Monday, April 29, 2019

Members Present: Regional Councillor P. Vicente – Wards 1 and 5 (Acting Chair)
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 H. Singh – Wards 9 and 10

Members Absent: Regional Councillor M. Medeiros – Wards 3 and 4 (Chair) (vacation)
Regional Councillor P. Fortini – Wards 7 and 8 (Vice-Chair) (personal)
City Councillor C. Williams – Wards 7 and 8 (vacation)

Staff Present: Planning and Development Services:
R. Conard, Acting Commissioner
A. Parsons, Director, Development Services
D. Dalton, Development Planner
Corporate Services:
A. D’Andrea, Legal Counsel
A. Wilson-Peebles, Legal Counsel
City Clerk’s Office:
P. Fay, City Clerk
S. Danton, Legislative Coordinator
C. Urquhart, Legislative Coordinator
The meeting was called to order at 1:00 p.m., recessed at 1:32 p.m., reconvened at 1:43 p.m., and adjourned at 1:51 p.m.

Committee discussion took place with respect to appointing an Acting Chair for this meeting. A procedural vote was taken to appoint Regional Councillor Vicente as Acting Chair.

1. Approval of Agenda

Committee discussion took place regarding the order of business and there was consensus to vary the order to consider Item 5.2 prior to Item 5.1.

The following motion was considered:

PDC050-2019 That the Agenda for the Planning and Development Committee Meeting of April 29, 2019, be approved as amended to vary the order of business and deal with Item 5.2 before Item 5.1.

Carried

The following supplementary information was provided at the meeting.

8.1. Minutes – Brampton Heritage Board – April 16, 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 this-time.

(7.1, 7.2, 8.2)

4. Statutory Public Meeting Reports – nil

5. Delegations

5.1. Possible delegations re: Amendments to the Sign By-law – Multiple Locations:

- Kelsey’s Restaurant – 2 Locations – 70 Quarry Edge Drive and 2870 Queen Street East – Wards 1 and 8
- Amica Senior Lifestyles – Amica Peel Village – 223 Main Street
South – Ward 3
• Brampton Fire Station 204 – 657 Queen Street West – Ward 4
• Kaneff Properties Ltd. – Lionhead Marketplace – 8205-8405 Financial Drive – Ward 6

Note: notice regarding this matter was published on the City’s website on April 18, 2019.

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

See items 7.4, 7.5, 7.6, 7.7

5.2. Delegation from Nabih Youssef, Board Chair, Fr. Morcos Hanna, Head Priest, Rob El-Sayed, Advisor, Church of Archangel Michael and Saint Tekla, re: Heritage Designation of Building at 12091 Hurontario Street.

Under Approval of Agenda, Committee agreed to vary the order of business and dealt with this matter before Item 5.1.

Rob El-Sayed, Advisor, Church of Archangel Michael and Saint Tekla, stated that the church’s proposed addition of a recreation centre is unable to begin construction by June 1, 2019, while it is obligated to meet the financial requirements of the adjacent heritage building located at 12091 Hurontario Street. Outside parties have expressed interest in purchasing the heritage building and assuming the responsibilities of the heritage designation. While the ownership details and responsibilities of the heritage building are being studied and finalized, Mr. El-Sayed requested relief from the financial responsibilities of the heritage building in order to finalize funding and building permits for the construction of the church’s proposed addition.

The following motion was considered:

PDC051-2019 That the delegation from Rob El-Sayed, Advisor, Church of Archangel Michael and Saint Tekla, to the Planning and Development Committee Meeting of April 29, 2019, re: Heritage Designation of Building at 12091 Hurontario Street be received.

Carried

A motion to waive the rules of the Procedure By-law was introduced to allow consideration of the request from the delegation.
The motion was considered as follows:

PDC052-2019 That the Planning and Development Committee waive the rules of the Procedure By-law to allow discussion and consideration of the request from Rob El-Sayed, Advisor, Church of Archangel Michael and Saint Tekla.

A recorded vote was requested and the motion carried unanimously as follows:

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Carried
8 Yeas
0 Nays
3 Absent

Committee consideration included the following:
- clarification regarding the urgency of this matter
- appropriateness, anticipated usage, and service levels of the proposed recreation centre
- history of the adjacent heritage building

In response to questions from Committee, staff provided details on the planning process should the church be relieved of the financial responsibilities of the heritage building.

The following motion was considered:

PDC053-2019 That staff be directed not to collect further securities for the heritage structure in order to assist the property owner in the development of the proposed recreation centre, for construction scheduled to begin as of June 1, 2019.

Carried

6. **Staff Presentations** – nil
7. **Planning**

* 7.1. Report from S. Dykstra, Development Planner, Planning and Development Services, dated April 5, 2019, re: **Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision – Four X Developments – KLM Planning Partners Inc. – Between Heritage Road and Mississauga Road, North of Embleton Road – Ward 6 (C05W07.006)**

PDC054-2019

1. That the report by S. Dykstra, Development Planner, Planning and Development Services, dated April 5, 2019, to the Planning and Development Committee Meeting of April 29, 2019, re: Application to Amend the Official Plan, Zoning By-law and proposed Draft Plan of Subdivision – Four X Developments Inc. – KLM Planning Partners Inc. – Between Heritage Road and Mississauga Road, North of Embleton Road – Ward 6 (File C05W07.006 and 21T-18007B) be received.

2. That Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivisions applications submitted by KLM Planning Partners Inc. on behalf of FOUR X Developments Inc., Ward: 6, File: C05W07.006, be approved, on the basis that they represent good planning, including that they are 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, April 5, 2019.

3. That the amendments to the Official Plan, generally in accordance with Appendix 12 to the report be adopted;

4. That the amendments to the Huttonville North Secondary Plan Area 52 and Huttonville Secondary Plan Area 29(b), generally in accordance with Appendix 12 to the report be adopted;

5. That the amendments to the Zoning By-law, generally in accordance with Appendix 13 to the report be adopted;

6. That Council authorize the Mayor and Clerk to sign the subdivision agreement.

7. That pursuant to Section 34 (17) of the Planning Act, R.S.O. c. P13 no further notice of public meeting is required.

Carried
* 7.2. Report from H. Katyal, Development Planner, Planning and Development Services, dated April 5, 2019, re: City-initiated Amendment to the Zoning By-law to Limit the Maximum Occupancy Load at the Khalsa Community School – 69 Maitland Street – Ward 7 (File CI18.003)

1. That the report from H. Katyal, Development Planner, Planning and Development Services, dated April 5, 2019, to the Planning and Development Committee Meeting of April 29, 2019, re: City-initiated Amendment to the Zoning By-law to Limit the Maximum Occupancy Load at the Khalsa Community School – 69 Maitland Street – Ward 7 (File CI18.003), be received;

2. That City-initiated Amendment to the Zoning By-law, Ward: 7, File: CI18.003, as revised 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 April 5, 2019; and,

3. That an amendment to the Zoning By-law, generally in accordance with the attachment in Appendix 10 to the report be adopted.

Carried

7.3. Report from D. Dalton, Development Planner, Planning and Development Services, dated April 10, 2019, re: Community Improvement Plan (CIP) for Investment Attraction (RM11/2019) (File CI19.001)

Staff responded to questions from Committee with respect to consulting services for the development of the subject Community Improvement Plan.

The following motion was considered:

1. That the report by D. Dalton, Development Planner, Planning and Development Services, dated April 10, 2019, to the Planning and Development Committee Meeting of April 29, 2019, re: Community Improvement Plan (CIP) for Investment Attraction (File CI19.001) (RM11/2019) be received; and,
2. That staff be directed to undertake City-initiated Amendments to the existing Central Area Community Improvement Plan, including the holding of a public meeting, to immediately implement technical amendments to allow additional financial support for high-density mixed-use office projects; and

3. That staff be directed to produce an Invitational Request for Proposal (IRFP) to hire a consultant to undertake a study to explore opportunities, city-wide, for appropriate Community Improvement Plan(s) to designate Community Improvement Plan Project Zones, and propose a package of financial and non-financial tools that will most effectively attract employment development, affordable housing and support the City's economic development and employment goals as described in this report; and,

4. That staff be directed to report back with the results of the study.

Carried

7.4. Report from R. Campbell, Supervisor, Zoning and Sign By-law Services, Building Division, Planning and Development Services, dated March 2, 2019, re: Mural Approval – Kelsey’s Restaurants – Multiple Locations – Wards 1 and 8 (File 26SI)

See Item 5.1

The following motion was considered:

PDC057-2019

1. That the report from R. Campbell, Supervisor, Zoning and Sign By-law Services, dated March 2, 2019, to the Planning and Development Services Committee Meeting of April 29, 2019, re: Mural Approval – Kelsey’s Restaurants – Multiple Locations – Wards 1 and 8 (File 26SI), be received; and

2. That approval be granted for corporate branding murals for two Kelsey’s locations in the City of Brampton (70 Quarry Edge Drive and 2870 Queen Street East), provided that the mural images shall not be altered without further Council approval, the maximum height of lettering as specified the By-law is not exceeded, and the combined area of the signage and murals does not exceed the 20% maximum
coverage allowable for a wall sign in the Sign By-law 399-2002, as amended.

Carried

7.5. Report from R. Campbell, Supervisor Zoning and Sign By-law Services, Building Division, dated March 2, 2019, re: **Site Specific Amendment to the Sign By-Law 399-2002, as amended – 223 Main Street South – Amica Senior Lifestyles – Ward 3** (File 26SI)

See Item 5.1

The following motion was considered:

PDC058-2019 1. That the report from R. Campbell, Supervisor, Zoning and Sign By-law Services, Building Division, dated March 2, 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 – 223 Main Street South – Ward 3 – Amica Senior Lifestyles “Amica Peel Village”** (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.

Carried

7.6. Report from R. Campbell, Supervisor Zoning and Sign By-law Services, Building Division, dated March 2, 2019, re: **Site Specific Amendment to the Sign By-Law 399-2002, as amended – 657 Queen St. West – Brampton Fire Station 204 – Ward 4** (File 26SI)

See Item 5.1

The following motion was considered:

PDC059-2019 1. That the Report from R. Campbell, Supervisor Zoning and Sign By-law Services, Building Division, dated March 2, 2019, to the Planning and Development Committee Meeting of April 29, 2019, re: **Site Specific Amendment to the Sign By-Law 399-2002, as amended – 657 Queen St. West – Brampton Fire Station 204 – Ward 4** (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.

Carried


See Item 5.1

The following motion was considered:

PDC060-2019 1. That the report from R. Campbell, Supervisor, Zoning and Sign By-law Services, Building Division, dated March 2, 2019, to the Planning and Development Committee Meeting of April 29, 2019, re: Site Specific Amendment to the Sign By-Law 399-2002, as amended – 8205-8405 Financial Drive – Kaneff Properties Limited – Lionhead Marketplace – Ward 6 (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.

Carried

8. Minutes

8.1. Minutes – Brampton Heritage Board – April 16, 2019

The following motion was considered:

PDC061-2018 That the Minutes – Brampton Heritage Board – April 16, 2019, to the Planning and Development Committee Meeting of April 29, 2019, Recommendation HB018-2019 to HB026-2019, be approved as printed and circulated.

Carried

The recommendations were approved as follows:
HB018-2019 That the agenda for the Brampton Heritage Board Meeting of April 16, 2019 be approved as amended, as follows:

To add:

10.4. Discussion Item at the Request of Michael Avis, Board Member, re: Robinson Barn.

HB019-2019 That the delegation from David Waverman, Senior Landscape Architect, Stantec Consulting Ltd., to the Brampton Heritage Board Meeting of April 16, 2019, re: Heritage Permit Application – 525 Main Street North – Ward 5 (File HE.x), be received.

HB020-2019 1. That the report from Erin Smith, Assistant Heritage Planner, Planning and Development Services, dated April 5, 2019, to the Brampton Heritage Board Meeting of April 16, 2019, re: Heritage Permit Application – 525 Main Street North – Ward 5 (File HE.x), be received;

2. That all relevant supporting documentation submitted with the Heritage Permit application, attached as Appendix B – Appendix G, be received;

3. That the Brampton Heritage Board endorse the recommended options in this report for the Commemorative Program;

4. That the Heritage Permit application for 525 Main Street North for the removal of five (5) to six (6) Norway spruce trees and the introduction of an east-west mulch pathway south of the Eventide Cemetery entrance be approved, subject to the following conditions:

   a. That the applicant undertake all recommendations and mitigation measures in accordance with the Heritage Impact Assessment, dated March 29, 2019 prepared by Stantec Consulting Ltd., to the satisfaction of the Director of Policy Planning, Planning and Development Services at the City of Brampton;

   b. That the applicant undertake all work in accordance with the Heritage Conservation Plan, dated April 5, 2019 prepared by Stantec Consulting Ltd., to the satisfaction of the Director of Policy Planning, Planning and Development Services at the City of Brampton;
c. That the Region of Peel’s ISA certified arborist be present during construction activities of the east-west mulch pathway south of the Eventide Cemetery entrance;

d. Prior to Site Plan approval, the applicant submit a final Commemorative Program and updated Cost Estimate to the satisfaction of the Director of Policy Planning, Planning and Development Services;

e. That as a condition of Site Plan approval, the applicant shall provide financial securities as specified in the updated Cost Estimate plus an additional 30% contingency in a form and amount satisfactory to the Commissioner of Planning and Development Services to secure all work included in the Heritage Conservation Plan and final Commemorative Program prepared by Stantec Consulting Ltd.;

f. That prior to the release of financial securities, the applicant provide a letter, prepared and signed by a qualified heritage expert, certifying that all works as outlined in the Heritage Conservation Plan and final Commemorative Program have been completed, and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Director of Policy Planning, Planning and Development Services;

g. 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; and,

h. That Planning and Development Services (Heritage) be notified prior to the commencement of any work that is not identified in the scope of this Heritage Permit application to obtain approval under Section 33 of the *Ontario Heritage Act* for review and documentation.

HB021-2019 That the Minutes of the Heritage Resources Sub-Committee Meeting of March 14, 2019, to the Brampton Heritage Board Meeting of April 16, 2019, be received.

HB022-2019 1. That the report from Pascal Doucet, Heritage Planner, Planning and Development Services, dated April 10, 2019, to the Brampton Heritage Board Meeting of April 16, 2019,
re: Notice of Intention to Demolish Barns and Outbuildings on a Heritage Property that has not been Designated – 11248 Mississauga Road – Ward 6 (File HE.x), be received; and

2. That the municipality receives and accepts the notice in writing to permit the demolition of the barns and outbuildings as well as the removal of the outbuildings and the upper wooden portion of the barns as described in the notice in writing, plan and information provided in accordance with subsections 27(3) and (4) of the Ontario Heritage Act (the “Act”).

HB023-2019 That the briefing note, to the Brampton Heritage Board Meeting of April 16, 2019, re: Main Street South Heritage Conservation District (RM 40/2019), be received.

HB024-2019 That the Brampton Heritage Board requests that the report on the Robinson Barn (Committee of Council Item 9.2.1 – April 17, 2019) be deferred to the Committee of Council Meeting of May 1, 2019 to provide time for the Board to develop a presentation to Committee; and, in the interim, the Board requests itemized costs for the City’s estimate for the resurrection of the barn on the Historic Bovaird House property.

HB025-2019 That the report from Peter Dymond and Paul Willoughby, Co-Chairs, to the Brampton Heritage Board Meeting of April 16, 2019, re: Heritage Report: Reasons for Heritage Designation – 82-86 Main Street North – Heritage Theatre – Ward 1, be deferred to the Board June 2019 meeting.

HB026-2019 That the Brampton Heritage Board do now adjourn to meet again on Tuesday, May 21, 2019 at 7:00 p.m. or at the call of the Chair.

* 8.2. Minutes – Age-Friendly Brampton Advisory Committee – March 26, 2019

PDC062-2019 That the Minutes – Age-Friendly Brampton Advisory Committee – March 26, 2019, to the Planning and Development Committee Meeting of April 29, 2019, Recommendations AFC008-2019 to AFC011-2019, be approved as printed and circulated.

Carried

The recommendations were approved as follows:
That the agenda for the Age Friendly Brampton Advisory Committee meeting of March 26, 2019, be amended, as follows:

To add:

6.2. Discussion at the request of Peter Howarth, CARP, re: Free Transit for Seniors.

That the presentation by Sabrina Coletti, Manager, Planning, WSP, to the Age-Friendly Brampton Advisory Committee meeting of March 26, 2019 re: Age-Friendly Strategy be received.

That it is the position of the Brampton Age-Friendly Advisory Committee that a Free Transit for Seniors program in Brampton be implemented no later than Q1 2020.

That the Age-Friendly Brampton Advisory Committee do now adjourn to meet again on April 30, 2019, at 7:00 p.m.

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
17. **Adjournment**

The following motion was considered:

PDC063-2019 That the Planning and Development do now adjourn to meet again on Monday, May 13, 2019, at 7:00 p.m., or at the call of the Chair.

Carried

Regional Councillor P. Vicente (Acting Chair)