



Monday, April 8, 2019

Members:

- Regional Councillor M. Medeiros – Wards 3 and 4 (Chair)
- Regional Councillor P. Fortini – Wards 7 and 8 (Vice-Chair)
- Regional Councillor P. Vicente – Wards 1 and 5
- Regional Councillor R. Santos – Wards 1 and 5
- Regional Councillor M. Palleschi – Wards 2 and 6
- Regional Councillor G. Dhillon – Wards 9 and 10
- City Councillor D. Whillans – Wards 2 and 6
- City Councillor J. Bowman – Wards 3 and 4
- City Councillor C. Williams – Wards 7 and 8 (returned from recess at 8:48 p.m. – other municipal business)
- City Councillor H. Singh – Wards 9 and 10

Members Absent: nil

Staff Present:

Planning and Development Services:

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

Corporate Services:

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

City Clerk’s Office:

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

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

1. Approval of Agenda

The following motion was considered:

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

Carried

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

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

Correspondence from:

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

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

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

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

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3. Consent

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

(7.2)
(7.3 was added into consent)

4. Statutory Public Meeting Reports

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

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

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

The following motion was considered:

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

Carried

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

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

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

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

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

The following motion was considered:

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

Carried

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

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

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

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

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

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

The following motion was considered:

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

Carried

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

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

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

The following motion was considered:

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

Carried

5. Delegations

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

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

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

See Item 7.3 – Recommendation PDC048-2019

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

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

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

Committee discussion regarding this motion included:

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

The motion was considered as follows:

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

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

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

Carried
8 Yeas
2 Nays
0 Absent

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The following motion was introduced:

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

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

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

The following motion was considered:

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

Carried

6. Staff Presentations – nil

7. Planning

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

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

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

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

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

The following motion was considered:

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

Carried

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

- PDC047-2019
1. That the report from H. Katyal, Development Planner, Planning and Development Services Division, dated March 15, 2019 to the Planning and Development Committee Meeting of April 8, 2019 re: **Application to amend the Zoning By-law and Proposed Draft Plan of Subdivision – 2138436 Ontario Inc. – Humphries Planning Group Inc. – South Side of Mayfield, West of McVean Drive – Ward 10** (File C08E17.008) be received;
 2. That the Zoning By-law amendment application submitted by Humphries Planning Group Inc., Ward 10 File: C08E17.008 (21T-15004B), be approved, on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, The Region of Peel Official Plan and the City's Official Plan for the reasons set out in the Planning Recommendation Report, dated March 1, 2017.
 3. That the amendment to the Zoning By-law, attached as Appendix 1 to the report be adopted.
 4. That Council authorize the Mayor and Clerk to execute the subdivision agreement.

Carried

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

See Item 5.1

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

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Biscayne Crescent – Ward 3 – Playdium Orion Gate (File 26SI) be received; and

2. That a by-law be passed to amend Sign By-law 399-2002, as amended, to permit the proposed site-specific amendment.
3. That approval be granted for murals at the Playdium Orion Gate located at 20 Biscayne Crescent in the City of Brampton, provided that the mural images shall not be altered without further Council approval, and the maximum height of lettering within the mural complies with the requirements specified for wall signs in the Sign By-law 399-2002, as amended.

Carried

8. **Minutes** – nil

9. **Other/New Business** – nil

10. **Referred Matters** – nil

11. **Deferred Matters** – nil

12. **Notice of Motion** – nil

13. **Correspondence** – nil

14. **Councillor Question Period** – nil

15. **Public Question Period** – nil

16. **Closed Session** – nil

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17. Adjournment

The following motion was considered:

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

Carried

Regional Councillor M. Medeiros (Chair)