Monday, February 11, 2019

Members Present:

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

Members Absent:
nil

Staff Present:

Planning and Development Services:
A. Parsons, Director, Development Services
M. Gervais, Policy Planner
R. Nykyforchyn, Development Planner

Corporate Services:
A. Wilson-Peebles, Legal Counsel

City Clerk’s Office:
P. Fay, City Clerk
C. Gravlev, Deputy City Clerk
S. Danton, Legislative Coordinator
The meeting was called to order at 7:01 p.m. and adjourned at 8:03 p.m.

1. **Approval of Agenda**

The following motion was considered:

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

**To remove:**

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

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

**To add:**

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

Carried

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

3. **Consent**

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

(nil)
4. **Statutory Public Meeting Reports**

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

Members of the public requested a presentation on this item.

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

The Applicant declined the opportunity to make a presentation.

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

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

The following motion was considered:

PDC020-2019

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

Carried

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

Members of the public requested a presentation on this item.

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

Ms. Jay presented details on the following:
- area context, including the history and characteristics of the subject lands
- study purpose
- study process
- summary of feedback received to date
- proposed policy recommendations
- proposed zoning recommendations
- next steps

Following the presentation, the following members of the public addressed Committee and expressed their views, suggestions, concerns, and questions with respect to potential environmental impacts, cultural heritage designation, land severances, the history and character of the neighbourhood, proposed changes to lot coverage, and the status of the study and the anticipated completion date:
- Dan O’Reilly, Brampton resident
- Vinod Mahesan, Brampton resident
- Peter Vozikas, consultant, on behalf of his Marysfield clients
- Marcello Stellato, Brampton resident
- Sean Giblin, Brampton resident
- Jagroop Bal, Brampton resident
During consideration of this matter, a Point of Order was raised by Regional Councillor Palleschi. The Chair granted leave for the Point of Order. Regional Councillor Palleschi reminded Committee and members of the public that the subject matter is not up for debate and only questions of clarification may be asked.

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

The following motion was considered:

PDC021-2019 1. That the report from M. Gervais, Policy Planner, Planning and Development Services, dated January 18, 2019, to the Planning and Development Services Committee Meeting of February 11, 2019, re: City Initiated Amendments to the Official Plan and Zoning By-law, Marysfield Neighbourhood Character Review Study - Ward: 10 (File OPR TGED) be received;

2. That Planning and Development Services Department staff be directed to report back to Planning and Development Services Committee with the results of the Public Meeting and final recommendations, and;

3. That a copy of the report and Council resolution be forwarded to the Region of Peel for information.

Carried

5. **Delegations** – nil

6. **Staff Presentations** – nil

6.1 Presentation from David VanderBerg, Central Area Planner, Planning and Development Services, re: The use of a development Permit System (DPS) in the downtown core as a toll to implement a planning vision and help expedite development.
Note: this matter was removed from this meeting – see Recommendation PDC019-2019

7. **Planning** – nil

8. **Minutes** – nil

9. **Other/New Business**

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

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

10. **Referred Matters** – nil

11. **Deferred Matters** – nil

12. **Notice of Motion** – nil

13. **Correspondence** – nil

14. **Councillor Question Period** – nil

15. **Public Question Period** – nil

16. **Closed Session** – nil
17. **Adjournment**

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

The following motion was considered:

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

Carried

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Regional Councillor M. Medeiros (Chair)