the plan subsequent to the Public Meeting conducted on July 27, 2020 do not represent significant changes and that no further Public Meeting is required; and,
4. That an amendment to the Official Plan generally in accordance with the attached Appendix 11 to this report be adopted; and,

5. That an amendment to the Goreway Drive Corridor Secondary Plan (SPA39) generally in accordance with Appendix 11 to this report be adopted; and,
6. That the Tertiary Plan shown as Appendix 13 to this report be added as an appendix to the Goreway Drive Corridor Secondary plan (SPA 39); and,
7. That an amendment to the Zoning By-law, generally in accordance with the attached Appendix 12 to this report be adopted.

Carried

- 7.12 Staff report re: Application to Amend the Official Plan and Zoning By-law, Wellings Planning Consultant Inc – Schlegel Villages Inc, 425 Great Lakes Drive at Sandalwood Parkway East, Ward 9 (File OZS-2020-0009)

Dealt with under Item 6.3 - Recommendation PDC137-2022

- 7.13 Staff report re: Application for a Draft Plan of Subdivision, Glen Schnarr & Associates Inc. c/o Orlando Corporation, Part of Lot 15, Concession 12, Northern Division, South of Countryside Drive, and West of Colerain Drive, Ward10 (File C11E15.002)

The following motion was considered.

PDC151-2022

1. That the staff report re: **Application for a Draft Plan of Subdivision, Glen Schnarr & Associates Inc. c/o Orlando Corporation, Part of Lot 15, Concession 12, Northern Division, South of Countryside Drive, and West of Colerain Drive, Ward10 (File C11E15.002)**, dated July 7th, 2022, to the Planning and Development Committee Meeting of July 25th, 2022, be received; and,
2. That the application for a draft plan of subdivision, submitted by Glen Schnarr Associates Inc., c/o Orlando Corporation, Ward: 10, File:

C11E15.002, be approved on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, has regard to Section 51(24) of the Planning Act, 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 this report; and,

3. That no further notice or public meeting be required for the attached conditions of draft plan approval pursuant to Section 51(22.2) of the *Planning Act*, R.S.O. c.P. 13, as amended.

Carried

- 7.14 Staff report re: Application to Amend the Official Plan and Zoning By-Law, Glen Schnarr & Associates Inc. – 12148048 Canada Inc./Umbria Developers Inc. North side of Queen Street West, west side of Chinguacousy Road

The following motion was considered.

PDC152-2022

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-Law (To permit the development of a 14-storey residential apartment building with 208 units) Glen Schnarr & Associates Inc. – 12148048 Canada Inc./Umbria Developers Inc. North side of Queen Street West, west side of Chinguacousy Road 1030 Queen Street West, Ward 5, (File OZS-2020-0034)**, dated July 7, 2022, to the Planning and Development Committee Meeting of July 25th, 2022, be received.
2. That the application to amend the Official Plan and Zoning By-law submitted by Glen Schnarr & Associates Inc. on behalf of 12148048 Canada Inc./Umbria Developers Inc., Ward: 5, File OZS-2020-0034, be approved on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, and 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 this report; and,
3. That the amendments to the Official Plan including the Credit Valley Secondary Plan (Area 45) and the Block Plan Sub Areas 1 & 3 of the Credit Valley Secondary Plan in general accordance with the by-law attached as Appendix 10 of this report be adopted; and,

4. That the amendments to the Zoning By-law in general accordance with by-law attached as Appendix 11 of this report be adopted; and,
5. That the Owner agrees to make an in-kind Section 37 Community Benefits contribution to relocate, restore/conservate and refurbish the vacant schoolhouse currently located on the Owner's land into a City owned facility to be located in Teramoto Park, at the owner's expense, be approved; and,
6. That City Council enact a by-law under Section 37 of the *Planning Act* to authorize the Commissioner of Planning, Building and Economic Development Department and the City Clerk to execute a Section 37 agreement with 12148048 Canada Inc./Umbria Developers Inc., and that the agreement be registered on title to the lands in a manner satisfactory to the City Solicitor to secure the community benefits contribution; and,
7. That no further notice or public meeting be required for the attached Zoning By-law amendment pursuant to Section 34(17) of the *Planning Act*.

Carried

- 7.15 Staff report re: City Initiated Official Plan Amendment and Administrative Authority By-law Amendment (Bill 13, Supporting People and Businesses Act, 2021 – Expanded Delegated Authority).

The following motion was considered.

PDC153-2022

1. That the staff report re: **City Initiated Official Plan Amendment and Administrative Authority By-law Amendment (Bill 13, Supporting People and Businesses Act, 2021 – Expanded Delegated Authority)**, dated July 25, 2022, to the Planning and Development Committee meeting of July 25, 2022, be received; and,
2. That the Official Plan Amendment be approved, on the basis that it conforms with recent administrative changes made to the *Planning Act*; and,
3. That the amendment to the Official Plan, as attached as Appendix A to this report, be adopted; and,

4. That staff be directed to amend the City's Administrative Authority By-law to implement the delegated authority to the Commissioner of Planning, Building and Economic Development, as attached as Appendix C to this report.

Carried

- 7.16 Staff report re: Site Specific Amendment to the Sign By-law 399-2002, as amended, Gay Lea, 7855 Heritage Road – Ward 6

Dealt with under Item 6.1 - Recommendation PDC136-2022

8. Committee Minutes

- 8.1 Minutes - Brampton Heritage Board - June 21, 2022

The following motion was considered.

PDC154-2022

That the **Minutes of Brampton Heritage Board** meeting of June 21, 2022, Recommendations HB037-2022 - HB047-2022, to the Planning and Development Committee Meeting of July 25, 2022, be approved as published and circulated.

The recommendations were approved as follows:

HB037-2022

That the agenda for the Brampton Heritage Board meeting of June 21, 2022 be approved.

HB038-2022

1. That the report from Merissa Lompart, Assistant Heritage Planner, Planning, Building and Economic Development, dated June 13, 2022, to the Brampton Heritage Board Meeting of June 21, 2022, re: **Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 10450 McVean Drive, The Harrison Farmhouse – Ward 10**, be received;
2. That the designation of the property at 10450 McVean 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 the property at 10450 McVean 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 Land Tribunal; and,
6. That staff be authorized to attend any hearing process held by the Ontario Land Tribunal in support of Council's decision to designate the subject property.

HB039-2022

1. That the report from Harsh Padhya, Heritage Planner, Planning, Building and Economic Development, dated June 14, 2022, to the Brampton Heritage Board Meeting of June 21, 2022, re: **Recommendation Report: Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 2072 Embleton Road - The James Patterson House, - Ward 6**, be received;
2. That the designation of the property at 2072 Embleton Road 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 the property at 2072 Embleton Road 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 Land Tribunal; and,
6. That staff be authorized to attend any hearing process held by the Ontario Land Tribunal in support of Council's decision to designate the subject property.

HB040-2022

1. That the report from Merissa Lompart, Assistant Heritage Planner, Planning, Building and Economic Development, dated June 13, 2022, to

the Brampton Heritage Board Meeting of June 21, 2022, re: **Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 40 Mill Street North, Hewetson Prairie House – Ward 1**, be received;

2. That the designation of the property at 40 Mill Street North 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 the property at 40 Mill Street North 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 Land Tribunal; and,
6. That staff be authorized to attend any hearing process held by the Ontario Land Tribunal in support of Council’s decision to designate the subject property.

HB041-2022

1. That the report from Merissa Lompart, Assistant Heritage Planner, Planning, Building and Economic Development, dated June 3, 2022, to the Brampton Heritage Board Meeting of June 21, 2022, re: **Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 9050 Bramalea Road, Crawford House – Ward 7**, be received;
2. That the designation of the property at 9050 Bramalea Road 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 the property at 9050 Bramalea Road 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 Land Tribunal; and,

6. That staff be authorized to attend any hearing process held by the Ontario Land Tribunal in support of Council's decision to designate the subject property.

BHB042-2022

1. That the report from Harsh Padhya, Heritage Planner, Planning, Building and Economic Development, to the Brampton Heritage Board meeting of June 21, 2022, re: **39 Wellington Street West – Heritage Impact Assessment – Ward 3**, be received; and,
2. That the Heritage Impact Assessment dated, April 2022 prepared by MHBC Planning Ltd. attached as Appendix A to the report be received and that the recommendations for proposed alterations to the listed heritage property, be approved.

HB043-2022

1. That the report from Merissa Lompart, Assistant Heritage Planner, dated June 13, 2022, to the Brampton Heritage Board Meeting of June 21, 2022, re: **Heritage Impact Assessment, 5 Isabella Street, City of Brampton, Ontario dated May 2022** be received; and
2. That the select following recommendations as per the Heritage Impact Assessment by Robinson Heritage Consulting be followed:
3. Set the proposed house as close to the existing front set back as possible
4. Continue to keep the proposed residence as low as possible, it is acknowledged that the residence has been from what was initially proposed already.
5. Keep materiality to masonry brick (historic Ontario sized), wood and approved wood like substitutes. Windows should be high quality with wood preferred. Wood windows can be clad on the exterior for a more maintenance free option.
6. If window choice has muntins they must be either true divided lites or simulated divided lite (SDL) in wood or metal clad wood, avoid vinyl.
7. Keep colours to muted historic colours
8. Salvage the following materials from 5 Isabella Street: front door surround; staircase with balusters, newel post and handrail; other historic materials as uncovered (cast iron vent covers, door hardware, etc.)

9. That the Brampton Heritage Board agree to demolition of 5 Isabella Street in accordance with option 3 of the proposed mitigation strategies (listed below), and approve the proposed design outlined in Appendix B (subject to minor alterations).
10. **Option 3:** Demolish the house for an approved Georgian inspired design. There are recommendations that are detailed in Section 7.0 of this document and include: more closely matching the original houses front setback, designing a new house in the Georgian style complete with appropriate proportions, openings, materiality, colour palette, detached garage in the rear, not overbuilding on the property and landscaping.

HB044-2022

1. That the report from Harsh Padhya, Heritage Planner, Planning, Building and Economic Development, to the Brampton Heritage Board Meeting of June 21, 2022, re: **8799 Heritage Road – Heritage Impact Assessment – Ward 6 (HE.x 8799 Heritage Road)**, be received; and,
2. That the Heritage Impact Assessment dated May 11, 2022, prepared by Golder Associates Ltd. attached as Appendix A to the report be received and that the recommendations for the demolition of listed heritage property and removing the property from the heritage register, be approved.

HB045-2022

1. That the report by Natalie Majda, Assistant Heritage Planner, to the Brampton Heritage Board meeting of June 21, 2022, re: **Gage Park Bandstand History and Commemoration Options, Ward 3** received;
2. That staff move forward with the Pedestal Plaque – Option 1 for the commemoration of the Gage Park Bandstand;
3. That staff identify appropriate plaque locations nearby to the bandstand which do not impede events, paths, or sightlines; and
4. That staff provide an update at the next meeting with overall progress and plaque location options.

HB046-2022

1. That the report by Harsh Padhya, Heritage Planner, to the Brampton Heritage Board Meeting of June 21, 2022, re: **Revision to Heritage Permit for 45 Railroad Street - Ward 1 (45 Railroad St.)** be received;

2. That the memo dated May 31, 2022 submitted by ERA Architects Inc. attached as Appendix A to the report be received and that the recommendations for proposed changes to the conservation plan subject to below conditions, be approved:
3. Proposed lead coated copper flashing work must be detailed especially in terms of finishing and undertaken by a heritage specialist.
4. Proposed flashing to be fasten into the mortar joints only, not the bricks.

The following motion was considered:

HB047-2022

That the Brampton Heritage Board do now adjourn to meet again on July 19, 2022 at 7:00 p.m.

Carried

9. Other Business/New Business

Nil

10. Referred/Deferred Matters

Nil

11. Correspondence

- 11.1 Correspondence from Laura Hall, Director, Corporate Services / Town Clerk, Town of Caledon, re: Request to Modify the Peel 2051 Official Plan

The following motion was considered.

PDC155-2022

That the correspondence from Laura Hall, Director, Corporate Services / Town Clerk, Town of Caledon, re: **Request to Modify the Peel 2051 Official Plan**, to the Planning and Development Committee Meeting of Jul7 25, 2022, 2022, be received.

Carried

- 11.2 Correspondence re: Application to Amend the Official Plan and Zoning By-law, Wellings Planning Consultant Inc – Schlegel Villages Inc, 425 Great Lakes Drive at Sandalwood Parkway East, Ward 9 (File OZS-2020-0009)

The following motion was considered.

PDC156-2022

1. That the following correspondence re: **Application to Amend the Official Plan and Zoning By-law, Wellings Planning Consultant Inc – Schlegel Villages Inc, 425 Great Lakes Drive at Sandalwood Parkway East, Ward 9 (File OZS-2020-0009)** to the Planning and Development Committee Meeting of July 25, 2022, be **referred** to staff for further consideration:

1. Maria & Eugenio Isabella, Brampton Residents, dated July 12, 2022
2. Terry Miller, Vice Chair and Director PCC564, dated July 16, 2022
3. Sue Melito, Brampton Resident, dated July 18, 2022
4. Glenn Wellings, Wellings Planning Consultants Inc., dated July 20, 2022

Carried

11.3 Correspondence re: Unlimited Height and Density

Dealt with under Item 7.3 - Recommendation PDC143-2022

11.4 Correspondence re: Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision, Candevcon Limited – Dbrand Investment Corporation, 11772 McLaughlin Road North, Ward 6 (File OZS-2021-0005)

Dealt with under Item 6.7 - Recommendation PDC140-2022

11.5 Correspondence re: To create a walkway between Amica senior's building and Hodgson Street, Glen Schnarr & Associates Inc. c/o Amica Senior Lifestyle, 223 Main Street South, Ward 3 (File SPA-2021-0009)

The following motion was considered.

PDC157-2022

1. That the following correspondence re: **To create a walkway between Amica senior's building and Hodgson Street, Glen Schnarr & Associates Inc. c/o Amica Senior Lifestyle, 223 Main Street South, Ward 3 (File SPA-2021-0009)**, to the Planning and Development Committee Meeting of July 25, 2022, be received:

1. Tony and Sandra Linardi, Brampton Residents, dated July 21, 2022

Carried

11.6 Correspondence re: Application to Amend the Zoning By-Law and for a proposed Draft Plan of Subdivision, Glen Schnarr & Associates - 1212949 Ontario Inc., Part of Lot 1, Concession 5, W.H.S.,Block 96 and 97 of Draft Plan 21T-10001B, Ward 6

The following motion was considered.

PDC158-2022

1. That the following correspondence re: **Application to Amend the Zoning By-Law and for a proposed Draft Plan of Subdivision, Glen Schnarr & Associates - 1212949 Ontario Inc., Part of Lot 1, Concession 5, W.H.S.,Block 96 and 97 of Draft Plan 21T-10001B, Ward 6 (File C05W01.005)** to the Planning and Development Committee Meeting of July 25, 2022 be received:

1. Joel Farber, Fogler, Rubinoff LLP, on behalf of Maple Lodge Farms, dated July 22, 2022

Carried

11.7 Correspondence re: Application to Amend the Official Plan and the Main Street North, Development Permit System By-law, SGL Planning and Design Inc. – Bristol Place Corp. (Solmar Development Corp.),199-221 Main Street North, 4 Market Street, Ward 1

Dealt with under Item 6.4 - Recommendation PDC138-2022

12. Councillor Question Period

Nil

13. Public Question Period

The public was given the opportunity to submit questions via e-mail to the City Clerk’s Office regarding any decisions made at this meeting. P. Fay, City Clerk, read the questions pertaining to reports 7.3, 7.7, 7.8 from Deb Bergamin, Brampton resident regarding the following:

- Accountability for decisions from Committee meetings
- Application review process
- New downtown multi-use developments and responsibility for traffic flow and parking impacts

- Height restrictions on developments - how high is too high, why does the report not specify and not be reviewed
- Regarding report 7.8, Appendix 9, 10 and 11 - Clarification regarding accountability for addressing concerns raised

A. Parsons, Director, Development Services, Planning, Building and Economic Development, provided information and clarification with respect to the above noted questions.

14. Closed Session

Nil

15. Adjournment

The following motion was considered.

PDC159-2022

That Planning and Development Committee do now adjourn to meet again on Monday, August 22, 2022, at 7:00 p.m. or at the call of the Chair.

Carried

Regional Councillor M. Medeiros, Chair



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, August 22, 2022

Members Present: Regional Councillor M. Medeiros - Wards 3 and 4
Regional Councillor P. Fortini - Wards 7 and 8
Regional Councillor R. Santos - Wards 1 and 5
Regional Councillor P. Vicente - Wards 1 and 5
City Councillor D. Whillans - Wards 2 and 6
Regional Councillor M. Palleschi - Wards 2 and 6
City Councillor J. Bowman - Wards 3 and 4
City Councillor H. Singh - Wards 9 and 10
Regional Councillor G. Dhillon - Wards 9 and 10
Mayor Patrick Brown (ex officio)

Staff Present: Allan Parsons, Director, Development Services, Planning, Building and Economic Development
Steve Ganesh, Manager, Planning Building and Economic Development
Nasir Mahmood, Development Planner, Planning, Building and Economic Development
Kelly Henderson, Development Planner, Planning, Building and Economic Development
Emma De Melo, Development Planner, Planning, Building and Economic Development
Angelo Ambrico, Development Planner, Planning, Building and Economic Development
Peter Fay, City Clerk
Tammi Jackson, Legislative Coordinator
Clara Vani, Legislative Coordinator

1. Call to Order

The meeting was called to order at 7:00 p.m., and adjourned at 8:43 p.m.

As this meeting of Committee of Council was conducted with electronic and in-person 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: Regional Councillor Santos, Regional Councillor Vicente, City Councillor Whillans, Regional Councillor Palleschi, City Councillor Bowman, Regional Councillor Medeiros, Regional Councillor Fortini, City Councillor Singh and Regional Councillor Dhillon

Members absent during roll call: Nil

2. Approval of Agenda

The following motion was considered.

PDC160-2022

That the agenda for the Planning and Development Committee Meeting of August 22, 2022 be approved, as amended as follows:

To add:

6.3 - Delegations re: Application to Amend the Official Plan and Zoning By-law - Gagnon Walker Domes Ltd., Marui Matteo Silvestro and 2088205 Ontario Limited, 22, 24, 26, 28 and 32 John Street, Ward 3 (File: OZS-2022-0035):

1. Marc DiNardis, Gagnon Walker Domes
2. Sylvia Roberts, Brampton Resident
3. Carolyn Arthur, Brampton Resident

11.1 - Correspondence re: Application to Amend the Official Plan and Zoning By-law - Gagnon Walker Domes Ltd., Marui Matteo Silvestro and 2088205 Ontario Limited, 22, 24, 26, 28 and 32 John Street, Ward 3 (File: OZS-2022-0035):

1. Victoria Williams, Brampton Resident, dated August 18, 2022
2. Craig Fowler, Vice President, Algoma University, dated August 22, 2022

To correct file reference:

7.1 Staff Report: Application to Amend the Zoning By-law - Mayfield Commercial Centre Ltd., Weston Consulting, Ward 10. File: OZS-2020-0005.

Carried

3. Declarations of Interest under the Municipal Conflict of Interest Act

Nil

4. Consent Motion

In keeping with Council Resolution C019-2021, the Meeting Chair reviewed the relevant agenda items during this section of the meeting and allowed Members to identify agenda items for debate and consideration, with the balance to be approved as part of the Consent Motion given the items are generally deemed to be routine and non-controversial.

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

(7.1, 7.2 and 8.1)

The following motion was considered.

PDC161-2022

That the following items to the Planning and Development Committee Meeting of August 22, 2022, be approved as part of the Consent Motion:

(7.1, 7.2 and 8.1)

A recorded vote was taken, with the results as follows.

Yea (7): Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Santos , Regional Councillor Vicente, City Councillor Whillans, Regional Councillor Palleschi, and City Councillor Singh

Absent (2): City Councillor Bowman, and Regional Councillor Dhillon

Carried (7 to 0)

5. Statutory Public Meeting Reports

- 5.1 Staff Report re: Application to Amend the Official Plan and the Zoning By-law - Glen Schnarr & Associates Inc., - 13514161 Canada Inc. - 8654 Mississauga Road - Ward 6 - File: OZS-2022-0017

Nasir Mahmood, Development Planner, Planning, Building and Economic Development, presented an overview of the application that included location of the subject lands, area context, proposal, and next steps.

P. Fay, City Clerk, confirmed that no delegation requests or correspondence was received for this item.

In response to comments from Committee regarding the Sustainability Score snapshot of the Bronze threshold, it was suggested that higher scores for applications in general should be considered to achieve a minimum silver threshold.

The following motion was considered.

PDC162-2022

1. That the staff report re: **Application to Amend the Official Plan and the Zoning By-law (To permit a six (6) storey apartment building, and seven (7) three-storey residential back-to-back stacked townhouse complex buildings, containing a total of 243 condominium units), Glen Schnarr & Associates Inc. - 13514161 Canada Inc., 8654 Mississauga Road, Ward: 6 (City File: OZS-2022-0017)**, to the Planning and Development Committee meeting of August 22, 2022, be received; and,
2. That Development Services 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

- 5.2 Staff Report re: Application for Zoning By-law Amendment and Proposed Draft Plan of Subdivision - Candevcon Ltd. - Castleclark Developments Inc. - 10201 Clarkway Drive, south of Old Castlemore - Ward 10 - File: OZS-2022-0025

Emma DeMelo, Development Planner, Planning, Building and Economic Development, presented an overview of the application that included location of the subject lands, area context, proposal, and next steps.

P. Fay, City Clerk, confirmed that no delegation requests or correspondence was received for this item.

The following motion was considered.

PDC163-2022

1. That the staff report re: **Application for Zoning By-law Amendment and Draft Plan of Subdivision – Candevcon Ltd. – Castleclark Developments Inc. – 10201 Clarkway (east side of Clarkway Drive south of Old Castlemore Drive) – Ward 10 (Planning Building and Economic Development-2022-767 and City File OZS-2022-0025)**, to the Planning and Development Committee Meeting of August 22, 2022, be received; and,
2. That Planning and Development Services 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

- 5.3 Staff Report re: Application to Temporarily Amend the Zoning By-Law - SGL Planning and Design Inc. - Adesa Auctions Canada Corporation - '0' Queen Street East - Ward 8 - File: OZS-2022-0027

Andrew Ramsammy, Development Planner, Planning, Building and Economic Development, was not in attendance.

Emma Demelo, Development Planner, Planning, Building and Economic Development, presented an overview of the application that included the location of the subject lands, area context, proposal, Official Plan designation, Secondary Plan designation, Zoning By-law and Zoning By-law amendment, planning policy summary, issues/opportunities and next steps.

Item 6.1 was brought forward at this time.

Raymond Ziembra, Planner, SGL Planning and Designing Inc., provided a presentation on the subject application highlighting, Site and Surroundings, Temporary Use History, Proposed Extension and Next Steps.

Committee was concerned about the view of trucks and trailers along Queen Street and suggested that some sort of screening be considered for that area.

The following motion was considered.

PDC164-2022

1. That the staff report re: **Application to Temporarily Amend the Zoning By-law, SGL Planning and Design Inc. – Adesa Auctions Canada Corporation, 0 Queen Street East – Ward 8 (City File: OZS-2022-0027 and Planning, Bld & Economic Development-2022-764)**, dated August 3, 2022 to the Planning and Development Committee Meeting of August 22, 2022 be received;
2. That Development Services 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; and,
3. That the following delegation re: **Application to Temporarily Amend the Zoning By-law, SGL Planning and Design Inc. – Adesa Auctions Canada Corporation, 0 Queen Street East – Ward 8 (City File: OZS-2022-0027 and Planning, Bldg & Economic Development-2022-764)**, to the Planning and Development Committee Meeting of August 22, 2022, be received:

1. Raymond Ziembra, Planner, SGL Planning and Designing Inc.

Carried

- 5.4 Staff Report re: Application to Amend the Official Plan and Zoning By-law - Gagnon Walker Domes Ltd. - Marui Matteo Silvestro and 2088205 Ontario Limited - 22, 24, 26, 28 and 32 John Street - Ward 3 - File: OZS-2022-0035

Kelly Henderson, Development Planner, Planning, Building and Economic Development, presented an overview of the application that included the location of the subject lands, area context, proposal, and next steps.

Items 6.3 and 11.1 were brought forward at this time.

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

1. Marc DeNardis, Gagnon Walker Domes
2. Peter Dymond, Chair, Brampton Heritage Board
3. Sylvia Roberts, Brampton Resident

4. Carolyn Arthur, Brampton Resident
5. Fabio Gazzola, CUPE Local #831 President
6. Brian Mackay, Brampton Resident

Committee acknowledged the correspondence listed under item 11.1.

The following motion was considered.

PDC165-2022

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd. - Marui Matteo Silvestro, Guido D'Alesio and 2088205 Ontario Ltd. 22, 24, 26, 28 and 32 John Street, Ward 3 (File OZS-2022-0035)**, dated August 3, 2022, to the Planning and Development Committee meeting of August 22, 2022 be received;
2. That the Planning and Development Services 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; and,
3. That the following delegations addressed the Committee and expressed their views, suggestions, concerns and questions with respect to the subject application:
 1. Marc DeNardis, Gagnon Walker Domes
 2. Peter Dymond, Chair, Brampton Heritage Board
 3. Sylvia Roberts, Brampton Resident
 4. Carolyn Arthur, Brampton Resident
 5. Fabio Gazzola, CUPE Local #831 President
 6. Brian Mackay, Brampton Resident
4. That the following correspondence re: **Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd. - Marui Matteo Silvestro, Guido D'Alesio and 2088205 Ontario Ltd. 22, 24, 26, 28 and 32 John Street, Ward 3 (File OZS-2022-0035)**, dated August 3, 2022, to the Planning and Development Committee meeting of August 22, 2022 be received:

1. Neil Mendes, Brampton Resident, dated August 4, 2022
2. Don Syrnyk, Brampton Resident, dated August 8, 2022
3. Lindsay Goodyear, Brampton Resident, dated August 10, 2022
4. Luigi Battista, Brampton Resident, dated August 15, 2022
5. Margaret Savage, Brampton Resident, dated August 15, 2022
6. John Braidford, Brampton Resident, dated August 16, 2022
7. Victoria Williams, Brampton Resident, dated August 18, 2022
8. Craig Fowler, Vice President Algoma University - dated August 22, 2022

Carried

- 5.5 Staff Report: Application to Amend the Official Plan and Zoning By-Law - Soneil Clarence Inc./Glen Schnarr & Associates Inc. - 75 Clarence Street, Ward 3 - File: OZS-2019-0006

Angelo Ambrico, Development Planner, Planning, Building and Economic Development, presented an overview of the application that included the location of the subject lands, area context, proposal, and next steps.

Items 6.2 and 11.2 were brought forward at this time.

Committee acknowledged the correspondence listed under item 11.2.

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

1. Bill Ward, Brampton Resident
2. Jose Echandi, Brampton Resident

In addition, Mr. Echandi referenced a petition dated February 7, 2020 that was submitted at a previous meeting on February 10, 2020.

Christian Berndt, Kellie Berndt, Elaine Pulver and Mark Girin, Brampton Residents, were not in attendance at the meeting.

Committee commented that due to high density proposal for this area it may be difficult to add public transit.

The following motion was considered.

PDC166-2022

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law, Soneil Clarence Inc / Glen Schnarr & Associates Inc., 75 Clarence Street, Ward 3 (File: OZS-2019-0006)** to the Planning and Development Committee Meeting of August 22, 2022 be received;
2. That Planning and Development Services 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; and,
3. That the following delegations re: **Application to Amend the Official Plan and Zoning By-law, Soneil Clarence Inc / Glen Schnarr & Associates Inc., 75 Clarence Street, Ward 3 (File: OZS-2019-0006)** to the Planning and Development Committee Meeting of August 22, 2022 be received:
 1. Bill Ward, Brampton Resident
 2. Jose Echandi, Brampton Resident
4. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law, Soneil Clarence Inc / Glen Schnarr & Associates Inc., 75 Clarence Street, Ward 3 (File: OZS-2019-0006) to the Planning and Development Committee Meeting of August 22, 2022 be received:
 1. William Ward, Brampton Resident, dated August 15, 2022

Carried

6. Public Delegations (5 minutes maximum)

- 6.1 Delegations re: Application to Temporarily Amend the Zoning By-Law - SGL Planning and Design Inc. - Adesa Auctions Canada Corporation - '0' Queen Street East - Ward 8 - File: OZS-2022-0027

Dealt with under Item 5.3 - Recommendation PDC164-2022

- 6.2 Delegations re: Application to Amend the Official Plan and Zoning By-Law - Soneil Clarence Inc./Glen Schnarr & Associates Inc. - 75 Clarence Street, Ward 3 - File: OZS-2019-0006

Dealt with under Item 5.5 - Recommendation PDC166-2022

- 6.3 Delegation re: Application to Amend the Official Plan and Zoning By-law - Gagnon Walker Domes Ltd. - Marui Matteo Silvestro and 2088205 Ontario Limited - 22, 24, 26, 28 and 32 John Street - Ward 3 - File: OZS-2022-0035

Dealt with under Item 5.4 - Recommendation PDC165-2022

- 6.4 Delegation re: Planning and Development Committee Recommendation PDC138-2022

Note: This item was referred from the Council Meeting of August 10, 2022, pursuant to the following Council Resolution:

That Recommendation **PDC138-2022** be referred to the August 22, 2022 meeting of the Planning and Development Committee, for further consideration regarding setback of zero metres.

Catherine Jay, SGL Planning and Designing Inc., presented an overview of the zero (0) metres setback and landscape plan regarding the application dated July 22, 2022.

Items 7.3 and 10.1 were brought forward at this time.

The following motion was considered.

PDC167-2022

1. That the report titled: **Supplementary Recommendation Report, Application to Amend the Official Plan and the Main Street North Development Permit System By-law, SGL Planning and Design Inc. – Bristol Place Corp. (Solmar Development Corp.) 199-221 Main Street North, 34-44 Thomas Street, and 4 Market Street, Ward 1 (File: OZS-2022-0011)**, to the Planning and Development Committee Meeting of August 22, 2022, be received;
2. That the application to amend the Official Plan and Main Street North Development Permit System By-law, submitted by SGL Planning and Design Inc. on behalf of Bristol Place Corp. (Solmar Development Corp.), Ward 1, File: OZS-2022-0011, be approved on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, and conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and is consistent with the goals and objectives of the City's Official Plan, and for reasons set out in this Recommendation Report;
3. That it is determined that no further notice be given in respect of the proposal and that no further public meeting be held;

4. That the amendment to the Official Plan, including the Downtown Brampton Secondary Plan, generally in accordance with the Official Plan amendment attached as Appendix 12 of this report, be adopted;
5. That the amendment to the Main Street North Development Permit System By-law, generally in accordance with the amending development permit system by-law attached as Appendix 13 to this report, be adopted, and that it be further amended specifically to permit minimum building setbacks from Main Street North of 0 metres to the first 6 storeys of both buildings, and 3 metres to any portion of the building above the 6th storey of both buildings;
6. That the following delegation re: **Application to Amend the Official Plan and the Main Street North Development Permit System By-law, SGL Planning and Design Inc. – Bristol Place Corp. (Solmar Development Corp.) 199-221 Main Street North, 34-44 Thomas Street, and 4 Market Street, Ward 1** (File: OZS-2022-0011), to the Planning and Development Committee meeting of August 22, 2022, be received;
 1. Catherine Jay, SGL Planning and Design Inc.; and,
7. That the following Recommendation PDC138-2022 be received;
 1. That the staff report re: Application to Amend the Official Plan and the Main Street North Development Permit System By-law, SGL Planning and Design Inc. – Bristol Place Corp. (Solmar Development Corp.) 199-221 Main Street North, 34-44 Thomas Street, and 4 Market Street, Ward 1 (File: OZS2022-0011), to the Planning and Development Committee Meeting of July 25, 2022, be received; and,
 2. That the application to amend the Official Plan and Main Street North Development Permit System By-law, submitted by SGL Planning and Design Inc. on behalf of Bristol Place Corp. (Solmar Development Corp.), Ward 1, File:OZS-2022-0011, be approved on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, and conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and is consistent with the goals and objectives of the City's Official Plan, and for reasons set out in this Recommendation Report; and,
 3. That it is determined that no further notice be given in respect of the proposal and that no further public meeting be held; and,

4. That the amendment to the Official Plan, including the Downtown Brampton Secondary Plan, generally in accordance with the Official Plan amendment attached as Appendix 12 of this report, be adopted; and,
5. That the amendment to the Main Street North Development Permit System By-law, generally in accordance with the amending development permit system by-law attached as Appendix 13 to this report, be adopted, and that it be further amended specifically to permit minimum building setbacks from Main Street North of 0 metres to the first 6 storeys of both buildings, and 3 metres to any portion of the building above the 6th storey of both buildings.
6. That the delegation from David Riley, SGL Planning and Design Inc., re: Application to Amend the Official Plan and the Main Street North, Development Permit System By-law, SGL Planning and Design Inc. – Bristol Place Corp., (Solmar Development Corp.), 199-221 Main Street North, 4 Market Street, be received; and,
7. That the following correspondence re: Application to Amend the Official Plan and the Main Street North, Development Permit System By-law, SGL Planning and Design Inc. – Bristol Place Corp. (Solmar Development Corp.), 199-221 Main Street North, 4 Market Street, Ward 1 (File OZS-2022-0011) to the Planning and Development Committee meeting of July 25, 2022, be received: 1. David Riley, SGL Planning and Design Inc., dated July 22, 2022

Carried

7. Staff Presentations and Planning Reports

- 7.1 Staff Report: Application to Amend the Zoning By-law - Mayfield Commercial Centre Ltd. - Weston Consulting - Ward 10 - File: OZS-2020-0005

The following motion was considered.

PDC168-2022

1. That the staff report re: **Application to Amend the Zoning By-law, Mayfield Commercial Centre Ltd. – Weston Consulting, East of Airport Road and South of Mayfield Road, Ward 10 (File OZS-2020-0005)**, to the Planning and Development Committee Meeting of August 22nd, 2022, be received;

2. That the Application to Amend the Zoning By-law, Mayfield Commercial Centre Ltd. – Weston Consulting, Ward: 10, (File OZS-2020-0005), 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 for the reasons set out in the Planning Recommendation Report, dated July 28th, 2022;
3. That the amendments to the Zoning By-law, as generally attached as Appendix 12 to this report be adopted; and,
4. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34(17) of the Planning Act, R.S.O. c.P. 13, as amended.

Carried

7.2 Staff Report: Community Engagement Findings for a Proposed City-Initiated Zoning By-law Amendment for Enclosed Utility Trailers

The following motion was considered.

PDC169-2022

1. That the staff report re: **Recommendation Report: Community Engagement Findings for a Proposed City-Initiated Zoning By-law Amendment for Enclosed Utility Trailers**, to the Planning and Development Committee Meeting of August 22, 2022, be received; and,
2. That no further action be taken at this time and enforcement of trailer parking violations be resumed.

Carried

7.3 Staff Report re: Supplementary Report, Application to Amend the Official Plan and The Main Street North Development Permit System By-law, SGL Planning and Design Inc.

Dealt with under Item 6.4 - Recommendation PDC167-2022

8. Committee Minutes

8.1 Minutes - Cycling Advisory Committee - June 16, 2022

The following motion was considered.

PDC170-2022

That the Minutes of Cycling Advisory Committee meeting of June 16, 2022, Recommendations CYC020-2022 - CYC025-2022, to the Planning and Development Committee Meeting of August 22, 2022, be approved as published and circulated.

The recommendations were approved as follows:

CYC020-2022

That the agenda for the Cycling Advisory Committee Meeting of June 16, 2022, be approved as amended:

To add:

- 6.1 Verbal update from Lisa Stokes, Co-Chair, re: **Community Rides Program**
- 6.2 Verbal update from Nelson Cadete, Project Manager, Active Transportation, Planning, Building and Economic Development, re: **Community Rides Social Media Campaign**

CYC021-2022

That the staff presentation re: **New Horizons for Seniors Program 2022 - Designing Spaces for Seniors – Laneway Activation Pilot Program** to the Cycling Advisory Committee Meeting of June 16, 2022 be received.

CYC022-2022

That the verbal update from Lisa Stokes, Co-Chair, to the Cycling Advisory Committee Meeting of June 16, 2022, re: **Community Rides Programs**, be received.

CYC023-2022

That the verbal update from Nelson Cadete, Project Manager, Active Transportation, Planning Building and Economic Development, to the Cycling Advisory Committee Meeting of June 16, 2022, re: **Community Rides Social Media Campaign**, be received.

CYC024-2022

That the verbal update from Nelson Cadete, Project Manager, Active Transportation, Planning Building and Economic Development, to the Cycling Advisory Committee Meeting of June 16, 2022, re: **2022 BCAC Cycling Events/Programs**, be received.

CYC025-2022

That the Cycling Advisory Committee do now adjourn to meet again on Thursday, August 18, 2022 at 7:00 p.m. or at the call of the Chair.

Carried

9. Other Business/New Business

9.1 Planning and Development Committee Recommendation PDC138-2022

Note: This report was moved to the Referred/Deferred Matters section of the agenda – Item 10.1.

10. Referred/Deferred Matters

10.1 Planning and Development Committee Recommendation PDC138-2022

Dealt with under Item 6.4 - Recommendation PDC167-2022

11. Correspondence

11.1 Correspondence re: Application to Amend the Official Plan and Zoning By-law - Gagnon Walker Domes Ltd. - Marui Matteo Silvestro and 2088205 Ontario Limited - 22, 24, 26, 28 and 32 John Street - Ward 3 - File: OZS-2022-0035

Dealt with under Item 5.4 - Recommendation PDC165-2022

11.2 Correspondence re: Delegations re: Application to Amend the Official Plan and Zoning By-Law - Soneil Clarence Inc./Glen Schnarr & Associates Inc. - 75 Clarence Street, Ward 3 - File: OZS-2019-0006

Dealt with under Item 5.5 - Recommendation PDC166-2022

12. Councillor Question Period

Nil

13. Public Question Period

Nil

14. Closed Session

Nil

15. **Adjournment**

Next Regular Meeting:

PDC171-2022

That Planning and Development Committee do now adjourn to meet again on Monday, September 12, 2022, at 7:00 p.m. or at the call of the Chair.

Carried

Regional Councillor M. Medeiros, Chair



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, September 12, 2022

Members Present: Regional Councillor M. Medeiros - Wards 3 and 4
Regional Councillor P. Fortini - Wards 7 and 8
Regional Councillor R. Santos - Wards 1 and 5
Regional Councillor P. Vicente - Wards 1 and 5
City Councillor D. Whillans - Wards 2 and 6
Regional Councillor M. Palleschi - Wards 2 and 6
City Councillor J. Bowman - Wards 3 and 4

Members Absent: City Councillor H. Singh - Wards 9 and 10
Regional Councillor G. Dhillon - Wards 9 and 10
Mayor Patrick Brown (ex officio)

Staff Present: Allan Parsons, Director, Development Services, Planning, Building and Economic Development
Andrew McNeill, Director, City Planning and Design
Steve Ganesh, Manager, Planning Building and Economic Development
Alex Sepe, Planner III, Planning, Building, and Growth Management Department
Madhuparna Debnath, Planner III, Policy, Planning Building and Growth
Emma De Melo, Development Planner, Planning, Building and Economic Development
Peter Fay, City Clerk
Charlotte Gravlev, Deputy City Clerk
Clara Vani, Legislative Coordinator
Chandra Urquhart, Legislative Coordinator
Tammi Jackson, Legislative Coordinator

1. Call to Order

The meeting was called to order at 7:12 p.m., and adjourned at 8:08 p.m.

As this meeting of the Planning and Development Committee was conducted with electronic and in-person 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: Regional Councillor Santos, Regional Councillor Vicente, City Councillor Whillans, Regional Councillor Palleschi, City Councillor Bowman, Regional Councillor Fortini, and Regional Councillor Medeiros

Members absent during roll call: City Councillor Singh and Regional Councillor Dhillon

2. Approval of Agenda

PDC172-2022

That the agenda for the Planning and Development Committee Meeting of September 12, 2022 be approved as published and circulated.

Carried

3. Declarations of Interest under the Municipal Conflict of Interest Act

Nil

4. Consent Motion

In keeping with Council Resolution C019-2021, agenda items will no longer be pre-marked for Consent Motion approval. The Meeting Chair will review the relevant agenda items during this section of the meeting to allow Members to identify agenda items for debate and consideration, with the balance to be approved as part of the Consent Motion given the items are generally deemed to be routine and non-controversial.

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 and 8.2)

The following motion was considered.

PDC173-2022

That the following items to the Planning and Development Committee Meeting of September 12, 2022, be approved as part of the Consent Motion:

(7.5, 8.1 and 8.2)

A recorded vote was taken, with the results as follows.

Yea (7): Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Santos , Regional Councillor Vicente, City Councillor Whillans, Regional Councillor Palleschi, and City Councillor Bowman

Carried (7 to 0)

5. **Statutory Public Meeting Reports**

- 5.1 Staff Report re: Application to Amend the Zoning By-law, Bousfields Inc. - Dream Industrial LP - Ward 10. File: OZS-2022-0029

Item 6.1 was brought forward at this time.

Emma DeMelo, Development Planner, Planning, Building and Economic Development, presented an overview of the application that included location of the subject lands, area context, proposal, and next steps.

Michael Bissett, Partner, MCIP, RPP at Bousfields Inc. provided additional information on the proposal.

P. Fay, City Clerk, confirmed that no correspondence was received for this item.

The following motion was considered.

PDC174-2022

1. That the staff report re: **Application to Amend the Zoning By-law, Bousfields Inc. – Dream Industrial LP, 0, 5200 Countryside Drive, Ward 10 (File: OZS-2022-0029)** dated August 9, 2022 to the Planning and Development Committee Meeting of September 12, 2022, be received;
2. That Development Services 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; and
3. That the delegation re: **Application to Amend the Zoning By-law, Bousfields Inc. – Dream Industrial LP, 0, 5200 Countryside Drive,**

Ward 10 (File: OZS-2022-0029) to the Planning and Development Committee Meeting of September 12, 2022, be received:

1. Michael Bissett, Partner, MCIP, RPP at Bousfields Inc.

Carried

- 5.2 Staff Report re: Application to Amend the Zoning By-law and Draft Plan of Subdivision, Blackthorn Development Corp - Seven Developments Inc., Ward 9, File: OZS-2022-0031

Items 6.2 and 11.1 were brought forward at this time.

Alex Sepe, Development Planner, Planning, Building and Economic Development, presented an overview of the application that included location of the subject lands, area context, proposal, and next steps.

Stephanie Lippa expressed concerns regarding the proposed development and noted the area residents have signed a petition noting their concerns.

The following motion was considered.

PDC175-2022

1. That the staff report, re: **Application to Amend the Zoning By-law and Draft Plan of Subdivision (To permit twenty-six (26) freehold residential dwellings – comprising of two (2) single-detached and twenty-four (24) semi-detached residential dwellings). Blackthorn Development Corp – Seven Developments Inc., 10378 Torbram Road, Ward 9, (File: OZS-2022-0031)** to the Planning and Development Committee Meeting of September 12th, 2022, be received;
2. That Planning and Development Services 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 completion of circulating the application and a comprehensive evaluation of the proposal; and
3. That the following correspondence re: Application to Amend the Zoning By-law and Draft Plan of Subdivision (To permit twenty-six (26) freehold residential dwellings – comprising of two (2) single-detached and twenty-four (24) semi-detached residential dwellings). Blackthorn Development Corp – Seven Developments Inc., 10378 Torbram Road, Ward 9, (File: OZS-2022-0031) to the Planning and Development Committee Meeting of September 12th, 2022, be received:

1. Ed Akingbohunge, Brampton Resident, dated August 22, 2022
 2. Lucille Ebacher,. Brampton Resident, dated August 23, 2022
 3. Jim Kidd, Brampton Resident, dated September 8, 2022
 4. Stephanie Lippa, Brampton Resident, dated September 8, 2022
 5. Jasbir Rang, Brampton Resident, dated September 8, 2022
4. That the following delegation re: Application to Amend the Zoning By-law and Draft Plan of Subdivision (To permit twenty-six (26) freehold residential dwellings – comprising of two (2) single-detached and twenty-four (24) semi-detached residential dwellings). Blackthorn Development Corp – Seven Developments Inc., 10378 Torbram Road, Ward 9, (File: OZS-2022-0031) to the Planning and Development Committee Meeting of September 12th, 2022, be received:
1. Stephanie Lippa, Brampton Resident

Carried

6. Public Delegations (5 minutes maximum)

- 6.1 Delegation re: Application to Amend the Zoning By-law, Bousfields Inc. - Dream Industrial LP - Ward 10. File: OZS-2022-0029

Dealt with under Item 5.1 - Recommendation PDC174-2022

- 6.2 Delegation re: Application to Amend the Zoning By-law and Draft Plan of Subdivision, Blackthorn Development Corp - Seven Developments Inc., Ward 9, File: OZS-2022-0031

Dealt with under Item 5.2 - Recommendation PDC175-2022

7. Staff Presentations and Planning Reports

- 7.1 Presentation by Madhuparna Debnath, Senior Policy Planner and Project Lead for the Housing Catalyst Capital Project and Bindu Shah, Acting Manager, Official Plan and Growth Management re: Implementation of Housing Catalyst Capital Project

Item 7.2 was brought forward at this time.

Madhuparna Debnath, Senior Policy Planner and Project Lead presented the Housing Catalyst Capital Project.

The following motion was considered.

PDC176-2022

1. That the presentation by Madhuparna Debnath, Senior Policy Planner and Project Lead for the Housing Catalyst Capital Project and Bindu Shah, Acting Manager, Official Plan and Growth Management, to the Planning and Development Committee meeting of September 12, 2022, re: **Implementation of Housing Catalyst Capital Project** be received;
2. That the staff report re: **Implementation of Housing Catalyst Capital Project Phase 1** to the Planning and Development Committee meeting of September 12, 2022, be received;
3. That Council approve staff recommendation for Phase 1 funding support for the four proponents selected by the Selection Committee (Appendix 2);
4. That the Commissioner of Planning, Building and Growth Management be directed to sign Memorandums of Understanding (MOU) and any Contribution Agreements between the City and the selected proponents; and
5. That the staff utilize learnings from the implementation of the Phase 1 of the Housing Catalyst Capital Project in future phases of the project.

Carried

- 7.2 Staff Report re: Implementation of Housing Catalyst Capital Project Phase 1

Dealt with under Item 7.1 - Recommendation PDC176-2022

- 7.3 Presentation by Madhuparna Debnath, Senior Policy Planner and Project Lead for the Housing Catalyst Capital Project and Bindu Shah, Acting Manager, Official Plan and Growth Management re: Community Benefits Charge Strategy and By-law

Items 7.4 and 11.2 were brought forward at this time.

Madhuparna Debnath, Senior Policy Planner and Project Lead presented the Housing Catalyst Capital Project

Andrew Mirabella, Hemson Consulting Ltd., provided additional details regarding the Housing Catalyst Capital Project.

The following motion was considered.

PDC177-2022

1. That the presentation by Madhuparna Debnath, Senior Policy Planner and Project Lead for the Housing Catalyst Capital Project and Bindu Shah, Acting Manager, Official Plan and Growth Management, to the Planning and Development Committee meeting of September 12, 2022, re: **Community Benefits Charge Strategy and By-Law** be received;
2. That the Staff Report re: **Community Benefits Charges-Strategy and By-Law** to the Planning and Development Committee meeting of September 12, 2022, be received;
3. That Council adopt the Community Benefits Charges By-law (Appendix 2); and
4. That Council approve the renaming of existing Section 37 Reserve Fund #33-Community Benefits to "Reserve # 33 Community Benefits Charges Reserve Fund" and that the amended reserve fund by-law (Appendix 3) be enacted.

Carried

7.4 Staff report re: Community Benefits Charges-Strategy and By-Law

Dealt with under Item 7.3 - Recommendation PDC177-2022

7.5 ^Staff report re: City-wide Community Improvement Plan for Office Employment

The following motion was approved on consent.

PDC178-2022

1. That the Staff Report re: **City-wide Community Improvement Plan for Office Employment** to the Planning and Development Committee meeting of September 12, 2022, be received;
2. That the by-law attached hereto as Appendix 1 be adopted by Council to establish a City-wide Community Improvement Plan (CIP) for Office Employment and the City move forward with finalizing the implementation guidelines and administrating a Tax Increment Equivalent Grant (TIEG) incentive;
3. That City staff coordinate with the Region of Peel's Planning and Development Services Department to administer the Region's TIEG incentive through the City-wide CIP program;
4. That staff monitor the CIP program annually for the next three years and report back to Council on the uptake of the program and re-evaluate the

program periodically to determine whether any amendments are needed to reflect the current market conditions for office development;

5. That Council approve staff's recommendation to consider the site plan application located at 7500 & 7510 Financial Drive that is currently under construction for the CIP program; and
6. That Planning, Development and Growth Management Department staff be directed to administer the CIP program and work with staff from the City's Economic Development Office, Finance and Legal Departments to implement the City's CIP and administer the Region's TIEG being offered through their Major Office Incentives program.

Carried

8. Committee Minutes

8.1 ^Minutes - Cycling Advisory Committee - August 18, 2022

The following motion was approved on consent.

PDC179-2022

That the Minutes of Cycling Advisory Committee meeting of August 18, 2022, Recommendations CYC026-2022 - CYC034-2022, to the Planning and Development Committee Meeting of September 12, 2022, be approved as published and circulated.

The recommendations were approved as follows:

CYC026-2022

That the agenda for the Cycling Advisory Committee Meeting of August 18, 2022, be approved as published and circulated.

CYC027-2022

That the presentation from Lisa Stokes, Co-Chair re: Brampton Cycling Infrastructure Improvements, to the Cycling Advisory Committee Meeting of August 18, 2022, be received.

CYC028-2022

Whereas the crossride signal timing at Region of Peel and Province of Ontario jurisdictions in Brampton is coordinated to change to green, without pushing a button, when motor vehicle traffic signals turn green, and
Whereas the pilot crossride at Sandalwood Parkway and Pinecone Way has been shown to be dangerous, and

Whereas the crossrides on Countryside Drive are coordinated to change to green, without pushing a button, when motor vehicle traffic signals turn green, and

Whereas the crossride signal timing in Toronto is coordinated to change to green, without pushing a button, when motor vehicle traffic signals turn green, That, it is the position of the Cycling Advisory Committee, that City Council direct staff to review bicycle signals timing in consideration of updating City crossrides to change to green, without pushing a button, when motor vehicle traffic signals turn green to improve safety and consistency within Brampton and with our geographic neighbor.

CYC029-2022

Whereas parking in bike lanes is a significant issue which will require education and enforcement to address, working across departments, That, it is the position of the Cycling Advisory Committee that a subcommittee be established in the new term of Council 2022 - 2026 that will work with appropriate staff to determine steps to address parking in bike lanes which could include, but not be limited to, design and delivery of education, and advice on possible enforcement strategies.

CYC030-2022

Whereas there are bike lanes in Brampton that have not been added to bylaw 93-93, and

Whereas Bylaw Enforcement may not ticket vehicles parked in bikes lanes that are not listed in the bylaw, and,

Whereas this creates a dangerous and disincentivizing situation for cyclists,

That, it is the position of the Cycling Advisory Committee that Council direct staff to update the bylaw, and to ensure that as bike lanes are constructed in future that there is a process in place to ensure that the bylaw is updated.

CYC031-2022

Whereas asphalt paths are now recognized as an important part of our active transportation system and will be allowed in stormwater management and naturalized areas; and,

Whereas two significant active transportation corridors run through the park - Mount Pleasant and Flower City Recreational Trails; and,

Whereas some multi use trails in the park are unpaved, have flooded regularly since the park opened, and are currently closed due to permanent flooding even with no recent rainfall; and,

Whereas unpaved paths do not reconceive winter maintenance and citizens should be able to safely engage in Active Transportation year round; and,

Whereas this creates an accessibility issue for people pushing strollers, using

wheelchairs, or who are insecure on less than ideal surfaces, as well as, for cyclists; and,

Whereas the Province passed Bill 197 which allows municipalities to use the Development Charges regime as well as the Community Benefits Charges framework for cycling infrastructure; and,

That, it is the position of the Cycling Advisory Committee that Council direct staff to immediately repair the flooded and closed path, and budget to upgrade the paths to asphalt in the next budget cycle

CYC032-2022

The Cycling Advisory Committee nominate a Committee member to delegate to Region of Peel Council on the importance of protecting cyclists and pedestrians at Regional intersections with high quality infrastructure.

CYC033-2022

That the presentation from Rowaidah Chaudhry, Transportation Planner, Planning, Building and Growth Management re: Compliance Issues with Right Turning Vehicles, to the Cycling Advisory Committee Meeting of August 18, 2022, be received.

CYC034-2022

That the verbal update from Lisa Stokes, Co-Chair, to the Cycling Advisory Committee Meeting of August 18, 2022, re: 2022 Community Rides, be received.

Carried

8.2 ^Minutes - Brampton Heritage Board - August 31, 2022

The following motion was approved on consent.

PDC180-2022

That the Minutes of Brampton Heritage Board meeting of August 31, 2022, Recommendations HB048-2022 to HB052-2022, to the Planning and Development Committee Meeting of September 12, 2022, be approved as published and circulated.

The recommendations were approved as follows:

HB048-2022

That the agenda for the Brampton Heritage Board meeting of August 31, 2022, be approved.

HB049-2022

That the presentation by Kayla Jonas, Heritage Operations Manager, on behalf of Amy Barnes, Heritage Project Manager, and Sumra Zia, Cultural Heritage Technician, Archaeological Research Associates Ltd (ARA), re: **Municipal Register of Cultural Heritage Resources** to the Brampton Heritage Board meeting of August 31, 2022 be received.

HB050-2022

1. That the report by Harsh Padhya, Heritage Planner, re: **Heritage Impact Assessment and Authority to Enter into a Heritage Easement Agreement – 9393 McLaughlin Road North (The Fletcher House) – Ward 3 (File H.EX. 9393 McLaughlin Road North)**, to the Brampton Heritage Board meeting of August 31, 2022, be received;
2. That the Heritage Impact Assessment of the property at 9393 McLaughlin Road North, titled: Heritage Impact Assessment, Fire Destruction, The Fletcher House, 9393 McLaughlin Road North Brampton, Ontario, prepared by Vincent J. Santamaura, Architect Inc., dated August 16, 2022 and attached as Appendix A to this report (“HIA”) be received and accepted, in principle, subject to following conditions:
 1. That staff be authorized to amend the current Notice of Intention to Designate and publish and serve the Notice in accordance with the requirements of the Act; That, in the event that no objections to the designation are received, a by-law be passed to designate the subject property; That, if there are any objections in accordance with the provisions of the Act, staff be directed to refer the proposed designation to the Ontario Conservation Review Board; and, That staff be authorized to attend the Ontario Land Tribunal hearing process in support of Council’s decision to designate the subject property;
 2. That the Commissioner of Planning, Building and Economic Development be authorized to enter into a Heritage Easement Agreement with the Owner for the property at 9393 McLaughlin Road North in accordance with Part IV, section 37 of the Ontario Heritage Act, as amended (the “Act”). The agreement will include the approval of a demolition permit for the material remaining on site with the exception of salvageable original building material that will be secured and safely stored for the purpose of the, reconstruction of the house and/or use in a future Commemoration Plan/ The HEA will be prepared, with content satisfactory to the Director of City Planning & Design, and in a form approved by the City Solicitor or designate.

3. That a Building Permit for demolition be approved subject to conditions and *b*.
4. That a Heritage Commemoration Plan, must be presented at a future Brampton Heritage Board meeting to provide the details of the Reconstruction and Commemoration Plan proposed in the HIA.

HB051-2022

1. That the report from Shelby Swinfield, Heritage Planner, re: **Scoped Heritage Impact Assessment, 563 Bovaird Drive East (Historic Bovaird House) and 2591 Bovaird Drive West, prepared by LHC Heritage Planning and Archaeology** to the Brampton Heritage Board Meeting of August 31, 2022, be received;
2. That the Heritage Permit Application for 563 Bovaird Drive East be approved;
3. That the following recommendations as per the Scoped Heritage Impact Assessment by LHC Heritage Planning and Archaeology be followed:
 1. A Temporary Protection Plan (TPP) is recommended to be prepared for the to be prepared for the demolition and salvage of the Porretta Barn in order to minimize the potential for unintentional destruction of the chicken coop and other features on the property during the demolition of the barn in order to minimize potential unintended/accidental impacts;
 2. The removal and salvage of the Porretta Barn must be preceded by the preparation of a Demolition and Salvage Documentation Package outlining specific details regarding disassembly, relocation plans, and the storage location for unused materials to supplement the previously prepared technical studies and documentation of the barn;
 3. The dismantling of the Porretta Barn should be carried out by or under the supervision of a qualified heritage professional;
 4. A Commemoration Plan is recommended to be prepared for interpretive materials to be displayed at the Historic Bovaird House. Interpretation should clearly articulate and commemorate the original context of the Robinson Barn and the source of re-used materials from the Porretta Barn; and
 1. The feasibility of relocating additional supporting structures – specifically the chicken coop and smokehouse– to the Historic

Bovaird House should be reviewed in the future, as part of a separate project, in order to retain the spatial and historical relationships between those agricultural structures.

HB052-2022

That the Brampton Heritage Board meeting do now adjourn to meet again on September 20, 2022.

Carried

9. Other Business/New Business

Nil

10. Referred/Deferred Matters

10.1 Staff report re: Unlimited Height and Density

Item 10.2 was brought forward at this time.

Staff advised that a new report will be coming forward to the September 26, 2022 Planning and Development Committee meeting. The item was deferred as follows:

1. That the staff report re: Unlimited Height and Density, dated June 23, 2022, to the Planning and Development Committee Meeting of July 25, 2022; be deferred to the September 26, 2022 meeting of the Planning and Development Committee; and,
2. That the correspondence re: Unlimited Height and Density, to the Planning and Development Committee Meeting of July 25, 2022.

1. Adrian Smith, Chief Planner and Director of Planning and Development Services, Public Works, Region of Peel, dated July 15, 2022 be deferred to the September 26, 2022 meeting of the Planning and Development Committee

The following motion was considered.

(See Item 10.2)

PDC181-2022

1. That the staff report re: **Unlimited Height and Density**, dated June 23, 2022, to the Planning and Development Committee Meeting of July 25, 2022; be **deferred** to the September 26, 2022 meeting of the Planning and Development Committee; and,

2. That the correspondence re: Unlimited Height and Density, to the Planning and Development Committee Meeting of July 25, 2022; 1. Adrian Smith, Chief Planner and Director of Planning and Development Services, Public Works, Region of Peel, dated July 15, 2022, be **deferred** to the September 26, 2022 meeting of the Planning and Development Committee

Carried

- 10.2 Correspondence re: Unlimited Height and Density

Dealt with under Item 10.1 - Recommendation PDC181-2022

11. Correspondence

- 11.1 Correspondence re: Application to Amend the Zoning By-law and Draft Plan of Subdivision, Blackthorn Development Corp - Seven Developments Inc., Ward 9, File: OZS-2022-0031

Dealt with under Item 5.2 - Recommendation PDC175-2022

- 11.2 Correspondence re: Community Benefits Charges-Strategy and By-Law

Dealt with under Item 7.3 - Recommendation PDC177-2022

12. Councillor Question Period

Nil

13. Public Question Period

Anand Masanuk, Brampton resident, questioned where the housing catalyst program would be applied.

14. Closed Session

Nil

15. Adjournment

Next Regular Meeting:

PDC182-2022

That Planning and Development Committee do now adjourn to meet again on Monday, September 26, 2022, at 7:00 p.m. or at the call of the Chair.

Carried

Regional Councillor M. Medeiros, Chair



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, September 26, 2022

Members Present: Regional Councillor M. Medeiros - Wards 3 and 4
Regional Councillor P. Fortini - Wards 7 and 8
Regional Councillor R. Santos - Wards 1 and 5
Regional Councillor P. Vicente - Wards 1 and 5
City Councillor D. Whillans - Wards 2 and 6
Regional Councillor M. Palleschi - Wards 2 and 6
City Councillor J. Bowman - Wards 3 and 4
City Councillor H. Singh - Wards 9 and 10
Regional Councillor G. Dhillon - Wards 9 and 10

Staff Present: Allan Parsons, Director, Development Services, Planning, Building and Economic Development
Steve Ganesh, Manager, Planning Building and Economic Development
David Vanderberg, Manager, Planning Building and Economic Development
Emma De Melo, Planner, Planning, Building and Growth Management
Tejinder Sidhu, Planner, Development Services
Elizabeth Corazzola, Director, Planning, Building and Growth Management
Stephen Dykstra, Planner, Development Services
Andrew VonHolt, Deputy Fire Chief, Fire & Emergency Services
Peter Fay, City Clerk
Charlotte Gravlev, Deputy City Clerk
Clara Vani, Legislative Coordinator

1. Call to Order

The meeting was called to order at 7:00 p.m., and adjourned at 7.50 p.m.

As this meeting of The Planning and Development Committee was conducted with electronic and in-person 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: Regional Councillor Santos, Regional Councillor Vicente, City Councillor Whillans, Regional Councillor Palleschi, City Councillor Bowman, Regional Councillor Fortini, City Councillor Singh and Regional Councillor Dhillon, and Regional Councillor Medeiros

Members absent during roll call: Nil

2. Approval of Agenda

The following motion was considered.

PDC183-2022

That the agenda for the Planning and Development Committee Meeting of August 22, 2022 be approved, as amended as follows:

To add:

11.1 - Correspondence re: Application the Zoning By-law, Malone Given Parsons - Greenwin Corp. & Sweeny Holdings Ltd., 31-33 George Street North and 18-28 Elizabeth Street North, Ward 1 (File: OZS2021-0053):

1. Dave Hannam, Zelinka Priamo Ltd., dated September 26, 2022

To correct file reference:

7.2 to be amended to 5.3 - Staff Report re: Application to Amend the Zoning By-law and Draft Plan of Subdivision, KLM Planning Partners Inc. – Upper Mayfield Estates c/o Caliber Homes, Ward 10 (File: OZS-2022-0034).

Carried

3. Declarations of Interest under the Municipal Conflict of Interest Act

Nil

4. Consent Motion

In keeping with Council Resolution C019-2021, Chair Medeiros reviewed the relevant agenda items and allowed Members to identify agenda items for debate

and consideration, with the balance to be approved as part of a Consent Motion given the items are generally deemed to be routine and non-controversial.

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

7.1, 8.1 and 10.1.

The following motion was considered.

PDC184-2022

That the following items to the Planning and Development Committee Meeting of September 26, 2022, be approved as part of the Consent Motion:

(7.1, 8.1, and 10.1); and

That Items 10.2 and 10.3 be received.

A recorded vote was taken, with the results as follows.

Yea (9): Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Santos , Regional Councillor Vicente, City Councillor Whillans, Regional Councillor Palleschi, City Councillor Bowman, City Councillor Singh, and Regional Councillor Dhillon

Carried (9 to 0)

5. Statutory Public Meeting Reports

- 5.1 Staff Report re: Application to Amend the Zoning By-law, Nahid Corp. – 2556830 Ontario Inc. (Harbans Sidhu), 226 Queen Street E., Ward 1 (File: OZS-2022-0028)

Item 6.2 was brought forward and dealt with at this time.

Stephen Dykstra, Planner, Development Services, Planning, Building and Growth Management Department, presented an overview of the application that included location of the subject lands, area context, proposal, and next steps.

Richard Domes, Gagnon Walker Domes Ltd., provided additional information on the proposal.

P. Fay, City Clerk, confirmed that no correspondence was received for this item.

The following motion was considered.

PDC185-2022

1. That the staff report re: **Application to Amend the Zoning By-law, Nahid Corp. – 2556830 Ontario Inc. (Harbans Sidhu), 226 Queen Street E., Ward 1 (File: OZS-2022-0028)**, to the Planning and Development Committee Meeting of September 26, 2022, be received;
2. That Development Services 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; and
3. That the following delegation re: Application to Amend the Zoning By-law, Nahid Corp. – 2556830 Ontario Inc. (Harbans Sidhu), 226 Queen Street E., Ward 1 (File: OZS-2022-0028) to the Planning and Development Committee Meeting of September 26, 2022, be received:
 1. Richard Domes, Principal Planner, Gagnon Walker Domes Ltd.

Carried

5.2 Staff Report re: City-Initiated Amendment to the Official Plan

David VanderBerg, Manager, Development Services, Planning, Building and Growth Management Department, presented an overview of the application that included location of the subject lands, area context, proposal, and next steps.

P. Fay, City Clerk, confirmed that no correspondence or delegation were received for this item.

The following motion was considered.

PDC186-2022

1. That the staff report re: **Information Report, City-Initiated Amendment to the Official Plan** - Updates to policies on pre-consultation application processes and determining completeness for planning applications, City-wide, dated September 7, 2022, to the Planning and Development Committee meeting of September 26, 2022 be received, and,
2. That Planning and Development Services staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation.

Carried

- 5.3 Staff Report re: Application to Amend the Zoning By-law and Draft Plan of Subdivision, KLM Planning Partners Inc. – Upper Mayfield Estates c/o Caliber Homes, Ward 10 (File: OZS-2022-0034)

Items 6.1 and 7.2 were brought forward and dealt with at this time.

Emma De Melo, Development Planner, Development Services, Planning, Building and Growth Management Department, presented an overview of the application that included location of the subject lands, area context, proposal, and next steps.

Lauren Dynes, Applicant KLM Planning was available for any questions or comments.

P. Fay, City Clerk, confirmed that no correspondence was received for this item.

The following motion was considered.

PDC187-2022

1. That the staff report re: Information Report, Application to Amend the Zoning By-law and Draft Plan of Subdivision, KLM Planning Partners Inc. – **Upper Mayfield Estates c/o Caliber Homes, 0, 5759 Mayfield Road, Ward 10, City File: OZS-2022-0034 and Planning, Bld & Ec Dev-2022-811** dated August 23, 2022 to the Planning and Development Committee Meeting of September 26, 2022, be received; and
2. That Development Services 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.
3. That the following delegation re: Application to Amend the Zoning By-law and Draft Plan of Subdivision, KLM Planning Partners Inc. – Upper Mayfield Estates c/o Caliber Homes, 0, 5759 Mayfield Road, Ward 10 (File: OZS-2022-0034) to the Planning and Development Committee Meeting of September 26, 2022, be received:
 1. Lauren Dynes, Applicant KLM Planning

Carried

6. Public Delegations (5 minutes maximum)

6.1 Delegation re: Application to Amend the Zoning By-law and Draft Plan of Subdivision, KLM Planning Partners Inc. – Upper Mayfield Estates c/o Caliber Homes, Ward 10 (File: OZS-2022-0034)

1. Lauren Dynes, Applicant KLM Planning

Dealt with under Item 5.3 - Recommendation PDC187-2022

6.2 Delegation re: Application to Amend the Official Plan and the Zoning By-law, Nahid Corp. – 2556830 Ontario Inc. (Harbans Sidhu), 226 Queen Street E., Ward 1 (File: OZS-2022-0028)

1. Richard Domes, Principal Planner, Gagnon Walker Domes Ltd.

Dealt with under Item 5.1 - Recommendation PDC185-2022

6.3 Delegation re: Application to Amend the Zoning By-law, Malone Given Parsons – Greenwin Corp. & Sweeny Holdings Ltd. 31-33 George Street North and 18-28 Elizabeth Street North, Ward 1 (File: OZS-2021-0053)

Items 7.3 and 11.1 were brought forward and dealt with at this time.

Dermot Sweeny of Sweeny Holdings Inc. and Lincoln Lo of Greenwin Corp., commented briefly on the proposal.

The following motion was considered.

PDC188-2022

1. That the staff report re: **Application to Amend the Zoning By-law, Malone Given Parsons – Greenwin Corp. & Sweeny Holdings Ltd. 31-33 George Street North and 18-28 Elizabeth Street North, Ward 1 (File: OZS-2021-0053)**, to the Planning and Development Committee Meeting of September 26, 2022, be received;
2. That the application to amend the Zoning by-law, submitted by Malone Given Parsons on behalf of Greenwin Corp. & Sweeny Holdings Ltd, Ward 1, File: OZS-2021-0053, be approved on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, an conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and is consistent with the goals and objectives of the City's Official Plan, and for reasons set out in this Recommendation Report, be received;
3. That the revisions to the plan subsequent to the Public Meeting conducted on January 31, 2022 do not represent significant changes and that no

further Public Meeting is required for the attached Zoning By-law Amendment pursuant to Section 34(17) of the *Planning Act*, be received;

4. That the amendment to the Zoning By-law, generally in accordance with the amending zoning by-law attached as Appendix 11 to this report, be adopted, be received;
5. That notwithstanding Section 2.3.5 and the Program Area Map (Appendix 13) of the Development Charges Incentive Program Implementation Guidelines, the proposed development be eligible for the Development Charges Incentive Program to support intensification and affordable housing within the Central Area, be received;
6. That council approves an encroachment of underground parking infrastructure, if required, up to a maximum of 1 metre into the Elizabeth Street North right-of-way and a maximum of 1.1 metres into the Nelson Street right-of-way, subject to the owner of the lands entering into an agreement with the City to address the underground parking infrastructure and issues related to but not limited to maintenance, liability, and indemnity and that Council authorizes the Commissioner of Public Works and Engineering to execute said agreement with content to the satisfaction of the Commissioner of Public Works and Engineering or their designate and in a form to the satisfaction of the City Solicitor or their designate, be received;
7. That the following delegation re: Application to Amend the Zoning By-law, Malone Given Parsons – Greenwin Corp. & Sweeny Holdings Ltd., 31-33 George Street North and 18-28 Elizabeth Street North, Ward 1 (File: OZS-2021-0053) to the Planning and Development Committee Meeting of September 26, 2022, be received:
 1. Dermot Sweeny, Sweeny Holdings Ltd., and Lincoln Lo, Greenwin Corp.
8. That the following correspondence re: Application to Amend the Zoning By-law, Malone Given Parsons – Greenwin Corp. & Sweeny Holdings Ltd., 31-33 George Street North and 18-28 Elizabeth Street North, Ward 1 (File: OZS-2021-0053) to the Planning and Development Committee Meeting of September 26, 2022, be received:
 1. Matthew DeLutis, Brampton Resident, dated September 14, 2022
 2. Darren Pigliacelli, Brampton Resident, dated September 13, 2022
 3. Chris Bejnar, Brampton Resident, dated September 12, 2022

4. Margaret Wilson, Brampton Resident, dated September 15, 2022
5. Dave Hannam, Zelinka Priamo Ltd., dated September 26, 2022

Carried

7. **Staff Presentations and Planning Reports**

- 7.1 ^Staff Report re: Proposed Plan of Subdivision, ARGO TFP BRAMPTON LTD. – Glen Schnarr & Associates Inc., Ward 6 (File: OZS-2021-0052)

~~Stephen Dykstra, Planner, Development Services, Planning, Building and Growth Management Department, presented an overview of the application that included location of the subject lands, area context, proposal, and next steps.~~

~~P. Fay, City Clerk, confirmed that no correspondence or delegations were received for this item.~~

The following motion was approved on consent.

PDC184-2022

1. That the staff report re: **Proposed Plan of Subdivision, ARGO TFP BRAMPTON LTD. – Glen Schnarr & Associates Inc., Part of Lot 11, Concession 5 W.H.S., Ward 6, File: OZS-2021-0052 and Planning, Building and Growth Management-2022-773**), dated September 7, 2022 to the Council Meeting of September 26, 2022 be received;
2. That the Draft Plan of Subdivision application submitted by Glen Schnarr & Associates Inc. on behalf of Argo TFP Brampton Ltd., File: OZS-2021-0052, be endorsed, on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, has regard to Section 51 (24) of the Planning Act, conforms to the Growth Plan for the Greater Horseshoe and for the reasons set out in this Planning Recommendation Report;
3. That an amendment to Interim Control By-law 306-2003 (ICBL) applicable to Part of the Area Subject to Zoning By-law 270-2004 be approved in order to remove lands within the Subject Parcel that are not required for the GTA West Corridor Multimodal Transportation Corridor; and
4. That an Official Plan housekeeping amendment be brought forward to Council at a later date that reflects the zones created by the Ministers Zoning Order -158/22 (MZO) which was issued on March 4, 2022.

- 7.2 Staff Report re: Application to Amend the Zoning By-law and Draft Plan of Subdivision, KLM Planning Partners Inc. – Upper Mayfield Estates c/o Caliber Homes, Ward 10 (File: OZS-2022-0034)

Dealt with under Item 5.3 - Recommendation PDC187-2022

- 7.3 Staff Report re: Application to Amend the Zoning By-law, Malone Given Parsons – Greenwin Corp. & Sweeny Holdings Ltd. 31-33 George Street North and 18-28 Elizabeth Street North, Ward 1 (File: OZS-2021-0053)

Dealt with under Item 6.3 - Recommendation PDC188-2022

8. Committee Minutes

- 8.1 ^Minutes - Brampton Heritage Board - September 20, 2022

Dealt with under Item 4 - Recommendation PDC184-2022

The following motion was approved on consent.

PDC184-2022

That the **Minutes of the Brampton Heritage Board Committee Meeting of September 20, 2022**, Recommendations **HB053-2022** to **HB067-2022**, to the Planning and Development Committee Meeting of September 26, 2022, be approved as published and circulated.

The recommendations were approved as follows:

HB053-2022

That the agenda for the Brampton Heritage Board meeting of September 20, 2022, be approved, as amended as follows:

To Add:

10.11 – Discussion re. **30 McLaughlin Road**

To Withdraw:

8.1 – Report by Natalie Majda, Assistant Heritage Planner, re: **Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 44 Nelson Street West, The Cuthbert House - Ward 1**

HB054-2022

1. That the delegation by Michael Gagnon and Mark DeNardis, Gagnon Walker Domes, and Mark Driedger and Jason Truelove, ATA Architects Inc. re: **Application to Amend the Official Plan and Zoning By-law, Heritage Impact Assessment, Demolition - 22, 24, 26, 28, 32 John Street (File: OZS-2022-0035)** to the Brampton Heritage Board meeting of September 20, 2022 be received; and
2. That the correspondence from Michael Gagnon and Marc De Nardis, Gagnon Walker Domes, to the Brampton Heritage Board Meeting of September 20, 2022, re: **Application to Amend the Official Plan and Zoning By-law, Heritage Impact Assessment, Demolition - 22, 24, 26, 28, 32 John Street (File: OZS-2022-0035)**, be received;
3. That the matter be **deferred** to the December 13, 2022 meeting for further consideration.

HB055-2022

1. That the staff report from Shelby Swinfield, Heritage Planner, Planning, Building and Growth Management Department re: **Heritage Impact Assessment, 8265 Churchville Road**, to the Brampton Heritage Board Meeting of September 20, 2022, be received; and,
2. That the following recommendations as per the Heritage Impact Assessment by MHBC Planning Urban Design & Landscape Architecture be followed:
 - a. Document the site through photographs to supplement the historic record through the completion of:
 - i. A photo map of the property noting the location of photographs, as well as photographs of all existing buildings and features from the exterior (as provided in [the] Heritage Impact Assessment); and
 - ii. Historical documentation of the property (as provided in [the] Heritage Impact Assessment).
 - b. It is recommended that the owner consider demolition companies which separate materials so that bricks which may be re-used are set aside and either sold or donated at the discretion of the owner and/or demolition company as opposed to being deposited as landfill
 - c. That bricks be salvaged and safely set aside on-site so that they can be incorporated as landscape features within the proposed development;

- i. These bricks should be cleaned using gentle methods, such as steam, and mortar should be removed;
 - ii. Bricks should be stacked on pallets and covered with tarps so that they are not damaged through exposure to the elements until they are ready to be re-used;
 - d. That a selection of bricks of good condition be set aside, repaired, and safely stored until they can be utilized as part of the ultimate development concept;
 - i. Potential landscape features could include the following: entrance signage into the subdivision, landscape features in public parks, brick pillars, columns, or art features;
 - e. That a plaque be erected noting the date of construction of the house, its demolition date, and its original location; and,
 - f. That the details regarding the preferred design of salvaged bricks, plaque and commemorative feature be determined at the appropriate date in the future through the submission of a Commemoration Plan.
 - g. The property should be inspected on-site on a monthly basis to ensure that the dwelling continues to be appropriately boarded-up and the building is not exposed to the elements as a result of vandalism, pests, damage, etc.;
 - h. The structural condition report has identified that there is currently a hole in the roof. It is recommended that this be tarped and boarded-up until such a time that the Council of the municipality makes a decision on any forthcoming demolition Application;
 - i. Any removal of [existing] boards to ensure that the dwelling is secured should be repaired and replaced immediately.
3. That a Documentation and Salvage Plan be submitted and approved to the issuance of any demolition permit for the dwelling; and,
 4. That a Heritage Commemoration Plan be submitted and approved prior to registration of the Draft Plan of Subdivision.
 5. That the delegations re: **Heritage Impact Assessment, 8265 Churchville Road**, to the Brampton Heritage Board meeting of September 20, 2022 be received:
 - a. Vanessa Hicks, Planning, Urban Design and Landscape Architecture

b. Marc De Nardis, Gagnon Walker Domes

HB056-2022

1. That the report from Harsh Padhya, Heritage Planner, City Planning and Design, Planning, Building and Growth Management Department re: **Presentation of Heritage Impact Assessment and Authority to Enter into a Heritage Easement Agreement – 28 Elizabeth Street North (The Haggertlea House) – Ward 1 (File H.EX. 28 Elizabeth Street North)**, to the Brampton Heritage Board Meeting of September 20, 2022, be received;
2. That the Heritage Impact Assessment of the property at 28 Elizabeth Street North, titled: Heritage Impact Assessment for 31-33 George Street North (including 28 Elizabeth Street North) Brampton, Ontario, prepared by Goldsmith Borgal & Company Ltd. (GBCA) Architects, dated August 11, 2022 and attached as Appendix A to this report (“HIA”) be received and accepted; and,
3. That the Commissioner of Planning, Building and Growth Management be authorized to enter into a Heritage Easement Agreement with the Owner of the property at 28 Elizabeth Street North in accordance with Part IV, section 37 of the Ontario Heritage Act, as amended (the “Act”).

HB057-2022

1. That the report by Merissa Lompart, Assistant heritage Planner, Planning, Building and Growth Management Department, re: **Scoped Heritage Impact Assessment and Heritage Permit Application for 1 Isabella Street, Brampton, Ward 1**, to the Brampton Heritage Board meeting of September 20, 2022, be received; and,
2. That the following recommendations as per the Scoped Heritage Impact Assessment by Megan Hobson, CAHP, Built Heritage Consultant dated August 25, 2022, be followed:
 - a. It is recommended that the proposed alterations be supported. Given that the addition will have a separate foundation and roof structure, there are no structural concerns with the proposed alterations. Detailed structural drawings can be reviewed as part of the normal building permit process and no further heritage review is required for these aspects.
 - b. It is recommended that heritage staff review the final cladding material choices prior to the issue of building permits.

- c. It is recommended that excavations around the c.1850s rubblestone foundation be undertaken in sections so that temporary shoring can be installed if necessary. Due to the fact that this section of the basement was shallow and has already been underpinned with concrete, these concerns are expected to be minor and a Conservation Plan is not required.
 - d. It is recommended that repairs and alterations to the masonry be carried out by an experienced heritage mason using an appropriate lime mortar and that bricks removed to make new openings through the existing masonry walls be salvaged so they can be used for repairs elsewhere. See page 14 of the Heritage Impact Assessment for more detail on the Salvage locations.
3. That the Heritage Permit application for 1 Isabella Street for the proposed addition and all works related to the addition be approved. See Appendix C for drawings prepared by Erin Zager of EZDimensions.

HB058-2022

1. That the staff report by Harsh Padhya, Heritage Planner, Planning, Building Growth Management Department, re: **Cultural Heritage Assessment Report for Major Transit Station Areas**, to the Brampton Heritage Board Meeting of September 20, 2022 be received; and,
2. The findings and recommendations of the report titled Cultural Heritage Assessment Report prepared by WSP Canada Inc. dated July 11, 2022 for Major Transit Station Areas be received.

HB059-2022

1. That the staff report from Shelby Swinfield, Heritage Planner, Planning, Building and Growth Management Department re: **Cultural Heritage Evaluation Report – Proposed Standalone Terms of Reference**, to the Brampton Heritage Board Meeting of September 20, 2022 be received; and,

That the Cultural Heritage Evaluation Report Terms of Reference be adopted as the guiding document for the completion of Cultural Heritage Evaluation Reports.

HB060-2022

1. That the staff report by Natalie Majda, Assistant Heritage Planner, Planning, Building and Growth Management Department, re: **Gage Park Bandstand Plaque and Commemorative Plaque – Update**, to the

Brampton Heritage Board Meeting of September 20, 2022 be received;
and,

2. That the Heritage Board review suggested plaque locations to determine the most appropriate location for installation.

HB061-2022

That the following item be **deferred** to the December 13, 2022 meeting of the Brampton Heritage Board:

Discussion re: **Re-establishment of Research Committee**

HB062-2022

That Council consider implementing Anti-Black Racism, Indigenous Awareness and other cultural (anti-hate) awareness training, as may be deemed appropriate, for citizen-appointed committee members (existing and future).

HB063-2022

That, it is the position of the Brampton Heritage Board, that Council consider using the Land Acknowledgement statement for each Council-established committee in the new Term of Council.

HB064-2022

That the following items be **deferred** to the December 13, 2022 Brampton Heritage Board meeting:

10.7, 10.8, 10.11, 14.1

HB065-2022

1. That the report from Shelby Swinfield, Heritage Planner, dated September 6 2022, re: Heritage Permit Application – 7870 Creditview Road, to the Brampton Heritage Board Meeting of September 20, 2022, be received;
and,
2. That the Heritage Permit Application for 7870 Creditview Road be approved.

HB066-2022

1. That the report from Merissa Lompart, Assistant Heritage Planner, dated September 12, 2022 to the Brampton Heritage Board Meeting of September 20, 2022, **re: Heritage Permit Application and Designated**

Heritage Property Incentive Grant Application – 87 Elizabeth Street South – Ward 3, be received;

2. That the Heritage Permit application for 87 Elizabeth Street South for the repair of the following be approved:
 - a. Repair and refurbish existing unique architectural attributes including the Kingpost and Vergeboard;
 - b. Repair and replace reflect boards on the porch gables, and then paint;
 - c. Repair and refurbish all wooden window boxes and sills;
 - d. Sand and wash all stucco
 - e. Paint all repair work to ensure period correct colour palette of black and white.
3. That the Designated Heritage Property Incentive Grant application for the repair and refurbishment, or replacement in some cases, of the Kingpost, vergeboard, reflect boards on porch gables, wooden window boxes and sills, stucco, as well as final painting to the period correct colour palette of 87 Elizabeth Street South be approved, to a maximum of \$10,000.00, and;
4. The owner shall enter into a designated Heritage Property Incentive Grant Agreement with the City after City Council agrees to support the Grant.

HB067-2022

That the Brampton Heritage Board do now adjourn to meet again on Tuesday, December 13, 2022 at 7:00 p.m. or at the call of the Chair.

Carried

9. Other Business/New Business

- 9.1 Discussion at the request of Councillor Palleschi re: Parkland

PDC189-2022

That staff be requested to investigate and report on options for the elimination of storm water management pond systems in favor of tank receptacles.

Carried

10. Referred/Deferred Matters

10.1 ^Staff Report re: Unlimited Height and Density

Dealt with (Received) under Item 4 - Recommendation PDC184-2022

The following was approved on consent.

PDC184-2022

1. That the staff report re: **Unlimited Height and Density**, dated September 6, 2022 to the Planning and Development Committee meeting of September 26, 2022, be received;
2. That a public meeting be held to consider proposed unlimited height and density policies for the portion of the Urban Growth Centre outlined in Appendix 1; and
3. That staff report back to Planning and Development Committee following the public meeting to share feedback received, as well as recommendations for consideration.
4. That the staff report re: Unlimited Height and Density, dated June 23, 2022, to the Planning and Development Committee Meeting of July 25, 2022 be received; and
5. That the following correspondence re: Unlimited Height and Density, to the Planning and Development Committee Meeting of July 25, 2022, be received:
 1. Adrian Smith, Chief Planner and Director of Planning and Development Services, Public Works, Region of Peel, dated July 15, 2022 be deferred to the September 26, 2022 meeting of the Planning and Development Committee.

Carried

10.2 Staff report re: Unlimited Height and Density

Dealt with (Received) under Item 4 - Recommendation PDC184-2022

10.3 Correspondence re: Unlimited Height and Density

Dealt with (Received) under Item 4 - Recommendation PDC184-2022

11. Correspondence

11.1 Correspondence re: Application to Amend the Zoning By-law, Malone Given Parsons – Greenwin Corp. & Sweeny Holdings Ltd. 31-33 George Street North and 18-28 Elizabeth Street North, Ward 1 (File: OZS-2021-0053)

1. Matthew DeLutis, Brampton Resident, dated September 14, 2022
2. Darren Pigliacelli, Brampton Resident, dated September 13, 2022
3. Chris Bejnar, Brampton Resident, dated September 12, 2022
4. Margaret Wilson, Brampton Resident dated September 15, 2022
5. Dave Hannam, Zelinka Priamo Ltd., dated September 26, 2022

Dealt with under Item 6.3 - Recommendation PDC188-2022

12. Councillor Question Period

Nil

13. Public Question Period

Nil

14. Closed Session

Nil

15. Adjournment

PDC190-2022

That Council do now adjourn to meet again for a Regular Meeting of Council on November 28, 2022 at 7:00 p.m. or at the call of the Mayor.

Carried

Regional Councillor M. Medeiros, Chair