Monday, March 4, 2019

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

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

Staff Present:

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

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

City Clerk’s Office:
- P. Fay, City Clerk
- C. Gravlev, Deputy City Clerk
- S. Danton, Legislative Coordinator
The meeting was called to order at 7:02 p.m. and adjourned at 8:23 p.m.

1. **Approval of Agenda**

The following motion was considered:

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

Carried

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

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

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

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

Correspondence from:

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

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

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

(7.1, 7.2, 8.1, 13.1)

4. **Statutory Public Meeting Reports**

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

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

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

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

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

The following motion was considered:
1. That the report from C. LaRota, Policy Planner, Planning and Development Services, dated January 29, 2019, to the Planning and Development Services Committee Meeting of March 4, 2019, re: City-Initiated Draft Official Plan Amendment to the Credit Valley Secondary Plan Area 45, implementing the Springbrook Tertiary Plan, be received; and,

2. That Planning and Development Services Department staff be directed to report back to Planning and Development Services Committee with the results of the Public Meeting and a staff recommendation, following receipt of comments resulting from the circulation of the amendments.

3. That the following correspondence to the Planning and Development Committee Meeting of March 4, 2019, re: : City-Initiated Draft Official Plan Amendment to the Credit Valley Secondary Plan Area 45, implementing the Springbrook Tertiary Plan, be received:
   1. A. M. Kaneff, Kaneff Group of Companies, dated February 27, 2019
   2. Carl Brawley, Glen Schnarr and Associates Inc., dated February 28, 2019
   4. Ryan Mino-Leahan, KLM Planning Partners Inc., on behalf of Denford Estates Inc., dated March 4, 2019
   5. Richard Domes, Gagnon Walker Domes Professional Planners, dated March 4, 2019

   Carried

5. Delegations

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

   Dealt with under item 6.1 – Recommendation PDC025-2019

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

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

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

Item 5.1 was brought forward at this time.

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

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

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

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

The following motion was considered:

PDC025-2019 1. That the presentation from David VanderBerg, Central Area Planner, Planning and Development Services, to the Planning and Development Committee Meeting of Mach 4, 2019, re: **Update on the use of a Development Permit System in the Downtown as a Tool to Implement a Planning Vision and Help Expedite Development.**
System (DPS) in the downtown as a tool to implement a planning vision and help expedite development be received.

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

Carried

7. Planning


PDC026-2019 1. That the report from D. VanderBerg, dated February 8, 2019, to the Planning and Development Committee Meeting of March 4, 2019, re: Application to Amend the Official Plan and Zoning By-law – Glen Schnarr and Associates Inc. – 13335338 Ontario Ltd., William Hewson and 6602142 Canada Ltd. – 174, 178, 180 and 184 Queen Street East – Ward 1 (File C01E06.053) be received;

2. That the Official Plan and Zoning By-law Amendment applications submitted by Glen Schnarr and Associates, Ward 1, File: C01E05.063 be approved on the basis that they represent good planning, including that they are consistent with the Provincial Policy Statement, conform with the Growth Plan for the Greater Golden Horseshoe, the Region of Peel’s Official Plan and the City’s Official Plan;

3. That the Mayor and City Clerk be authorized to execute the development agreement based on terms and conditions approved by the Commissioner, Planning and Development Services and in a form acceptable to the City Solicitor;

4. That a by-law be passed to adopt the Official Plan amendment attached as Appendix 1;
5. That a by-law be passed to amend Comprehensive Zoning By-law 270-2004 as amended, as contained in Appendix 2;

6. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34 (17) of the Planning Act, R.S.O. c. P. 13, as amended; and,

7. That a by-law be passed to amend ICBL 246-2017, attached as Appendix 3 to the report.

Carried

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

PDC027-2019

1. That the report from C. LaRota, Policy Planner, Planning and Development Services, dated January 30, 2019, to the Planning and Development Committee Meeting of March 4, 2019, re: Bramalea Mobility Hub Land Use Study – Ward 7 be received;

2. That staff be directed to hold a statutory public meeting to present for public consultation a City initiated amendment to the Bramalea Road South Gateway Redevelopment Area Secondary Plan 38 and the Comprehensive Zoning By-Law, and;

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

Carried

8. Minutes

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

PDC028-2019

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

Carried
The recommendations were approved as follows:

HB008-2019  That the agenda for the Brampton Heritage Board Meeting of February 19, 2019 be approved as published and circulated.

HB009-2019  That the **Minutes of the Heritage Resources Subcommittee Meetings**, as follows, to the Brampton Heritage Board Meeting of February 19, 2019, be received:
- September 13, 2018 (as corrected)
- October 11, 2018 (as corrected)
- November 8, 2018

HB010-2019  1. That the report from Pascal Doucet, Heritage Planner, Planning and Development Services, dated February 12, 2019, to the Brampton Heritage Board Meeting of February 19, 2019, re: Heritage Permit Application – Alterations to a Designated Heritage Property – 563 Bovaird Drive East (Bovaird House) – Ward 1 (File HE.x)

2. That the Heritage Permit Application for the alterations to the designated property at 563 Bovaird Drive East (Bovaird House) be approved subject to the following terms and conditions:

   a. that the alterations of the Bovaird House for the construction of a sloped walkway, stairs, landing, retaining walls and wood railings on the northwest elevation; the installation of accessible hardware on the interior and exterior of the house; the installation of copper flashing and repairs to the wood window sills on all elevations; and the repairs to the entrance doors and door hardware be carried out in accordance with the plans, drawings, specifications and project description attached hereto as Appendix C;

   b. that Planning and Development Services (Heritage) be notified prior to the commencement of any work that is not identified in the Plans and Drawings received on February 12, 2019 as part of the application to obtain approval under Section 33 of the Ontario Heritage Act, for review and documentation; and
c. that the approval for alterations given under Section 33 of the Ontario Heritage Act expire two years after the date where Council has given its consent to alter the property.

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

9. **Other/New Business** – nil

10. **Referred Matters** – nil

11. **Deferred Matters** – nil

12. **Notice of Motion** – nil

13. **Correspondence**

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

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

Carried

14. **Councillor Question Period** – nil
15. **Public Question Period** – nil

16. **Closed Session** – nil

17. **Adjournment**

   The following motion was considered:

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

   Carried

Regional Councillor M. Medeiros (Chair)