

**April 22, 2015**

**Members Present:**

Mayor L. Jeffrey  
Regional Councillor G. Gibson – Wards 1 and 5 (Acting Mayor – April)  
Regional Councillor E. Moore – Wards 1 and 5  
Regional Councillor M. Palleschi – Wards 2 and 6  
Regional Councillor M. Medeiros – Wards 3 and 4 (Acting Mayor – May)  
Regional Councillor G. Miles – Wards 7 and 8 (Acting Mayor – June)  
Regional Councillor J. Sprovieri – Wards 9 and 10  
City Councillor D. Whillans – Wards 2 and 6  
City Councillor J. Bowman – Wards 3 and 4  
City Councillor P. Fortini – Wards 7 and 8

**Members Absent:**

City Councillor G. Dhillon – Wards 9 and 10 (illness)

**Staff Present:**

Ms. M. Ball, Chief Planning and Infrastructure Services Officer,  
and Acting Chief Administrative Officer  
Mr. D. Cutajar, Chief Operating Officer  
Mr. J. Patteson, Chief Public Services Officer  
Mr. P. Simmons, Chief Corporate Services Officer  
Mr. R. Zuech, Acting City Solicitor, Corporate Services  
Mr. P. Fay, City Clerk, Corporate Services  
Mr. E. Evans, Deputy City Clerk, Corporate Services  
Ms. T. Brenton, Legislative Coordinator, Corporate Services

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The meeting was called to order at 12:02 p.m., moved into Closed Session at 12:07 p.m., moved out of Closed Session at 12:43 p.m., and recessed at 12:45 p.m. Council reconvened in Open Session at 1:04 p.m. and adjourned at 2:03 p.m.

Mayor Jeffrey requested that during the moment of personal reflection, Council, staff and the public keep in mind the recent loss of a worker on a City job site, and extended deepest sympathy and condolences to his family, friends and co-workers.

**A. Approval of the Agenda**

Discussion took place with respect to potential additions to the agenda.

The following motion was considered.

C117-2015 Moved by City Councillor Bowman  
Seconded by City Councillor Fortini

That the agenda for the Regular Council Meeting of April 22, 2015 be approved as amended as follows:

**To add:**

E 3. Announcement – **National Youth Week – May 1-7, 2015**

E 4. Announcement – **Provincial Announcement – Hurontario-Main Light Rail Transit (LRT) Project**

By-law 93-2015 To amend By-law 84-2008, as amended – to appoint an Acting Chief Administrative Officer

Carried

The following supplementary information was provided at the meeting.

**Re: Item C 2** (Minutes – Special City Council – April 8, 2015):

- **Replacement Page 8 of 42** (to accurately reflect the results of the recorded vote to indicate City Councillor Dhillon voted in the negative and was not absent)

**Re: Item H 3-1** (Report re 2014 Municipal Election – Candidates in Default for Failure to File Financial Statements):

- **Replacement Page H 3-1-2** (to add a candidate who filed an incomplete financial statement)

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- Re: Item K 2** (Report referred from Planning and Infrastructure Services Committee on April 13, 2015 re Heart Lake Mitigation Strategy):
- **Supplementary Report** from S. Jorgenson, Manager, Environmental Planning, and N. Cadete, Supervisor, Traffic Operations, Planning and Infrastructure Services, dated April 17, 2015

- J 1. Minutes – **Budget Committee – March 30, 31 and April 1, 2, 2015**
- J 2. Minutes – **Special Member Services Committee – April 13, 2015**
- J 4. Minutes – **Community & Public Services Committee – April 15, 2015**

The following was received by the City Clerk’s Office after the agenda was printed and relates to published items on the agenda:

- Re: Item J 3** (Minutes – Planning & Infrastructure Services Committee – April 13, 2015 – Recommendation P&IS082-2015):
- Correspondence:**
- L 2. George Startup, Brampton resident, dated April 17, 2015

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

**C. Adoption of the Minutes**

**C 1. Minutes – City Council – Regular Meeting – April 8, 2015**

The following motion was considered.

C118-2015 Moved by City Councillor Fortini  
Seconded by City Councillor Whillans

1. That the Minutes of the Regular City Council Meeting of April 8, 2015, to the Council Meeting of April 22, 2015, be approved as printed and circulated; and,
2. That the Minutes of the Special City Council Meeting of April 8, 2015, to the Council Meeting of April 22, 2015, be approved as printed and circulated.

Carried

**C 2. Minutes – City Council – Special Meeting – April 8, 2015**

**Dealt with under Item C 1 – Resolution C118-2015**

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**D. Consent Motion**

The following motion was considered.

C119-2015 Moved by Regional Councillor Palleschi  
Seconded by City Councillor Bowman

That Council hereby approves the following items and that the various Officials of the Corporation are hereby authorized and directed to take such action as may be necessary to give effect of the recommendations as contained therein:

- L 1. That the copy of correspondence from Frank Dale, Regional Chair, Region of Peel, to The Honourable Kathleen Wynne, Premier of Ontario, dated April 2, 2015, to the Council Meeting of April 22, 2015, re: **Region of Peel Resolution No. 2015-188 – Bill 52 – the Protection of Public Participation Act** (File BA.x) be received.

Carried

**E. Announcements**

- E 1. Announcement – **National Poetry Month – April 2015 – “Mayor’s Poetry City Challenge”**  
(Council Sponsor – Mayor Jeffrey)

Mayor Jeffrey announced the “Mayor’s Poetry City Challenge”, part of National Poetry Month in April 2015, during which Canadian Mayors were challenged to have a local artist recite a poem at a Council meeting.

The Mayor introduced Brampton poet Lamoi Simmonds, a mother, entrepreneur, actress and spoken word artist.

Ms. Simmonds recited her poem “Welcome to the Movement”

- E 2. Announcement – **Emergency Preparedness Week in Brampton – May 3-9, 2015**  
(Council Sponsor – Regional Councillor Gibson)

Kathryn Trojan Stelmaszynski, Community Preparedness Advisor, Brampton Emergency Management Office, Public Services, announced Emergency Preparedness Week in Brampton from May 3-9, 2015.

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Ms. Trojan Stelmaszynski provided background information on Emergency Preparedness Week, and outlined the events and activities taking place, including new initiatives for 2015.

- E 3. Announcement – **National Youth Week – May 1-7, 2015**  
(Council Sponsor – Regional Councillor Gibson)

Donna-Lynn Rosa, Director, Recreation and Culture, and Christina Romasz, Programmer, Arts, Culture and Theatres Education, Public Services, announced National Youth Week taking place May 1-7, 2015.

Ms. Rosa and Ms. Romasz outlined the events and activities taking place to celebrate National Youth Week in Brampton.

- E 4. Announcement – **Provincial Announcement – Hurontario-Main Light Rail Transit (LRT) Project**  
(Council Sponsor – Mayor Jeffrey)

Mayor Jeffrey announced and provided details on the Province's commitment toward the Hurontario-Main Light Rail Transit (LRT) project.

In response to questions from Council, staff confirmed that a report will be provided for consideration at a future Planning and Infrastructure Services Committee meeting with respect to alternate routing for the LRT.

F. **Delegations** – nil

G. **Reports from the Head of Council** – nil

H. **Reports of Corporate Officials**

H 1. **Office of the Chief Administrative Officer and Executive Leadership Team** – nil

H 2. **Office of the Chief Operating Officer** – nil

H 3. **Corporate Services**

H 3-1. Report from S. Hans, Coordinator of Elections and Special Projects, Corporate Services, dated April 2, 2015, re: **2014**

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**Municipal Election – Candidates in Default for Failure to File their Financial Statement by March 27, 2015 (File BG.a).**

The following motion was considered.

C120-2015 Moved by City Councillor Whillans  
Seconded by City Councillor Fortini

That the report from S. Hans, Coordinator of Elections and Special Projects, Corporate Services, dated April 2, 2015, to the Council Meeting of April 22, 2015, re: **2014 Municipal Election – Candidates in Default for Failure to File their Financial Statement by March 27, 2015 (File BG.a)** be received.

Carried

H 3-2. Report from P. Fay, City Clerk, Corporate Services, dated April 16, 2015, re: **Further Housekeeping Amendment to Municipal Officials By-law 84-2008 (File BH.c)**.

The following motion was considered.

C121-2015 Moved by City Councillor Bowman  
Seconded by City Councillor Whillans

1. That the report from P. Fay, City Clerk, Corporate Services, dated April 16, 2015, to the Council Meeting of April 22, 2015, re: **Further Housekeeping Amendment to Municipal Officials By-law 84-2008 (File BH.c)** be received; and,
2. That By-law 93-2015 be passed to further amend Municipal Officials By-law 84-2008, substantially in accordance with the draft by-law amendment set out in Appendix 1 to this report.

Carried

H 4. **Planning and Infrastructure Services** – nil

H 5. **Public Services** – nil

I. **Reports of Accountability Officers** – nil

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**J. Committee Reports**

- J 1. Minutes – **Budget Committee – March 30, 31 and April 1, 2, 2015**  
(Chair – Mayor Jeffrey)

The minutes were distributed prior to the meeting.

Mayor Jeffrey, Committee Chair, introduced the subject minutes.

The following motion was considered.

- C122-2015 Moved by Mayor Jeffrey  
Seconded by Regional Councillor Medeiros

That the **Minutes of the Budget Committee Meeting of March 30, 31 and April 1, 2, 2015**, to the Council Meeting of April 22, 2015, be received.

Carried

Note: The recommendations outlined in the Budget Committee Minutes were approved, as amended, at the Special Council Meeting of April 8, 2015.

- J 2. Minutes – **Special Members Services Committee – April 13, 2015**  
(Chair – Regional Councillor Gibson)

The minutes were distributed prior to the meeting.

Regional Councillor Gibson, Committee Chair, introduced the subject minutes.

The following motion was considered.

- C123-2015 Moved by Regional Councillor Gibson  
Seconded by Regional Councillor Palleschi

1. That the **Minutes of the Special Member Services Committee Meeting of April 13, 2015**, to the Council Meeting of April 22, 2015, be received; and,
2. That Recommendations MS014-2015 to MS017-2015 be approved, as outlined in the subject minutes.

Carried





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- P&IS077-2015      That the agenda for the Planning and Infrastructure Services Committee Meeting of April 13, 2015, be approved, as printed and circulated.
- P&IS078-2015      1.      That the report from A. Dear-Muldoon, Development Planner, Planning and Building, dated March 6, 2015, to the Planning and Infrastructure Services Committee Meeting of April 13, 2015, re: **Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision – MMM Group Ltd. – 2042843 Ontario Inc. / Trevi Homes Inc. – East Side of Hurontario Street, South of Highwood Road – Ward 2** (File C01E18.017/HB.c) be received; and,
2.      That Planning and Infrastructure Services Department staff be directed to report back to the Planning and Infrastructure 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 following correspondence to the Planning and Infrastructure Services Committee Meeting of April 13, 2015, re: **Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision – MMM Group Ltd. – 2042843 Ontario Inc. / Trevi Homes Inc. – East Side of Hurontario Street, South of Highwood Road – Ward 2** (File C01E18.017/HB.c) be received:
1. Ross Wood, Brampton resident, dated April 10, 2015  
2. Clayton and Florence Pifko, Brampton residents, received by the Clerk's Office on April 13, 2015
- P&IS079-2015      1.      That the report from J. Morrison, Development Planner, Planning and Building, dated March 5, 2015, to the Planning and Infrastructure Services Committee Meeting of April 13, 2015, re: **Application to Amend the Official Plan and Zoning By-law – Gagnon & Law Urban Planners Ltd. – 2114987 Ontario Inc. – 0 Steelwell Road, South of Steeles Avenue East, East of Highway 410 – Ward 3** (File T03E15.021/HB.c) be received; and,
2.      That Planning and Infrastructure Services Department staff be directed to report back to the Planning and Infrastructure Services Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion

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

3. That the correspondence from Virginia MacLean, Barrister & Solicitor, dated April 13, 2015, to the Planning and Infrastructure Services Committee Meeting of April 13, 2015, re: **Application to Amend the Official Plan and Zoning By-law – Gagnon & Law Urban Planners Ltd. – 2114987 Ontario Inc. – 0 Steelwell Road, South of Steeles Avenue East, East of Highway 410 – Ward 3** (File T03E15.021/HB.c) be received.

P&IS080-2015

1. That the report from G. Bailey, Development Planner, Planning and Building, dated March 2, 2015, to the Planning and Infrastructure Services Committee Meeting of April 13, 2015, re: **Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision – KLM Planning Partners Inc. – Burnt Log Management (Metrus Development Inc.) – Southeast Corner of Countryside Drive and Heart Lake Road – Ward 2** (File C03E15.010/HB.c) be received; and,
  2. That Planning and Infrastructure Services Department staff be directed to report back to the Planning and Infrastructure 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 Valerie Steele, Brampton resident, dated April 6, 2015, to the Planning and Infrastructure Services Committee Meeting of April 13, 2015, re: **Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision – KLM Planning Partners Inc. – Burnt Log Management (Metrus Development Inc.) – Southeast Corner of Countryside Drive and Heart Lake Road – Ward 2** (File C03E15.010/HB.c) be received.

P&IS081-2015

1. That the report from R. Nykyforchyn, Development Planner, Planning and Building, dated March 12, 2015, to the Planning and Infrastructure Services Committee Meeting of April 13, 2015, re: **Application for Proposed Draft Plan of Subdivision – KLM Planning Partners Inc. – Brampton West 1-2 Ltd. c/o Remington Group Incorporated – West**

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**of Clementine Drive, South of Steeles Avenue West –  
Ward 6** (File T03W15.012/HB.c) be received; and,

2. That Planning and Infrastructure Services Department staff be directed to report back to the Planning and Infrastructure 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 Jennifer Duncan, Brampton resident, dated April 6, 2015, to the Planning and Infrastructure Services Committee Meeting of April 13, 2015, re: **Application for Proposed Draft Plan of Subdivision – KLM Planning Partners Inc. – Brampton West 1-2 Ltd. c/o Remington Group Incorporated – West of Clementine Drive, South of Steeles Avenue West – Ward 6** (File T03W15.012/HB.c) be received; and,
4. That the petition containing 78 signatures, submitted by Jasvir Sodhi, Brampton resident, to the Planning and Infrastructure Services Committee Meeting of April 13, 2015, re: **Application for Proposed Draft Plan of Subdivision – KLM Planning Partners Inc. – Brampton West 1-2 Ltd. c/o Remington Group Incorporated – West of Clementine Drive, South of Steeles Avenue West – Ward 6** (File T03W15.012/HB.c) be received.

P&IS082-2015

1. That the report from C. LaRota, Policy Planner, Planning Policy and Growth Management, dated march 11, 2015, to the Planning and Infrastructure Services Committee Meeting of April 13, 2015, re: **Second Units Policy Review** (File L01 Bill 140/HB.c) be received;
2. That staff be directed to revise the draft Zoning By-law for Second Units by adding the following requirements:
  - a) “Maximum Gross Floor Area for a second unit: 75% of the Gross Residential Floor Area of the principal unit in a one-storey dwelling unit;
  - b) Where access to a second unit is provided through a door located in the side yard or rear yard, permitted encroachments, structures, utilities, or mechanical equipment shall not be permitted within 1.2 metres of

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the side lot line for the portion of the side yard between the access and the front wall of the dwelling.”

3. That the Official Plan Amendment, Zoning By-law and Registration By-law, attached to the report as Appendices B, C, and D, respectively, be adopted;
4. That it is hereby determined that in adopting the 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;
5. That staff be directed to monitor the Second Units Registration program and report back to Council within one year of the policies being in full force and effect;
6. That Council hereby determines that no further public notice is to be given;
7. That the City Clerk be directed to forward a copy of this staff report and Council resolution to the Region of Peel and the Ministry of Municipal Affairs and Housing;
8. That the application process for second unit registration include confirmation of insurance including name of insurer and policy number;
9. That the presentation by Heather MacDonald, Director, Planning Policy and Growth Management, to the Planning and Infrastructure Services Committee Meeting of April 13, 2015, re: **Second Units Policy Review** be received;
10. That the correspondence from Chris Bejnar, Brampton resident, dated April 7, 2015, to the Planning and Infrastructure Services Committee Meeting of April 13, 2015, re: **Second Units Policy Review** be received; and,
11. That the following delegations to the Planning and Infrastructure Services Committee Meeting of April 13, 2015, re: **Second Units Policy Review** be received:
  1. Guy Solomon, General Manager, Penguin Basements Ltd.
  2. Chris Bejnar, Brampton resident
  3. Paramjit Singh Birdi, Brampton resident

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- P&IS083-2015
1. That the presentation by Susan Jorgenson, Manager, Environmental Planning, Policy Planning and Growth Management, and the delegation from David Laing, Brampton resident, to the Planning and Infrastructure Services Committee Meeting of April 13, 2015, re: **Heart Lake Mitigation Strategy** be received;
  2. That the following correspondence to the Planning and Infrastructure Services Committee Meeting of April 13, 2015, re: **Heart Lake Mitigation Strategy** be received:
    1. Patricia Foran, Aird and Berlis LLP, dated April 10, 2015
    2. Keith MacKinnon, KLM Planning Partners Inc., dated April 13, 2015
  3. That the delegation from Domenic Crupi, Owner, Lakeside Garden Gallery to the Planning and Infrastructure Services Committee Meeting of April 13, 2015, re: **Heart Lake Mitigation Strategy** be received:
- P&IS084-2015
- That the Heart Lake Mitigation Strategy report be **referred** to the Council Meeting of April 22, 2015, so that staff will investigate alternatives to conserve the environmental and cultural heritage resources of Heart lake Road for this spring.
- P&IS085-2015
1. That the report from D. VanderBerg, Central Area Planner, Office of the Central Area, dated March 18, 2015, to the Planning and Infrastructure Services Committee Meeting of April 13, 2015, re: **Application to Amend the Official Plan and Zoning By-law – Gagnon & Law Urban Planners Ltd. – Yorkshire Holdings Brampton Inc. Et Al – 17, 19, 21, 23, 25, 27 and 29 Clarence Street – Clarence Street and Main Street South – Ward 3** (File C01E04.013/HB.c) be received; and,
  2. That the application be approved in principle and staff be directed to prepare the appropriate amendments to the Official Plan and Zoning By-law,
  3. That the Downtown Brampton Secondary Plan (SPA 7) be amended generally in accordance with the following:
    - To designate the properties at 23, 25, 27 and 29 Clarence Street as “Medium Density Residential” on Schedule SP7(A)

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- To revise the boundaries of Special Policy Area 8 on Schedule SP7(C) to include the properties at 23, 25, 27 and 29 Clarence Street and amend the policies within it to incorporate a maximum density to be based on the revisions to the development proposal that are required to fulfill conditions 6 and 7 of this report.

4. That the properties at 23, 25, 27 and 29 Clarence Street be rezoned from “Residential Single Detached B” to “Residential Townhouse 3 – Special Section 2466,” and that the existing provisions in the “Residential Townhouse 3 – Special Section 2466” zone be deleted and replaced with provisions generally in accordance with the following and as modified based on the revisions to the development proposal that are required to fulfill conditions 6 and 7 of this report:
- a) Permitted Uses:
    - i. a townhouse dwelling
    - ii. purposes accessory to the other permitted purposes
  - b) Minimum Lot Area
    - i. Interior Lot – 100 square metres per dwelling unit
    - ii. End Lot – 125 square metres per dwelling unit
    - iii. Corner Lot – 140 square metres per dwelling unit
  - c) Minimum Lot Width
    - i. Interior Lot – 5.3 metres
    - ii. End Lot – 6.7 metres
  - d) Minimum Lot Depth 18.0 metres
  - e) Minimum Front Yard Setback:
    - i. 3.0 metres for rear-loaded townhouses
    - ii. 4.5 metres for front-loaded townhouse
  - f) Minimum Setback to a garage door: 6.0 metres
  - g) Minimum Side Yard Setback: 1.2 metres
  - h) Minimum Rear Yard Setback:
    - i. 4.5 metres
    - ii. 2.0 metres to a covered or uncovered at grade patio, landscape deck, and/or rear yard balcony or uncovered terrace on the second or third storey.
  - i) Maximum Building Height: 3 storeys
  - j) Minimum Landscape Open Space:

Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and permitted driveway shall consist of landscaped open space
  - k) Garage Control:

The maximum permitted cumulative door width per dwelling unit shall be 2.5 metres.

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l) Wall Openings:

A minimum of 25% of the gross area of any exterior wall facing and within 7.0 metres of Clarence Street shall have windows and/or doors.

m) Parking Requirements:

A minimum of 0.27 spaces per dwelling unit shall be provided for visitor parking spaces.

5. That the following street names be approved:

- a) Vittorio Gate
- b) Lainley Close
- c) Dorinda Lane

6. That prior to the adoption of the Official Plan Amendment and enactment of the Zoning By-law, the Tree Inventory and Preservation Plan Report shall be finalized to the satisfaction of the Chief of Planning and Infrastructure Services and that the following objectives shall be addressed in the updated Report:

- a) No removal of trees located on adjacent property shall be permitted without both tree removal agreement letters signed by the adjacent property owners and consent from the Planning and Infrastructure Services Department. For the City's review of such requests, the focus will be on preserving trees and protecting the tree canopy.
- b) An improved strategy to better protect trees located on adjacent properties through either:
  - The provision of increased setbacks such that no buildings would be located within the driplines of those trees (with the exception of minor encroachments where appropriate protection measures can be taken to prevent damage to the trees) and sufficient space is provided between required tree protection measures and buildings for construction; or,
  - An alternative strategy, including protection measures and / or compensation, developed in consultation with the adjacent landowners that achieves the same objectives.
- c) Enhanced measures to protect trees to be preserved on-site or on adjacent property during construction, including but not limited to:
  - Use of permeable paving for drive aisles and private driveways within the driplines of trees.

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- Use of low-pressure hydro-vac technology for excavation.
  - Restrictions on plantings, planting bed preparation, and disturbance of existing sod/turf.
  - Implementation of an inspection and monitoring program by City staff of the required tree protection measures.
7. That prior to the adoption of the Official Plan Amendment and enactment of the Zoning By-law, the Urban Design Brief shall be finalized to the satisfaction of the Chief of Planning and Infrastructure Services and that the following objectives shall be addressed in the updated Brief:
- a) Provision of an appropriate transition in setback to the adjacent properties along Clarence Street.
  - b) Revisions in the design (such as reducing the townhouse block width and / or staggering the facades) of the townhouse blocks fronting on Clarence Street such that they are better integrated with the surrounding neighbourhood as far as building proportion, massing, and built form articulation.
  - c) The appropriate limit on the number of units within a townhouse block.
  - d) Use of red brick as the primary building material for the townhouses. Other high quality materials may be used as complementary accent materials. The use of synthetic substitute materials such as Exterior Insulation and Finish System (EIFS) is to be avoided.
  - e) An analysis of shadow impacts and inclusion of measures to mitigate any severe impacts on adjacent properties.
  - f) Designs for rooftop terraces that do not create overlook issues on to properties located outside of the proposed development.
  - g) Appropriate limits on the height of the top of the front door stoop, which shall be not be higher than 1.0 metre (3.3 ft) or five risers above grade, whichever is greater.
8. That prior to the adoption of the Official Plan Amendment and enactment of the Zoning By-law, the City of Brampton shall be advised by the Peel District School Board that satisfactory arrangements regarding the provision and distribution of educational facilities have been made between the developer/applicant and the School Board(s) for this plan.



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9. That prior to the adoption of the Official Plan Amendment and enactment of the Zoning By-law, the applicant shall submit a copy of the Phase II Environmental Site Assessment and confirmation of the filing of a Record of Site Condition to the satisfaction of the Chief Building Official. The filling of a Record of Site Condition may be deferred to the Site Plan Approval stage if approved by the Chief Building Official.
  
10. That prior to the adoption of the Official Plan Amendment and enactment of the Zoning By-law, the applicant shall enter into a rezoning agreement, which shall include the following:
  - 10.1 Prior to the issuance of a building permit, a site development plan, a landscape plan, a grading and drainage plan, elevation drawings and an engineering and servicing plan shall be approved by the City, and proper securities shall be deposited with the City to ensure the implementation of these plans in accordance with the City's Site Plan Review Process.
  - 10.2 Prior to the issuance of site plan approval, a homebuyers' information map is to be approved by the City and shall be posted in a prominent location in each sales office where dwellings are being offered for purchase and sale. This map shall contain the applicable information prescribed within the City of Brampton List of Standard Conditions for Residential Plans of Subdivision as it pertains to Sales Office Homebuyer's Information Maps, including City approved street names and the possible temporary location of Canada Post mailboxes, including the number and duration.
  - 10.3 As part of site plan approval, the applicant shall submit an updated Functional Servicing Report and implement the requirements of the approved report to the satisfaction of the Chief of Planning and Infrastructure Services and of the Region of Peel.
  - 10.4 As part of site plan approval, the applicant shall submit an updated Noise Study and implement the requirements of the approved Study to the satisfaction of the Chief of Planning and Infrastructure Services. The applicant also agrees to provide a Noise Attenuation Statement as part of site plan approval.
  - 10.5 As part of site plan approval, the applicant shall submit an Archeological Assessment to the

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- satisfaction of the Chief of Planning and Infrastructure Services.
- 10.6 As part of site plan approval, the applicant shall implement the requirements of the approved Urban Design Brief to the satisfaction of the Chief of Planning and Infrastructure Services.
- 10.7 As part of site plan approval, the applicant shall implement the requirements of the approved Tree Inventory and Preservation Plan to the satisfaction of the Chief of Planning and Infrastructure Services.
- 10.8 Restitution for the loss or damage of any trees on adjacent private property resulting from construction shall be made to the satisfaction of the adjacent land owners up to a maximum amount of the assessed monetary value for each tree using the Guide for Plant Appraisal 9th Edition and the Ontario Supplement (2003) to be provided by the consulting Arborist as part of the site plan approval process.
- 10.9 The applicant agrees to incorporate salvaged materials (e.g. brick) retained from the demolition of 17 Clarence Street as a feature commemorating that building (e.g. entry feature) into the new development.
- 10.10 The applicant shall include in all offers of purchase and sale the following warning clauses to the satisfaction of the Dufferin-Peel Catholic District School Board:
- (a) Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school.
  - (b) That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board.
- 10.11 The applicant shall agree to erect and maintain signs at the entrances to the development to the satisfaction of the Peel School Board which shall advise prospective purchasers that due to present school facilities, some of the children from the

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- condominium may have to be accommodated in temporary facilities or bused to schools, according to the Board's Transportation Policy.
- 10.12 The applicant shall include in all offers of purchase and sale the following warning clauses to the satisfaction of the Peel District School Board:
- (a) Whereas, despite the efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in the neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bused to schools outside of the area, according to the Board's Transportation Policy. You are advised to contact the School Accommodation department of the Peel District School Board to determine the exact schools.
  - (b) The purchaser agrees that for the purposes of transportation to school the residents of the development shall agree that the children will meet the school bus on roads presently in existence or at another place convenient to the Board.
- 10.13 The applicant agrees to grant all easements as may be required, for the installation of utilities and municipal services, to the appropriate authorities.
- 10.14 The applicant agrees to pay all applicable Regional, City and educational development charges in accordance with the respective development charges by-laws.
- 10.15 The applicant shall provide cash-in-lieu of parkland dedication in accordance with City policy.
- 10.16 The applicant shall obtain written approval from Hydro One Brampton indicating acceptance of meter locations prior to their installation.
- 10.17 As part of site plan approval, the applicant shall adhere to the waste management requirements of the Region of Peel.
- 10.18 The applicant agrees that the City assumes no responsibility for the future maintenance of the proposed internal condominium roadways. A number of common services (e.g. snow clearing of private roads) will be the responsibility of the condominium corporation, not the City or Region of Peel.

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11. That the decision of approval for the subject application be considered null and void and a new development application be required unless a zoning by-law is passed within 18 months of the Council approval of this decision or a within a longer timeframe if approved by the Chief of the Planning and Infrastructure Services Department.
  12. That the following delegations to the Planning and Infrastructure Services Committee Meeting of April 13, 2015, re: **Application to Amend the Official Plan and Zoning By-law – Gagnon & Law Urban Planners Ltd. – Yorkshire Holdings Brampton Inc. Et Al – 17, 19, 21, 23, 25, 27 and 29 Clarence Street – Clarence Street and Main Street South – Ward 3** (File C01E04.013/HB.c) be received:
    1. Chetal Vichare, Brampton resident
    2. Margaret McLuckie, Brampton resident
    3. Bea Hannivan, Brampton resident
  13. That the following correspondence to the Planning and Infrastructure Services Committee Meeting of April 13, 2015, re: **Application to Amend the Official Plan and Zoning By-law – Gagnon & Law Urban Planners Ltd. – Yorkshire Holdings Brampton Inc. Et Al – 17, 19, 21, 23, 25, 27 and 29 Clarence Street – Clarence Street and Main Street South – Ward 3** (File C01E04.013/HB.c) be received:
    1. Chetal Vichare, Brampton resident, dated April 10, 2015 and April 13, 2015
    2. Bea Hannivan, Brampton resident, dated April 12, 2015
- P&IS086-2015
1. That the report from J. Morrison, Development Planner, Planning and Building Division, dated February 17, 2015, to the Planning and Infrastructure Services Committee Meeting of April 13, 2015, re: **Application for Block Plan Approval – Brampton Area 48 Landowners Group Inc. – Metrus Development Inc. – South of Mayfield Road, North of Countryside Drive, East of Bramalea Road and West of Airport Road – Wards 9 and 10** (File BP48-2.2/JA.x) be received; and,
  2. That the Block Plan for Sub-Area 48-2 prepared by KLM Planning Partners Inc. dated October 30, 2014 be endorsed with modifications as attached as Appendix 9 to this report and the implementing Official Plan amendment (OPA) be approved (in general accordance to the draft OPA in

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Appendix 8) and that the Chief Planning and Infrastructure Services Officer be directed to approve a revised Block Plan which incorporates the identified modifications;

3. That draft plan approval of any subdivision within the Block Plan Area shall be withheld until the following required component studies/documents for the Block Plan area are approved and required changes made to the Block Plan and related draft plans of subdivision, to the satisfaction of the Chief Planning and Infrastructure Services Officer:
  - a) The Community Design Guidelines for Countryside Villages Sub-Area 48-2 prepared by The MBTW Group, including the Trails Impact Assessment prepared by Beacon Environmental;
  - b) The consolidated Environmental Implementation Report/Functional Servicing Report prepared by Beacon Environmental, Dillon Consulting and The Municipal Infrastructure Group;
  - c) The Geomorphic Assessment prepared by GHD;
  - d) The Traffic Impact Study prepared by Cole Engineering;
  - e) The Growth Management Phasing & Sequencing Strategy prepared by KLM Planning Partners Inc.; and,
  - f) The Health Background Study prepared by The Planning Partnership.
4. That draft plan approval of any subdivision within the Block Plan area shall be withheld until the City and the Region of Peel are satisfied that all appropriate arrangements and agreements for the early delivery of key infrastructure and services are in place, as required;
5. That draft plan approval of any subdivision within the Block Plan area shall be withheld until any necessary modifications to the principles of the Countryside Villages Community Cost Sharing Agreement have been made to the satisfaction of the Director of Planning Policy and Growth Management;
6. That draft plan approval of any subdivision within the Block Plan area shall be withheld until the Chief Planning and Infrastructure Services Officer determines where Alternative Development Standards will be used within the Block Plan.

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7. That the east-west collector road (Inspire Boulevard) located within the boundaries of Sub-Area 48-2 be eligible for Development Charge funding. Draft plan approval of any subdivision within the Block Plan Area shall be withheld until the reimbursement formula for this type of non-standard road, has been determined to the satisfaction of the Chief Planning and Infrastructure Services Officer and the proportion of developer reimbursement to be included in any future Subdivision Agreement in Sub-Area 48-2 is established;
8. That draft plan approval of any subdivision within the Block Plan area shall be withheld until the owners have agreed to contribute their proportionate share towards the full cost of the gateway features and streetscape enhancements within Sub-Area 48-2 in accordance with the City's Gateway Beautification Program;
9. That plans of subdivision within the Block Plan area shall incorporate refinements to the Block Plan concept to the satisfaction of the Chief Planning and Infrastructure Services Officer, These shall include the following:
  - a) Medium density residential housing as the predominant housing form along Inspire Boulevard. Where apartment development is proposed on the Block Plan, the blocks within the plan of subdivision shall be sized appropriately to accommodate such development;
  - b) Minimum 10 metre buffer blocks adjacent to all valleyland and channel blocks;
  - c) An appropriate distribution, location, and size of park blocks;
  - d) Revisions to the street network and block configurations to improve connectivity;
  - e) Significant street frontage adjacent to stormwater management ponds to promote views and reinforce their focal nature within the community;
  - f) Significant street frontage to valleyland to provide views and access to these features; and,
  - g) Walkway connections shall have a minimum width of 8.0 metres where they are proposed to divide long street blocks, or to provide access from reverse-lotted streets to the adjacent major road.

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10. That prior to the adoption of the implementing Official Plan Amendment, the Density Calculation Table for Sub-Area 48-2, shall be approved to the satisfaction of the Director of Planning Policy and Growth Management; and,
11. That the Brampton Area 48 Landowners Group shall agree in writing to the form and content of the implementing Official Plan Amendment.

P&IS087-2015

1. That the report from R. Nykyforchyn, Development Planner, Planning and Building Division, dated March 24, 2015, to the Planning and Infrastructure Services Committee Meeting of April 13, 2015, re: **Application to Amend the Zoning By-law – Humphries Planning Group Inc. – Tudi homes Ltd. / 542161 Ontario Ltd. – 2228 Steeles Avenue West – North Side of Steeles Avenue between Mississauga Road and Heritage Road – Ward 6** (File C05W01.001/HB.c) be received;
2. That the applications be approved in principle and staff be directed to prepare the appropriate amendment to the Zoning By-law, for consideration of Council;
3. That those portions of the property determined to have environmental significance be rezoned from “Agricultural (A)” to a “Floodplain (F)” and “Open Space (OS)” designation, and that the balance of the site be rezoned from “Agricultural (A)” to an appropriate site specific “Service Commercial (SC)” zone, in general accordance with the following:
  - a) Permitted Uses:
    - (i) Uses permitted by the “Service Commercial (SC)” zone;
    - (ii) A place of commercial recreation; and,
    - (iii) A commercial, technical and recreational school;
  - b) Non-Permitted Uses:
    - (i) A drive through facility shall not be permitted; and,
    - (ii) Outside storage or outdoor display or sales of goods and materials.
  - c) Requirements and Restrictions in accordance with the “Service Commercial (SC)” zone, with the following exceptions:
    - (i) Minimum Front Yard Depth: 4.5 metres;
    - (ii) Minimum Exterior Side Yard Width: 4.5 metres;
    - (iii) Minimum Rear Yard Depth: 1.2 metres;

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- (iv) Minimum Interior Side Yard Depth: 0 metres, except where the site abuts an “Agricultural (A)” zone category, the minimum setback shall be 9.0 metres;
  - (v) Minimum Landscaped Open Space: no landscaping requirement, except at the front yard in which case 4.5 metres is required, except at approved access locations;
  - (vi) Loading and garbage areas shall be screened from public view from the interior driveway and external roads;
  - (vii) For the purposes of this zone, the lot line abutting Steeles Avenue West shall be deemed the front lot line;
  - (viii) Lands zoned with the site specific Service Commercial zone category shall be considered one lot for zoning purposes;
  - (ix) Minimum Building Frontage:
    - 50% of the buildable length along the front lot line shall not have any parking areas located between the building and the public highway.
4. That the following shall be satisfied prior to the enactment of the amending zoning by-law:
- (a) The owner shall obtain confirmation from the Trustee that they have executed the Riverview Heights Block Plan (Area 40-3) Cost Sharing Agreement and are in good standing with the participating Land Owners Group.
  - (b) The owner shall make arrangements, satisfactory to the Chief Planning and Infrastructure Services Officer, to gratuitously convey the portion of the site containing significant environmental features to the City.
  - (c) The owner shall make arrangements, satisfactory to the Executive Director of Engineering and Development Services Division, to demonstrate that full turns access can be provided to the site, or alternatively that two restricted access locations can be provided.
  - (d) The owner shall secure confirmation from the Credit Valley Conservation Authority, that matters pertaining to stormwater management outfall have been addressed.



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- (e) A Design Brief shall be approved to the satisfaction of the Director of Development Services that will illustrate design principles for the site, which enables development connectivity to the adjacent lands, superior design, encourages public transit use and walkability, and identifies an appropriate floor-space index.
  - (f) The owner shall make arrangements, satisfactory to the Chief Building Official, to complete, in compliance with the most current regulations, a Phase 1 Environmental Site Assessment and Phase 2 Environmental Site Assessment (if required) and the filing of a Record of Site Condition.
5. That prior to the enactment of the amending zoning by-law, the applicant shall enter into a rezoning agreement with the City, which shall generally be in accordance with the following:
- a) Prior to the issuance of a building permit, a site development plan, landscaping, grading and storm drainage plan, elevations and cross sections drawings, a fire protection plan, a noise report, and engineering and servicing plans shall be approved by the City, and appropriate securities shall be deposited with the City, to ensure implementation of these plans in accordance with the approved Design Guidelines.
  - b) The owner shall pay all applicable Regional, City and educational development charges in accordance with the respective development charges by-laws.
  - c) The owner shall pay cash-in-lieu of parkland dedication in accordance with the Planning Act and City and Policy.
  - d) The owner acknowledges and agrees to grant easements to the appropriate authorities as may be required for the installation of utilities and municipal services to service the lands.
  - e) The owner acknowledges and agrees that on-site waste collection is required through a private waste hauler;
  - f) Prior to site plan approval, the applicant shall make arrangements, satisfactory to the Executive Director of the Engineering and Development Services Division:
    - (i) to approve the Functional Servicing Report in support of the proposed development on the site; and,

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- (ii) to confirm that appropriate site servicing and roads (including any lands required to connect to Rivermont Road) are, or will be, in place to facilitate this development.
- g) Prior to site plan approval, the owner shall demonstrate, to the satisfaction of the Chief Planning and Infrastructure Services Officer, that:
  - (i) the proposed development is consistent with the approved Design Brief, and that the proposed development will, among other things, include superior architectural design and landscaping and will use high quality materials (masonry and stone) on portions of the buildings visible from Steeles Avenue, and which will encourage buildings being located close to the street frontage;
  - (ii) how each of the applicable requirements of the approved Riverview Heights Block 40-3 Growth Management Staging and Sequencing Strategy have been met;
  - (iii) there are no conflicts with the proposed driveway access off Rivermont Road and the vehicular bridge abutment and guardrail that is located north of the proposed access;
  - (iv) reasonable arrangements have been made to try and acquire the abutting remnant parcel of land to the west (owned by Ashley Group of Companies, Part of Files: C05W01.005 & 21T-10001B) for inclusion as part of this development; and,
  - (v) interim landscape and fencing arrangements are made along the east and west limits of the site until such time as the abutting lands are assembled and/or developed for non-residential development, in which case the interim fence and landscape treatment can then be removed.
- h) The owner acknowledges and agrees to grant easements to the adjacent properties for reciprocal access and servicing if and when required by the appropriate authority.
- i) Prior to site plan approval, the owner shall make arrangements, satisfactory to the Region of Peel, to submit the necessary fees for site plan review and the processing of a development agreement to convey required easements, and to submit a detailed Traffic

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- Impact Study, a Functional Servicing Report and a Stormwater Management Report.
- j) Prior to site plan approval, the owner shall make arrangements, satisfactory to Credit Valley Conservation, to secure a permit in accordance with Ontario Regulation 160/06.
  - k) Prior to site plan approval, the owner shall provide the City with a written acknowledgment from the Trustee appointed pursuant to the Cost Share Agreement, stating that the Owner has delivered the deeds or made the payments required by the agreement, and that the site plan may be approved.
6. That the decision of approval for the subject application be considered null and void and a new development application be required, unless a zoning by-law is passed within 36 months of the Council approval of this decision.
- P&IS088-2015
- 1. That the report from J. Edwin, Manager, Development Construction, Engineering and Development Services, dated February 23, 2015, to the Planning and Infrastructure Services Committee Meeting of April 13, 2015, re: **Initiation of Subdivision Assumption – Monarch Corporation – Registered Plan 43M-1823 – North of Countryside Drive, East of Airport Road – Ward 10** (File C07E16.008/HB.c) be received; and,
  - 2. That the City initiate the Subdivision Assumption of Monarch Corporation, Registered Plan 43M-1823; and,
  - 3. That a report be forwarded to City Council recommending the Subdivision Assumption of Monarch Corporation, Registered Plan 43M-1823, once all departments have provided their clearance for assumption.
- P&IS089-2015
- 1. That the report from J. Edwin, Manager, Development Construction, Engineering and Development Services, dated March 10, 2015, to the Planning and Infrastructure Services Committee Meeting of April 13, 2015, re: **Initiation of Subdivision Assumption – Helena Beach Homes Inc. – Registered Plan 43M-1873 – South of Castlemore Road, West of Clarkway Drive – Ward 10** (File C10E10.008/HB.c) be received; and,

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2. That the City initiate the Subdivision Assumption of Helena Beach Homes Inc., Registered Plan 43M-1873; and,
3. That a report be forwarded to City Council recommending the Subdivision Assumption of Helena Beach Homes Inc., Registered Plan 43M-1873, once all departments have provided their clearance for assumption.

- P&IS090-2015
1. That the report from J. Edwin, Manager, Development Construction, Engineering and Development Services, dated March 10, 2015, to the Planning and Infrastructure Services Committee Meeting of April 13, 2015, re: **Initiation of Subdivision Assumption – Fanshore Investments Inc. – Registered Plan 43M-1811 – North of Castlemore Road, West of Goreway Drive – Ward 10** (File C07E12.014/HB.c) be received; and,
  2. That the City initiate the Subdivision Assumption of Fanshore Investments Inc., Registered Plan 43M-1811; and,
  3. That a report be forwarded to City Council recommending the Subdivision Assumption of Fanshore Investments Inc., Registered Plan 43M-1811, once all departments have provided their clearance for assumption.

- P&IS091-2015
1. That the report from J. Edwin, Manager, Development Construction, Engineering and Development Services, dated February 23, 2015, to the Planning and Infrastructure Services Committee Meeting of April 13, 2015, re: **Initiation of Subdivision Assumption – 678604 Ontario Inc. – Registered Plan 43M-1745 – South of Countryside Drive, West of Airport Road – Ward 10** (File C06E15.005/HB.c) be received; and,
  2. That the City initiate the Subdivision Assumption of 678604 Ontario Inc., Registered Plan 43M-1745; and,
  3. That a report be forwarded to City Council recommending the Subdivision Assumption of 678604 Ontario Inc., Registered Plan 43M-1745, once all departments have provided their clearance for assumption.

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- P&IS092-2015
1. That the report from J. Edwin, Manager, Development Construction, Engineering and Development Services, dated February 26, 2015, to the Planning and Infrastructure Services Committee Meeting of April 13, 2015, re: **Initiation of Subdivision Assumption – Lyngate Developments Inc. – Registered Plan 43M-1830 – West of Clarkway Drive, North of Cottrelle Blvd. – Ward 10** (File C10E08.011/HB.c) be received; and,
  2. That the City initiate the Subdivision Assumption of Lyngate Developments Inc., Registered Plan 43M-1830; and,
  3. That a report be forwarded to City Council recommending the Subdivision Assumption of Lyngate Developments Inc., Registered Plan 43M-1830, once all departments have provided their clearance for assumption.
- P&IS093-2015
1. That the report from J. Edwin, Manager, Development Construction, Engineering and Development Services, dated February 26, 2015, to the Planning and Infrastructure Services Committee Meeting of April 13, 2015, re: **Initiation of Subdivision Assumption – Lyngate Developments Inc. – Registered Plan 43M-1831 – West of Clarkway Drive, North of Cottrelle Blvd. – Ward 10** (File C10E08.012/HB.c) be received; and,
  2. That the City initiate the Subdivision Assumption of Lyngate Developments Inc., Registered Plan 43M-1831; and,
  3. That a report be forwarded to City Council recommending the Subdivision Assumption of Lyngate Developments Inc., Registered Plan 43M-1831, once all departments have provided their clearance for assumption.
- P&IS094-2015
1. That the report from J. Edwin, Manager, Development Construction, Engineering and Development Services, dated March 10, 2015, to the Planning and Infrastructure Services Committee Meeting of April 13, 2015, re: **Initiation of Subdivision Assumption – Cherrylawn Estates Inc. – Registered Plan 43M-1825 – North of Queen Street, East of Creditview Road – Ward 5** (File C03W06.002/HB.c) be received; and,
  2. That the City initiate the Subdivision Assumption of Cherrylawn Estates Inc., Registered Plan 43M-1825; and,

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3. That a report be forwarded to City Council recommending the Subdivision Assumption of Cherrylawn Estates Inc., Registered Plan 43M-1825, once all departments have provided their clearance for assumption.
- P&IS095-2015
1. That the report from J. Edwin, Manager, Development Construction, Engineering and Development Services, dated March 12, 2015, to the Planning and Infrastructure Services Committee Meeting of April 13, 2015, re: **Initiation of Subdivision Assumption – Hermosa Developments Inc. – Registered Plan 43M-1730 & 43M-1731 – South of Countryside Drive, East of Bramalea Road – Ward 9** (File C05E14.007/HB.c) be received; and,
2. That the City initiate the Subdivision Assumption of Hermosa Developments Inc., Registered Plan 43M-1730 and 43M-1731; and,
3. That a report be forwarded to City Council recommending the Subdivision Assumption of Hermosa Developments Inc., Registered Plan 43M-1730 and 43M-1731, once all departments have provided their clearance for assumption.
- P&IS096-2015
1. That the report from J. Edwin, Manager, Development Construction, Engineering and Development Services, dated February 25, 2015, to the Planning and Infrastructure Services Committee Meeting of April 13, 2015, re: **Initiation of Subdivision Assumption – Youngstar Custom Homes Inc. – Registered Plan 43M-1858 – West of Clarkway Drive, North of Cottrelle Blvd. – Ward 10** (File C10E07.004/HB.c) be received; and,
2. That the City initiate the Subdivision Assumption of Youngstar Custom Homes Inc., Registered Plan 43M-1858; and,
3. That a report be forwarded to City Council recommending the Subdivision Assumption of Youngstar Custom Homes Inc., Registered Plan 43M-1858, once all departments have provided their clearance for assumption.
- P&IS097-2015
- That the **List of Referred Reports – Planning and Infrastructure Services Committee** to the Planning and

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Infrastructure Services Committee Meeting of April 13, 2015,  
be received.

P&IS098-2015                      That the Planning and Infrastructure Services Committee do  
now adjourn to meet again on April 27, 2015, at 1:00 p.m.

J 4.    Minutes – **Community & Public Services Committee – April 15, 2015**  
(Chair – Regional Councillor Gibson)

The minutes were distributed prior to the meeting.

Regional Councillor Gibson, Committee Chair, introduced the subject  
minutes.

Discussion took place with respect to Item L 2 (Status of Report from the  
Interim Auditor General (AG) re: Southwest Quadrant Renewal Plan) in  
the subject minutes.

In response to questions about the approximate cost to date for the  
investigation by the Interim AG, staff provided a reminder of an e-mail that  
was sent to Council Members outlining approximate costs.

On the advice of the City Clerk, Committee Chair Gibson ruled that any  
further discussion on this matter should be undertaken under Item K 1 on  
this meeting agenda.

The following motion was considered.

C125-2015    Moved by Regional Councillor Gibson  
                  Seconded by City Councillor Bowman

1.    That the **Minutes of the Community & Public Services  
Committee Meeting of April 15, 2015**, to the Council Meeting of  
April 22, 2015, be received; and,
2.    That Recommendations CPS041-2015 to CPS048-2015 be  
approved, as outlined in the subject minutes.

Carried

The recommendations were approved as follows.

CPS041-2015                      That the agenda for the Community & Public Services Committee  
Meeting of April 15, 2015 be approved as amended as follows:

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**To add:**

- L 2. Discussion at the Request of Regional Councillor Sprovieri, re: **Status of Report from the Interim Auditor General re: Southwest Quadrant Renewal Plan;**
- L 3. Discussion at the Request of Regional Councillor Sprovieri, re: **Requests to Staff for Information;** and,
- S 2. Advice that is subject to solicitor-client privilege, including communications necessary for that purpose – court matter.

CPS042-2015 That the presentation by A. Pritchard, Manager, Realty Services, Public Services, to the Community & Public Services Committee Meeting of April 15, 2015, re: **Parallel Negotiation/Expropriation Process Overview**, be received.

CPS043-2015 That the presentation by D. Pyne, Manager, Facility Support Services, Public Services, to the Community & Public Services Committee Meeting of April 15, 2015, re: **Energy Management**, be received.

- CPS044-2015
- 1. That the report from M. McBride, Recreation Supervisor, Recreation and Culture, Public Services, dated March 12, 2015, to the Community & Public Services Committee Meeting of April 15, 2015, re: **South Fletcher's Sportsplex – Rationalization of Facility Space – Ward 4** (File AD.x) be received; and,
  - 2. That a thorough review by staff of the reallocation options for use of the former Don Cherry's Sports Bar space be approved, with a recommendation report to Community & Public Services Committee to follow at a future date.

- CPS045-2015
- 1. That the report from D. Falsarella, Project Manager, Southwest Quadrant Renewal Plan, Public Services, dated April 15, 2015, to the Community & Public Services Committee Meeting of April 15, 2015, re: **Southwest Quadrant Renewal Plan – Information Report Responding to Questions from the City Council Meeting of March 25, 2015**, be received; and,



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2. That staff be requested to report to the next Committee meeting regarding the basis for the City's annual payments of \$8.2 million for the West Tower, and the basis for the estimated \$130 million debt incurred by the City in regard to the West Tower.

CPS046-2015      **WHEREAS** the City of Brampton continues to produce some of the world's most talented performing artists; and,

**WHEREAS** Brampton's performing arts scene is as varied and rich as our growing multi-cultural community; and,

**WHEREAS** festivals and events sponsored by the City of Brampton should reflect our diversity and serve to promote our home-grown talent, therefore be it resolved,

**THAT** the City of Brampton, through our many events and all major events including Canada Day, New Year's Eve and the Rose Theatre Summer Concert Series supports, promotes and includes local talent and performing artists.

CPS047-2015      That Committee move into Closed Session to consider matters pertaining to:

- S 1. Report re **Torbram Road Property** (File L08.TOR) – Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board – OMB matter
- S 2. Advice that is subject to solicitor-client privilege, including communications necessary for that purpose – court matter.

CPS048-2015      That the Community & Public Services Committee do now adjourn to meet again on Wednesday, April 29, 2015 at 10:00 a.m. or at the call of the Chair.

J 5. Minutes – **Economic Development Committee – April 15, 2015**  
(Chair – City Councillor Bowman)

City Councillor Bowman, Committee Chair, introduced the subject minutes.

The following motion was considered.

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C126-2015 Moved by City Councillor Bowman  
Seconded by City Councillor Whillans

1. That the **Minutes of the Economic Development Committee Meeting of April 15, 2015**, to the Council Meeting of April 22, 2015, be received; and,
2. That Recommendations ED027-2015 to ED029-2015 be approved, as outlined in the subject minutes.

Carried

The recommendations were approved as follows.

ED027-2015 That the agenda for the Economic Development Committee Meeting of April 15, 2015 be approved, as printed and circulated.

- ED028-2015
1. That the report from D. Cutajar, Chief Operating Officer, dated March 26, 2015, to the Economic Development Committee Meeting of April 15, 2015, re: **Reconstitution of the Board of Management for the Business Improvement Area (BIA) in downtown Brampton (File CE.x)** be received; and,
  2. That a by-law be passed, as substantially set out in Appendix 1, to amend By-law No. 86-77 to reconstitute the Board of Management for the geographic area designated in By-law No. 276-88, as amended, having immediate effect, and that this by-law serves as the parent By-law for the Board of Management of the business improvement area; and
  3. That the current elected business members of the Brampton Downtown Business Association Board of Management, and the following four (4) Councillors responsible for the Downtown area: Elaine Moore; Grant Gibson; Jeff Bowman; and Martin Medeiros, be appointed to serve as the transitional board of management for the business improvement area, for a term expiring on December 31, 2015, or until successors of the newly constituted Board are elected by the Members of the business improvement area and appointed by Council, and that the transitional board of management be entrusted to oversee the orderly and stable transition of governance, operations, and the transaction of

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the business affairs of the business improvement area during the designated term; and

4. That the Treasurer be requested to establish financial operating accounts for the Brampton Downtown Business Association, and to assign 2015 interim funding in the amount equal to the 2014 special purpose improvement area levy to be used as the 2015 business improvement area budget; and
5. That the Chair of the Brampton Downtown Business Association be requested to call an inaugural meeting of the transitional board of management to commence the transition of governance, operations and the transaction of the business affairs of the Board, including the completion of a 2015 business plan and final budget for Council consideration at a time that may be approved by Council after it approves the 2015 Corporation of the City of Brampton Current and Capital Budget; and that the transitional board of management consult with its Members prior to submitting a budget to Council for final approval; and
6. That if required, the CAO (or designate) be authorised to grant to the transitional board of management in-kind professional services and expertise of existing City staff to serve as a full-time or part-time Manager reporting to the transitional board of management for the period expiring December 31, 2015 and with extensions as required; and
7. That the Mayor and City Clerk be authorised to execute the necessary agreement(s) to effect the recommendations herein, subject to the form of such agreement(s) being satisfactory to the City Solicitor (or designate) and the content of such agreement(s) being satisfactory to the CAO (or designate).

ED029-2015      That the Economic Development Committee do now adjourn to meet again on April 29, 2015, at 1:00 p.m.

J 6.      **Minutes – Corporate Services Committee – April 15, 2015**  
(Chair – Regional Councillor Medeiros)

Regional Councillor Medeiros, Committee Chair, introduced the subject minutes.

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A motion was introduced to amend Recommendation CS062-2015, to add Regional Councillor Palleschi to the composition of the Chief Administrative Officer Recruitment Committee.

The City Clerk reiterated his comments at the Corporate Services Committee meeting that an additional Council Member on the Recruitment Committee would result in a quorum of Council and require proper notice of meetings and support from the City Clerk's Office.

Regional Councillor Palleschi outlined comments in support of his appointment to the Committee.

The amendment was voted on and carried.

The following motion was considered.

C127-2015 Moved by Regional Councillor Medeiros  
Seconded by Regional Councillor Gibson

1. That the **Minutes of the Corporate Services Committee Meeting of April 15, 2015**, to the Council Meeting of April 22, 2015, be received; and,
2. That Recommendations CS056-2015 to CS064-2015 be approved, as outlined in the subject minutes, as amended in Recommendation CS062-2015 to add Regional Councillor Palleschi to the composition of the Chief Administrative Officer Recruitment Committee.

Carried

The recommendations were approved, as amended, as follows.

CS056-2015 That the agenda for the Corporate Services Committee Meeting of April 15, 2015, be approved, as amended, as follows:

To add:

- J 2. Discussion at the request of Regional Councillor Sprovieri, re: **Information Request**
- J 3. Report from D. Wilson, Executive Director, Human Resources, Corporate Services, dated April 14, 2015, re: **Chief Administrative Officer Recruitment Process** (File FE.x)

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- CS057-2015
1. That the report from D. DeForest, FOI Coordinator, Corporate Services, dated March 23, 2015, to the Corporate Services Committee Meeting of April 15, 2015, re: **2014 Freedom of Information Requests Processed under the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA) and Status of Various Appeals to the Information and Privacy Commissioner of Ontario (IPCO) of Decisions of the Head for the Institution (City of Brampton) on Freedom of Information (FOI) Requests** (File GC.x) be received; and,
  2. That the presentation by David DeForest, FOI Coordinator, Corporate Services, to the Corporate Services Committee Meeting of April 15, 2015, re: **2014 Freedom of Information Requests** be received; and,
  3. That staff be requested to arrange training sessions for Council.
- CS058-2015
1. That the report from D. Sutton, Director, Financial Planning and Budgets, Corporate Services, dated February 26, 2015, to the Corporate Services Committee Meeting of April 15, 2015, re: **Status of Provincial Offences Act Defaulted Fines** (File ED.x) be received; and,
  2. That staff be granted authorization to input the changes required to remove the uncollectable fines of \$47,740.00 from the Integrated Court Offences Network (ICON) system as summarized in Table E of the report, as all collection efforts as per the Standard Operation Procedure “Collection of Provincial Offence Act Fines Part I and III” and the Ministry of Attorney General directive have been exhausted.
- CS059-2015
1. That the report from D. Sutton, Director, Financial Planning and Budgets, Corporate Services, dated March 12, 2015, to the Corporate Services Committee Meeting of April 15, 2015, re: **By-law to Establish Tax Ratios for 2015** (File EA.a) be received; and,
  2. That a By-law to authorize the following tax ratios for the purpose of establishing tax rates be enacted:
    - 1.0000 for the residential property class
    - 1.7050 for the multi-residential property class

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- 1.2971 for the commercial property class
- 1.4700 for the industrial property class
- 0.9239 for the pipeline property class
- 0.25 for the farmland class, and,
- 0.25 for the managed forest class

- CS060-2015
1. That the discussion at the request of Regional Councillor Sprovieri, to the Corporate Services Committee Meeting of April 15, 2015, re: **Sign By-law – Election Signs** be received; and,
  2. That staff be directed to investigate a two tier election sign by-law, where a lower fine is set for minor offenders and a higher fine is set for major offenders, as well as options to establish a security deposit for candidates registering for an election.
- CS061-2015
1. That the discussion at the request of Regional Councillor Sprovieri, to the Corporate Services Committee Meeting of April 15, 2015, re: **Request for Information from Staff** be received; and,
  2. That staff provide in closed session, an update on the letters received from the Ontario Municipal Insurance Exchange.
- CS062-2015
1. That the report from D. Wilson, Executive Director, Human Resources, Corporate Services, dated April 14, 2015, to the Corporate Services Committee Meeting of April 15, 2015, re: **Chief Administrative Officer Recruitment Process** (File FE.x) be received;
  2. That Council approve the proposed recruitment process for hiring a new Chief Administrative Officer as outlined in the report;
  3. That a Chief Administrative Officer Recruitment Committee of Council be established to facilitate the recruitment process as per the Terms of Reference attached in the report;
  4. That the Executive Director, Human Resources, be designated as the lead staff resource to support the recruitment process and be authorized to begin the RFP process to engage an executive recruitment firm to assist with the search; and,

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5. That the composition of the Chief Administrative Officer Recruitment Committee be composed of the following members of Council:
- 1) Regional Councillor Gibson
  - 2) Regional Councillor Moore
  - 3) Regional Councillor Medeiros
  - 4) City Councillor Dhillon
  - 5) Regional Councillor Palleschi
- with the Mayor participating as ex-officio.

CS063-2015 That Committee proceed into Closed Session in order to address matters pertaining to:

- R 1. Advise that is subject to solicitor-client privilege, including communications necessary for that purpose – Freedom of Information request
- R 2. Labour relations or employee negotiations – collective agreement matter.

CS064-2015 That the Corporate Services Committee do now adjourn to meet again on Wednesday, April 29, 2015 at 3:00 p.m.

**K. Unfinished Business**

- K 1. Motion re: **Status of the Interim Auditor General's Report on the West Tower:**

The motion below was deferred from the Council Meeting of April 8, 2015:

That Council direct staff that the payments to Mr. Rust-D'Eye, Interim Auditor General, stop as of today (April 8, 2015).

M. Ball, Chief Planning and Infrastructure Services Officer and Acting Chief Administrative Officer, advised that the Interim Auditor General indicated his report would be provided to the City Clerk's Office on Monday, April 27, 2015.

Council consideration of this matter included:

- reminder of requests at the April 8, 2015 Council meeting that the report be publicly available shortly after it has been provided to Council, and that it be in the public domain for at least five days prior to a Special Council meeting being held

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- request for information on the total cost for the investigation of the Southwest Quadrant Renewal Plan
- details from the City Clerk on the provisions of the Procedure By-law as they relate to the calling of Special Council meetings
- request that the Special Council meeting to consider the Interim Auditor General's report be held during the evening and that it not be limited to two hours, as a result of public interest in the report

The mover of the motion deferred from the Council Meeting of April 8, 2015 withdrew the motion.

The following motion was considered.

C128-2015 Moved by Regional Councillor Sprovieri  
Seconded by City Councillor Fortini

That staff be requested to provide a report outlining information on the total cost of the investigation for the Southwest Quadrant Renewal Plan.

Carried

- K 2. Report from S. Jorgenson, Manager, Environmental Planning, Policy Planning and Growth Management and N. Cadete, Traffic Operations Supervisor, Roads Maintenance and Operations, dated March 11, 2015, re: **Heart Lake Mitigation Strategy – RML #2014-046 and RML #2014-053** (File HB.c).

A supplementary report on this matter from S. Jorgenson, Manager, Environmental Planning, and N. Cadete, Supervisor, Traffic Operations, Planning and Infrastructure Services, dated April 17, 2015, was distributed at the meeting.

The following motion was considered.

C129-2015 Moved by Regional Councillor Palleschi  
Seconded by City Councillor Whillans

The following motion was considered.

1. That the report from S. Jorgenson, Manager, Environmental Planning, and N. Cadete, Supervisor, Traffic Operations, Planning and Infrastructure Services, dated April 17, 2015, to City Council Meeting of April 22, 2015, re: **Supplementary Report: Heart Lake Mitigation Strategy**, be received; and,



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2. That the report from S. Jorgenson, Manager, Environmental Planning, Policy Planning and Growth Management and N. Cadete, Traffic Operations Supervisor, Roads Maintenance and Operations, dated March 11, 2015, to the Council Meeting of April 22, 2015, re: **Heart Lake Mitigation Strategy – RML #2014-046 and RML #2014-053** (File HB.c) be received; and,
3. That the Heart Lake Mitigation Strategy that identifies immediate, medium and long-term actions to conserve environmental and cultural heritage resources of Heart Lake Road while supporting employment, residential and institutional land uses, and addressing current / future transportation issues, be received; and,
4. That staff be directed to:
  - i. Continue to work with Ministry of Transportation to obtain approval of an intersection on Countryside Drive within the Highway 410 Permit Control Area east of Heart Lake Road, to facilitate future traffic from the new employment and residential plans of subdivision that abut Countryside Drive in order to protect the significant natural and cultural heritage resources of Heart Lake Road;
  - ii. Implement the proposed wildlife eco-passage culverts in partnership with (and funding support from) the Toronto and Region Conservation Authority and local developers; and,
  - iii. Undertake a Heart Lake Road Study subject to 2015 budget approval, to examine: long-term requirements for road infrastructure and management improvements necessary for development, natural and cultural heritage conservation and active transportation purposes; listing Heart Lake Road as a Cultural Heritage Landscape; and designating Heart Lake Road through the 2006 Official Plan Review to maintain a rural road cross-section; and,
5. That staff implement pavement markings along Heart Lake Road between Countryside Drive and Sandalwood Parkway in combination with warning signage focused on reducing speed through the three “hotspot” areas; and,
6. That this report and the P&IS report dated March 11, 2015 and Council’s resolutions be forwarded to the Ministry of Transportation, Ministry of Natural Resources, Toronto and Region Conservation Authority, Etobicoke-Mimico Coalition and the Region of Peel.

Carried

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**L. Correspondence**

- \* L 1. Copy of correspondence from Frank Dale, Regional Chair, Region of Peel, to The Honourable Kathleen Wynne, Premier of Ontario, dated April 2, 2015, re: **Region of Peel Resolution No. 2015-188 – Bill 52 – the Protection of Public Participation Act** (File BA.x).

**Dealt with under Consent Resolution C119-2015**

- L 2. Correspondence from George Startup, Brampton resident, dated April 17, 2015, re: **Planning and Infrastructure Services Committee Recommendation P&IS082-2015 – April 13, 2015 – Second Units Policy Review**

The following motion was considered.

- C130-2015 Moved by City Councillor Whillans  
Seconded by Regional Councillor Palleschi

That the Correspondence from George Startup, Brampton resident, dated April 17, 2015, to the Council Meeting of April 22, 2015, re: **Planning and Infrastructure Services Committee Recommendation P&IS082-2015 – April 13, 2015 – Second Units Policy Review**, be received.

Carried

- M. Resolutions – nil**

- N. Notices of Motion – nil**

- O. Petitions – nil**

- P. Other/New Business – nil**

- Q. Procurement Matters – nil**

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**R. Regional Council Business**

Deb Reader, Executive Assistant, Government Relations, Office of the Chief Administrative Officer, outlined items on the Regional Council agenda for April 23, 2015 that may be of interest to Members of Council.

Ms. Reader provided a presentation entitled: "Aligning Brampton's Priorities with the Region of Peel Strategic Plan", which included:

- City of Brampton Strategic Plan 2015-2018
- Brampton's Emerging Strategic Priorities
- Potential Issues at Peel
- Aligning Brampton's Priorities

The following motion was considered.

C131-2015 Moved by City Councillor Whillans  
Seconded by Regional Councillor Moore

That the presentation from D. Reader, Executive Assistant, Government Relations, Office of the Chief Administrative Officer, entitled: "**Aligning Brampton's Priorities with the Region of Peel Strategic Plan**", be received.

Carried

**S. Public Question Period – nil**

**T. By-laws**

The following motion was considered.

C132-2015 Moved by Regional Councillor Palleschi  
Seconded by City Councillor Bowman

That By-laws 84-2015 to 93-2015, before Council at its meeting of April 22, 2015, be given the required number of readings, taken by the Mayor and City Clerk and the Corporate Seal affixed thereto.

84-2015 To amend User Fee By-law 380-2003, as amended – various 2015 fees and charges  
(See Item J 1 – Budget Committee Recommendation BC-22-2015 – Clause 30 – March 30, 31 and April 1, 2, 2015)

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- 85-2015 To adopt Official Plan Amendment OP2006-110 – Second Units Policy  
(See Item J 3 – Planning & Infrastructure Services Committee Recommendation P&IS082-2015 – April 13, 2015)
- 86-2015 To amend Zoning By-law 270-2004, as amended – Second Units Policy  
(See Item J 3 – Planning & Infrastructure Services Committee Recommendation P&IS082-2015 – April 13, 2015)
- 87-2015 To require the registration of second residential units in the City of Brampton  
(See Item J 3 – Planning & Infrastructure Services Committee Recommendation P&IS082-2015 – April 13, 2015)
- 88-2015 To amend By-law 86-77, as amended, with regard to the Board of Management for the Downtown Brampton Business Improvement Area  
(Item J5 – Economic Development Committee Recommendation ED028-2015)
- 89-2015 To establish tax ratios for the year 2015  
(See Item J 6 – Corporate Services Committee Recommendation CS059-2015 – April 15, 2015)
- 90-2015 To establish certain lands as part of the public highway system (Dunley Crescent, Ashby Field Road, Banbridge Crescent, James Potter Road, Ballyhaise Crescent, Crumlin Crescent, Frenchpark Circle and Elbern Markell Drive) – Ward 5
- 91-2015 To establish certain lands as part of the public highway system (Chiming Road, Martin Byrne Drive and Romeo Road) – Ward 10
- 92-2015 To appoint officers to enforce parking on private property and to repeal By-law 68-2015
- 93-2015 To amend By-law 84-2008, as amended – to appoint an Acting Chief Administrative Officer

Carried

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**U. Closed Session**

The following motion was considered.

C133-2015 Moved by City Councillor Bowman  
Seconded by City Councillor Whillans

That this Council proceed into Closed Session to discuss matters pertaining to the following:

- U 1. Minutes – Closed Session – City Council – April 8, 2015
- U 2. Minutes – Closed Session – Community & Public Services Committee – April 15, 2015
- U 3. Minutes – Closed Session – Corporate Services Committee – April 15, 2015
- U 4. The security of the property of the municipality or local board – internal audit report

Carried

The following motion was considered with respect to Item U 4.

C134-2015 Moved by Regional Councillor Gibson  
Seconded by Regional Councillor Palleschi

That the Internal Auditor be requested to update the Internal Audit Charter to include the Mayor's Office and Council Office within the scope for all audit reviews, where appropriate, and report to the next Audit Committee meeting (June 3, 2015) to advise the Committee of such changes to the Charter, and that the Deloitte Report from 2014 dealing with the Mayor and Council expenses be taken into consideration.

Carried

**V. Confirming By-law**

The following motion was considered.

C135-2015 Moved by City Councillor Fortini  
Seconded by City Councillor Whillans

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That the following By-law before Council at its Regular Meeting of April 22, 2015 be given the required number of readings, taken by the Mayor and the City Clerk and the Corporate Seal affixed thereto.

94-2015      To confirm the proceedings of the Regular Council Meeting held on April 22, 2015

Carried

**W.    Adjournment**

The following motion was considered.

C135-2015    Moved by City Councillor Whillans  
                  Seconded by City Councillor Fortini

That this Council do now adjourn to meet again for a Regular Meeting of Council on Wednesday, May 6, 2015 at 1:00 p.m., or at the call of the Mayor.

Carried

**Proclamations**

The following City of Brampton proclamation will be made on behalf of Council:

- Multiple Sclerosis Awareness Month – May 2015 – to be given to the Multiple Sclerosis Society of Canada (Brampton – Caledon Chapter)

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L. Jeffrey, Mayor

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P. Fay, City Clerk