

Clerical Correction: (April 28, 2015) 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 Resolution P&IS082-2015 to correct the numbering of the recommendation clauses.

**April 13, 2015**

**Members Present:** Regional Councillor E. Moore – Wards 1 and 5 (**Chair**)  
Regional Councillor G. Gibson – Wards 1 and 5  
Regional Councillor M. Palleschi – Wards 2 and 6  
Regional Councillor M. Medeiros – Wards 3 and 4  
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 G. Dhillon – Wards 9 and 10

**Members Absent:** Regional Councillor G. Miles – Wards 7 and 8 (personal)  
City Councillor P. Fortini – Wards 7 and 8 (vacation)

**Staff Present:** **Planning and Infrastructure Services Department**  
M. Ball, Chief, Planning and Infrastructure Services  
M. Won, Executive Director, Engineering and Development  
P. Snape, Director, Development Services  
H. MacDonald, Director, Planning Policy and Growth Management  
M. Parks, Director, Road Maintenance and Operations  
D. Waters, Manager, Land Use Policy  
G. Bailey, Development Planner  
A. Dear-Muldoon, Development Planner  
C. LaRota, Policy Planner  
M. Viveiros, Administrative Assistant, Planning and Building

**Corporate Services Department**  
J. Zingaro, Legal Counsel, Real Estate  
M. Rea, Legal Counsel, Litigation  
J. Avbar, Director, Enforcement and By-law Services  
E. Evans, 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 11:33 p.m.

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

<b>Item</b>	<b>Recommendation</b>
<b>A. P&amp;IS077-2015</b>	<b>Approval of Agenda</b>
<b>B.</b>	<b>Declarations of Interest under the Municipal Conflict of Interest Act</b>
<b>C.</b>	<b>Consent</b>
<b>D 1 P&amp;IS078-2015</b>	<b>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)</b>
<b>D 2. P&amp;IS079-2015</b>	<b>Application to Amend the Official Plan and Zoning By-law – Gagnon &amp; 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)</b>
<b>D 3. P&amp;IS080-2015</b>	<b>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)</b>
<b>D 4. P&amp;IS081-2015</b>	<b>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)</b>
<b>E 1. P&amp;IS082-2015</b>	<b>Second Units Policy Review</b>
<b>E 2. P&amp;IS083-2015 P&amp;IS084-2015</b>	<b>Heart Lake Mitigation Strategy</b>
<b>F 1. P&amp;IS085-2015</b>	<b>Application to Amend the Official Plan and Zoning By-law – Gagnon &amp; Law Urban Planners Ltd. – Yorkshire Holdings Brampton Inc. Et Al – 17, 19, 21, 23, 25, 27 and</b>

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**29 Clarence Street – Clarence Street and Main Street  
South – Ward 3 (File C01E04.013/HB.c)**

- F 2. P&IS086-2015 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)**
- F 3. P&IS087-2015 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)**
- F 4. P&IS082-2015 Second Units Policy Review**
- F 5. P&IS084-2015 Heart Lake Mitigation Strategy – RML #2014-046 and RML #2014-053 (File HB.c)**
- G 1. P&IS088-2015 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)**
- G 2. P&IS089-2015 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)**
- G 3. P&IS090-2015 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)**
- G 4. P&IS091-2015 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)**
- G 5. P&IS092-2015 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)**

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- G 6. P&IS093-2015**      **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)**
- G 7. P&IS094-2015**      **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)**
- G 8. P&IS095-2015**      **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)**
- G 9. P&IS096-2015**      **Initiation of Subdivision Assumption – Yongestar Custom Homes Inc. – Registered Plan 43M-1858 – West of Clarkway Drive, North of Cottrelle Blvd. – Ward 10 (File C10E07.004/HB.c)**
- H.**                              **Maintenance and Operations**
- I.**                              **Minutes**
- J.**                              **Other/New Business/Unfinished Business**
- K 1. P&IS097-2015**      **List of Referred Reports – Planning and Infrastructure Services Committee**
- L.**                              **Deferred Matters**
- M.**                              **Notice of Motion**
- N.**                              **Correspondence**
- O.**                              **Councillors Question Period**
- P.**                              **Public Question Period**
- Q.**                              **Closed Session**
- R. P&IS098-2015**      **Adjournment**

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**Regional Councillor E. Moore, Chair**

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**A. Approval of the Agenda**

P&IS077-2015      That the agenda for the Planning and Infrastructure Services Committee Meeting of April 13, 2015, be approved, as printed and circulated.

Carried

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

- Re: Item D 1** – 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)
- Correspondence from Ross Wood, Brampton resident, dated April 10, 2015
  - Correspondence from Clayton and Florence Pifko, Brampton residents, received by the Clerk's Office on April 13, 2015
- Re: Item D 2** – 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)
- Correspondence from Virginia MacLean, Barrister & Solicitor, dated April 13, 2015
- Re: Item D 3** – 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)
- Correspondence from Valerie Steele, Brampton resident, dated April 6, 2015
- Re: Item D 4** – 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)
- Correspondence from Jennifer Duncan, Brampton resident, dated April 6, 2015

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**Re: Item F 1** – 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)

Delegations from:

- Chetal Vichare, Brampton resident, and correspondence dated April 10, 2015 and April 13, 2015
- Margaret McLuckie, Brampton resident
- Bea Hannivan, Brampton resident, and correspondence dated April 12, 2015

**Re: Item F 4** – Second Units Policy Review (File L01 Bill 140/HB.c)

Delegations from:

- Guy Solomon, General Manager, Penguin Basements Ltd.
- Chris Bejnar, Brampton resident, and correspondence dated April 7, 2015
- Sukhjot Singh Naroo, Brampton resident
- Paramjit Singh Birdi, Brampton resident

**Re: Item F 5** – Heart Lake Mitigation Strategy – RML #2014-046 and RML #2014-053 (File HB.c)

- Correspondence from Patricia Foran, Aird and Berlis LLP, dated April 10, 2015
- Correspondence from Keith MacKinnon, KLM Planning Partners Inc., dated April 13, 2015
- Delegation from Domenic Crupi, Owner, Lakeside Garden Gallery

The following supplementary information, relating to items on the published agenda, was provided at the meeting:

**Item E 1.** – Presentation by Heather MacDonald, Director, Planning Policy and Growth Management, re: **Second Units Policy Review**

**Re: Item F 4** – Second Units Policy Review (File L01 Bill 140/HB.c)

- Replacement pages F 4-21 and F 4-22

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

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**C. Consent**

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

(G 1, G 2, G 3, G 4, G 5, G 6, G 7, G 8, G 9)  
(Items F 2 and F3 were added into consent)

**D. Statutory Public Meeting Reports**

- D 1. Report from A. Dear-Muldoon, Development Planner, Planning and Building, dated March 6, 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)

Members of the public requested a presentation on this item.

Chad John-Baptiste, MMM Group Ltd., presented details on the proposed development location and size of the dwelling units

Andrea Dear-Muldoon, Development Planner, presented details on the technical aspects of the planning process and the next steps.

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

Shirley Fisher, Hillpath Crescent, stated that she represented 72 area residents who are opposed to the proposal and expressed concern with increased traffic, possible safety risks, and the design and density of the proposed development.

John Duhaime, Ladywood Court, expressed opposition to the proposal, and stated that it is not a viable plan and will not complement the existing neighbourhood.

Ian Fisher, stated that he represented his neighbours that were unable to attend. Mr. Fisher noted their disapproval of the proposal and requested that the applicant consider developing single detached dwellings instead of townhouses.

Charles Waud, Hillpath Crescent, stated his opposition to the proposed development.

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Teresa Gell, expressed opposition to the development and expressed concern with respect to loss of privacy due to the height of the proposed townhouses.

Gloria Begosovich, Highwood Road, expressed concern with the traffic increase to the area and the possible safety risks to pedestrians and children.

Committee requested that staff survey the area schools to determine the number of buses serving each school on a daily basis.

The following motion was considered:

- 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

Carried



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- D 2. Report from J. Morrison, Development Planner, Planning and Building, dated March 5, 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)

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

The following motion was considered:

- 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 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.

Carried

- D 3. Report from G. Bailey, Development Planner, Planning and Building, dated March 2, 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)

Members of the public requested a presentation on this item.

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Keith MacKinnon, KLM Planning Partners Inc., presented details on the location of the subject lands, vehicular access, land use studies, and environmental impact mitigation measures.

Gavin Bailey, Development Planner, presented the current land use designations, environmental features, technical review of the application and next steps.

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

Ros Feldman, Brampton Resident, expressed opposition to the proposal and concern with the size of the development and increased traffic.

Leo O'Brian, Brampton resident, expressed concern with the loss of wildlife in the area and noted that the proposal will encroach on a provincially significant wetland.

Ian McGillivray, Brampton resident, stated that the high density development proposal will be beneficial to the environment as it uses fewer resources than single dwellings. Mr. McGillivray noted benefits of high density housing including lower transit costs and less suburban development.

Elaine Hall, Brampton resident, stated her opposition to the application and her opinion that the townhouse proposal is not a good fit with the existing neighbourhood.

Samra Khalid, Brampton resident, expressed opposition to the subject proposal and noted concern with the increase in traffic.

In response to questions from Committee, staff stated that consideration will be given to including a sound barrier wall in the proposal.

The following motion was considered:

- 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,

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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.

Carried

- D 4. Report from R. Nykyforchyn, Development Planner, Planning and Building, dated March 12, 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)

Members of the public requested a presentation on this item.

Keith MacKinnon, KLM Planning Partners Inc., presented details on the location of the lands and current land use zoning.

Rob Nykyforchyn, Development Planner, outlined the technical aspects of the application and the next steps in the planning process.

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

Clarrisa Shenoy, Brampton resident, stated her concerns with increased traffic in the area, overcrowding of schools, and insufficient park land.

Jennifer Duncan, Brampton resident, expressed concern with increased traffic, inadequate parking, and overcrowded schools.

Harpreet Sidhu, Coin Street, stated that she represented many residents in the neighbourhood and stated opposition to the proposal. Ms. Sidhu outlined concerns with the loss of green space, increased traffic and overcrowded schools.

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Ian McGillivray, Brampton resident, expressed the opinion that the proposal for single dwelling homes is irresponsible as it will require more resources than high density dwellings and create more traffic in the area.

Jasvir Sodhi, Coin Street, stated her opposition to the subject proposal and outlined concerns with respect to increased traffic, insufficient parklands and possible safety risks. Ms. Sodhi submitted a petition of opposition containing 78 signatures of area residents.

Aly Vaiya, Buster Drive, expressed concern with increased traffic, inadequate parklands, and overcrowded schools.

Sheron White, Coin Street, stated her opposition to the proposal and other concern with increased traffic.

The following motion was considered:

- 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 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,

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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.

Carried

**E. Delegations/Presentations**

- E 1. Presentation by Heather MacDonald, Director, Planning Policy and Growth Management, re: **Second Units Policy Review**

Heather MacDonald, Director, Planning Policy and Growth Management, made a presentation that included the following:

- Public consultation
- Implementation strategy
- Registration process and requirements
- Registration By-law
- Education and communication programs
- Official Plan policies
- Zoning regulations
- Provincial legislation
- Outstanding issues
- Next steps and policy review

Ms. MacDonald presented a second unit education video that outlined the requirements of the registration process.

Guy Solomon, General Manager, Penguin Basements Ltd., spoke in favour of the proposed policy and noted the benefits of legalizing second units. Mr Solomon requested that implementation of a “quick permit” system be considered and outlined concerns with non-conforming second units.

Chris Bejnar, Brampton resident, noted the benefits of legalizing second units for the city and its residents and expressed concerns with unregistered and non-conforming second units, including lack of enforcement measures and lost revenue from inadequate property taxes.

Sukhjot Singh Naroo was not present to delegate at the meeting.

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Paramjit Singh Birdi, expressed concern with the required setbacks, and possible property tax increases as a means to fund second unit inspections.

Item F 4 was brought forward at this time.

Committee consideration of the matter included:

- Mandatory proof of insurance upon registration
- Proposed annual inspection and licensing costs to the City
- Determining the number of occupants in second units
- Reviewing registration costs to ensure there is no loss of revenue
- Consultation with other municipalities
- Long term public education strategy
- Ongoing provincial advocacy for access to second units for enforcement and safety inspections

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

- The policy and registration process is revenue neutral
- A second unit will be given a legal address upon registering
- Based on the one time registration fee, no additional City staff will be required
- Second unit education video will be shown in many city facilities including recreational centres
- Second unit tenants may report nonconforming units and allow Enforcement access to the property
- Enforcement staff may assist with education initiatives when investigating properties
- The Municipal Property Assessment Corporation will be advised of registered units

A motion was introduced to amend the recommendations to the staff report to include mandatory proof of insurance upon registration.

The following motion was considered:

- 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;

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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 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;

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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

Carried

**E 2. Heart Lake Mitigation Strategy:**

Susan Jorgenson, Manager, Environmental Planning, Policy Planning and Growth Management, made a presentation that included the following:

- Background and delegations
- Current situation
- Issues and actions to date
- Proposed mitigation strategy
- Heart Lake Road study and protecting the natural area
- Conserving the cultural heritage landscape
- Long range transportation planning
- Land use planning
- Next steps and staff recommendations

David Laing, Brampton resident, presented a delegation that included the following:

- Location and description of Heart Lake Conservation Area
- Wildlife fatality statistics
- Traffic pattern studies
- Cultural Heritage Landscape designation
- Proposed 3-way stop at Countryside Drive and Heart Lake Road
- Provincially significant wetlands, species of concern, and migration seasons
- Education and awareness signage
- Commuter traffic and possible alternate routes
- Inclusion of an active transportation route
- Request to accelerate City efforts to preserve wildlife and cultural heritage



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Dominic Crupi, Owner, Lakeside Garden Gallery, stated that he is a part owner of Lakeside Garden Gallery which is a family owned local business on Heart Lake Road. Lakeside Garden Gallery has been in business for over 30 years and is very community oriented. Mr. Crupi stated that the proposed road closures will be detrimental to the business and requested that alternate measures to protect the wildlife during migration seasons be considered.

Item F 5 was brought forward at this time.

Committee consideration of the matter included:

- Installation of speed calming measures, emergency stops and a 3-way stop sign
- Road closure to south-bound traffic
- Implementing nightly road closures during migration seasons
- Achieving cultural heritage designation
- Staff consideration of alternate wildlife preservation and protection measures

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

- Installation of speed cushions not a feasible speed calming measure as they create issues for emergency vehicles
- Stop signs at mid-points on roadways not legally allowed
- Road closure most viable option
- Other wildlife preservation and protection measures may be considered

A motion was introduced to refer the staff report to the next Council meeting to allow staff to investigate alternate wildlife protection measures.

The following motion was considered:

- 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

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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:

Carried

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.

Carried

**F. Planning**  
*(Vice-Chair, City Councillor Fortini)*

• **Development Planning**

- F 1. Report from D. VanderBerg, Central Area Planner, Office of the Central Area, dated March 18, 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)

Chetal Vichare, Brampton resident, stated her opposition to the proposed development and outlined her concerns, including the loss of the tree canopy, possible damage to existing properties, reduced privacy and downtown heritage.

Margaret McLuckie, noted that many of the houses on Clarence Street and the surrounding area are bungalows and the proposed development is not a good fit. Ms. McLuckie expressed concern with the overhead wires and possible safety risks during construction and requested that the overall size of the proposal be reduced.

Bea Hannivan, Brampton resident, expressed opposition to the development proposal and expressed her concern with the loss of mature trees and wildlife, and the increase in area traffic. Ms. Hannivan requested that a study be undertaken on the impact of the proposed tree removals.

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

- City and provincial policies allow for intensification throughout the broader downtown area
- Intensification must be respectful of existing neighbourhoods
- Planning studies are prepared by outside professionals and reviewed by City staff
- The City aims to achieve a balance between development and preserving nature
- Public engagement included a statutory meeting and circulation of additional letters advising of upcoming recommendation report

The following motion was considered:

- 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)
    - 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

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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.

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.

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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.

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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.
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.

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- 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 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.



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- (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 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.

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- 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.
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

Carried

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- \* F 2. Report from J. Morrison, Development Planner, Planning and Building Division, dated February 17, 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)

The following motion was considered:

- 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 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

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- 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.
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

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- 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.
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.

Carried

- \* F 3. Report from R. Nykyforchyn, Development Planner, Planning and Building Division, dated March 24, 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)

The following motion was considered:

- 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;

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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;
    - (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;

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- (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.
  - (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

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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,
  - (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



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- 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 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

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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.

Carried

- **Policy Planning**

- F 4. Report from C. LaRota, Policy Planner, Planning Policy and Growth Management, dated march 11, 2015, re: **Second Units Policy Review** (File L01 Bill 140/HB.c)

**Dealt with under Item E 1 – Recommendation P&IS082-2105**

- F 5. 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)

**Dealt with under Item E 2 – Recommendation P&IS084-2015**

- **Building and Zoning** - nil

**G. Engineering and Construction**  
*(Vice-Chair, Regional Councillor Sprovieri)*

- \* G 1. Report from J. Edwin, Manager, Development Construction, Engineering and Development Services, dated February 23, 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)

The following motion was considered:

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- 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.

Carried

- \* G 2. Report from J. Edwin, Manager, Development Construction, Engineering and Development Services, dated March 10, 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)

The following motion was considered:

- 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,
  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.

Carried

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- \* G 3. Report from J. Edwin, Manager, Development Construction, Engineering and Development Services, dated March 10, 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)

The following motion was considered:

- 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.

Carried

- \* G 4. Report from J. Edwin, Manager, Development Construction, Engineering and Development Services, dated February 23, 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)

The following motion was considered:

- 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,

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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.

Carried

- \* G 5. Report from J. Edwin, Manager, Development Construction, Engineering and Development Services, dated February 26, 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)

The following motion was considered:

- 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.

Carried

- \* G 6. Report from J. Edwin, Manager, Development Construction, Engineering and Development Services, dated February 26, 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)

The following motion was considered:

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- 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.

Carried

- \* G 7. Report from J. Edwin, Manager, Development Construction, Engineering and Development Services, dated March 10, 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)

The following motion was considered:

- 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,
  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.

Carried

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- \* G 8. Report from J. Edwin, Manager, Development Construction, Engineering and Development Services, dated March 12, 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)

The following motion was considered:

- 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.

Carried

- \* G 9. Report from J. Edwin, Manager, Development Construction, Engineering and Development Services, dated February 25, 2015, re: **Initiation of Subdivision Assumption – Yongestar Custom Homes Inc. – Registered Plan 43M-1858 – West of Clarkway Drive, North of Cottrelle Blvd. – Ward 10** (File C10E07.004/HB.c)

The following motion was considered:

- 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 – Yongestar 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,

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2. That the City initiate the Subdivision Assumption of Youngestar Custom Homes Inc., Registered Plan 43M-1858; and,
3. That a report be forwarded to City Council recommending the Subdivision Assumption of Youngestar Custom Homes Inc., Registered Plan 43M-1858, once all departments have provided their clearance for assumption.

Carried

H. **Maintenance and Operations** - nil  
*(Vice-Chair, City Councillor Dhillon)*

I. **Minutes** - nil

J. **Other/New Business/Unfinished Business** - nil

K. **Referred Matters**

K 1. **List of Referred Reports – Planning and Infrastructure Services Committee**

P&IS097-2015                      That the **List of Referred Reports – Planning and Infrastructure Services Committee** to the Planning and Infrastructure Services Committee Meeting of April 13, 2015, be received.

Carried

L. **Deferred Matters** - nil

M. **Notice of Motion** - nil

N. **Correspondence** - nil

O. **Councillors Question Period** - nil



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**P. Public Question Period**

In response to questions from George Startup, Brampton resident, staff provided further details on the secondary unit policy review.

**Q. Closed Session - nil**

**R. Adjournment**

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

Carried