Monday, May 13, 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:
  - R. Forward, Commissioner
  - R. Conard, Director, Building, Chief Building Official
  - A. Parsons, Director, Development Services
  - B. Bjerke, Director, Policy Planning
  - B. Steiger, Manager, Development Services
  - E. Corazzola, Manager, Zoning and Sign By-law Services
  - A. Minichillo, Manager, Community Innovation and Resilience
  - C. LaRota, Policy Planner
  - D. VanderBerg, Central Area Planner
  - N. Grady, Development 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 7:01 p.m. and adjourned at 10:00 p.m.

1. **Approval of Agenda**

   The following motion was considered:

   PDC064-2019 That the Agenda for the Planning and Development Committee Meeting of May 13, 2019, be approved as amended, as follows:

   To add:

   5.2. Delegation from Sylvia Roberts, Brampton resident, re: Item 7.2 - Application to Amend the Zoning By-law – Weston Consulting – Rose Garden Residences Inc. – 122-130 Main Street North, 6 & 7 Nelson Street East, 7 & 11 Church Street East – Northeast corner of Main and Nelson – Ward 1 (File C01E06.056)

   13.1. Correspondence from Suzy Godefroy, Executive Director, Downtown Brampton BIA, dated May 13, 2019, re: Development Applications in the Downtown Core.

   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 the items in accordance with Procedure By-law 160-2004, as amended):

   **Re:** 4.1 - Report from C. LaRota, Policy Planner, Planning and Development Services, dated April 2, 2019, re: City-Initiated Draft Official Plan and Zoning By-law Amendments to Implement the Recommendations of the Bramalea Mobility Hub Land Use Study

   Correspondence from:
   - Johanna Shapira, Wood Bull LLP, dated May 10, 2019
   - Shelley Kaufmann, Turkstra Mazza Associates, dated May 13, 2019
   - Jonathan Rodger, Zelinka Priamo Ltd., dated May 13, 2019

   **Re:** 5.1 - Delegations from Cardinal Leger, St. Thomas Aquinas, Harold M. Brathwaite, St. Augustine Catholic, Brampton Centennial, Turner Fenton, St. Edmund Campion,
Sainte Famille, David Suzuki, Central Peel, Fletcher’s Meadow, Jean Augustine, Ingleborough, and Mayfield Secondary Schools, re: Brampton 2040 Vision – Youth Symposium

- Addition of Chinguacousy Secondary School
- Additional delegations from:
  - Karanjot Bhatia
  - Ridham Goyal
  - William Hollis
  - Dhruvil Shah
  - Vivek Patel

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

Regional Councillor Vicente declared verbally, and filed with the City Clerk, a Statement of Disclosure of Interest with respect to Item 4.2 – Application to Amend the Official Plan and Zoning By-law – Habitat for Humanity GTA – Macedil Holdings Inc. – 25 William Street – Ward 1 (File C01E07.037) as he owns a house on William Street.

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 C. LaRota, Policy Planner, Planning and Development Services, dated April 2, 2019, re: City-Initiated Draft Official Plan and Zoning By-law Amendments to Implement the Recommendations of the Bramalea Mobility Hub Land Use Study

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

Claudia LaRota, Policy Planner, Planning and Development Services, presented the technical aspects of the planning process, including the location and size of the subject lands, land use designations, proposed zoning amendments and next steps.

Following the presentation, no members of the public addressed Committee.

The following motion was considered:
Minutes  
Planning & Development Committee

PDC065-2019

1. That the report from C. LaRota, Policy Planner, Planning and Development Services, dated April 2, 2019, to the Planning and Development Services Committee Meeting of May 13, 2019, re: City-Initiated Draft Official Plan and Zoning By-law Amendments to Implement the Recommendations of the Bramalea Mobility Hub Land Use Study, 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 a staff recommendation, following receipt of comments resulting from the circulation of the amendments, and;

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

4. That the following correspondence to the Planning and Development Committee Meeting of May 13, 2019, re: City-Initiated Draft Official Plan and Zoning By-law Amendments to Implement the Recommendations of the Bramalea Mobility Hub Land Use Study be received:
   1. Johanna Shapira, Wood Bull LLP, dated May 10, 2019
   2. Shelley Kaufmann, Turkstra Mazza Associates, dated May 13, 2019

   Carried

4.2. Report from D. VanderBerg, Central Area Planner, Planning and Development Services, dated April 18, 2019, re: Application to Amend the Official Plan and Zoning By-law – Habitat for Humanity GTA – Macedil Holdings Inc. – 25 William Street – Ward 1 (File C01E07.037)

Regional Councillor Vicente left the room during the consideration of this item.

Members of the public requested a presentation on this item.

David VanderBerg, Central Area Planner, Planning and Development Services, presented the technical aspects and next steps of the planning process.

Nima Kia, Senior Development Manager, Habitat for Humanity Greater Toronto Area, presented a summary of the proposal including details on the massing and scale of the development.

Following the presentations, the following members of the public addressed
Committee and expressed their views, suggestions, concerns, and questions with respect to potential environmental impacts, appropriateness of the development, and impacts on density and traffic:

- Andrew Szekely, Brampton resident
- Gael Miles, Brampton resident
- Larry Zacher, Brampton resident
- Thomas Fischer, Brampton resident
- Kerri O’Callaghan, Brampton resident
- Agnes Szekely, Brampton resident
- Stan Szlapers, Brampton resident

In response to a question from the public, staff noted the circumference of the downtown mobility hub.

Committee noted that all comments received at the meeting will be taken into consideration throughout the planning process of the application.

The following motion was considered:

**PDC066-2019**

1. That the report from D. VanderBerg, Central Area Planner, Planning and Development Services, dated April 18, 2019, to the Planning and Development Committee Meeting of May 13, 2019, re: **Application to Amend the Official Plan and Zoning By-law – Habitat For Humanity GTA – Macedil Holdings Inc. – 25 William Street – Ward 1** (File:C01E07.037), 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.

Carried

4.3. Report from N. Grady, Development Planner, Planning and Development Services, dated April 18, 2019, re: **Draft Plan of Subdivision and Application to Amend the Official Plan and the Zoning By-law – Glen Schnarr & Associates Inc. – Paradise Homes North West Inc. – South-east corner of Mississauga Road and Mayfield Road – Ward 6** (File C04W17.003)

A member of the public requested a presentation on this item.
Neal Grady, Development Planner, presented a summary of the proposal including details on the location of the subject lands, background information, technical aspects and next steps of the planning process.

Following the presentation, no members of the public addressed Committee.

The following motion was considered:

PDC067-2019 1. That the report from N. Grady, Development Planner, Planning and Development Services, dated April 18, 2019, to the Planning and Development Committee Meeting of May 13, 2019, re: Draft Plan of Subdivision and Application to Amend the Official Plan and Zoning By-law – Paradise Homes North West Inc. – Glen Schnarr & Associates Inc. – Ward 6 (File C04W17.003), 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.

Carried

5. Delegations

5.1. Delegations from Cardinal Leger, St. Thomas Aquinas, Harold M. Brathwaite, St. Augustine Catholic, Brampton Centennial, Turner Fenton, St. Edmund Campion, Sainte Famille, David Suzuki, Central Peel, Fletcher’s Meadow, Jean Augustine, Ingleborough, Chinguacousy, and Mayfield Secondary Schools, re: Brampton 2040 Vision – Youth Symposium

- Harshil Singla
- Aaditya Bharadwaj
- Louis Gallego-Hammadieh
- Benny Gallego-Hammadieh
- Yusuf Nissar
- Eshan Betrabet
- Izba Amjad
- Tehjeev Sandhu
- Aashna Biala
- Avani Kalicharran
- Aishna Nazir
- Kasim Nazir
- Afkaheen Alam
- Erika Takouyopa
- Maham Raza
- Christian Harris
- Mickyle Christopher
- Micah Obiang
- Fidausi Ladan
- Gaurav Chahal
Antonietta Minichillo, Manager, Community Innovation and Resilience, provided an overview of the Brampton 2040 Vision Youth Symposium and presented a short video highlighting the days’ activities. Ms. Minichillo noted that during the symposium, students from various schools across the city were divided into teams and tasked with creating a presentation outlining their visions for the future development of the city. Six teams were in attendance and presented to Committee as follows:

Team “Make Brampton Great Again” presented their ideas and visions on transportation, safety and security, education, infrastructure, and employment.

Team “Tree Trackers” presented their Brampton Trees Project, including ideas on air pollution control, carbon storage, air temperature regulation, flooding mitigation, and noise impact reduction.

Team “The Natural Connection” outlined their vision on the development of Eco Parks throughout the city, and included details on public engagement, design, technology, collaboration, and identity.

Team “Spicy Transit” presented their ideas for redefining transit in the city and included details on the creation of complete and safe streets, an increased ease of access, and alternate modes of transit.

Team “The Royal Reimagined Route” presented their vision on establishing a central Queen Street corridor with a focus on landscaping, increased safety, and improving the identity of the city.

Team “Make Brampton” outlined their vision of an arts and culture movement and detailed their short and long term goals for fostering local artists, including the creation of an amphitheater.

Item 9.1 was brought forward at this time.

Committee consideration of the matter included congratulating the students on their innovations and presentations, and encouraging them to remain involved in municipal events and City initiatives.

The following motion was considered:
PDC068-2019

1. That the memo from A. Minichillo, Manager, Community Innovation and Resilience, Planning and Development Services, dated May 3, 2019, to the Planning and Development Committee Meeting of May 13, 2019, re: 1st Annual Vision Youth Symposium be received.

2. That the following delegations to the Planning and Development Committee Meeting of May 13, 2019, re: 1st Annual Vision Youth Symposium be received:
   1. Make Brampton Great Again
   2. Tree Trackers
   3. The Natural Connection
   4. Spicy Transit
   5. The Royal Reimagined Route
   6. Make Brampton

   Carried

5.2. Delegation from Sylvia Roberts, Brampton resident, re: Item 7.2 - Application to Amend the Zoning By-law – Weston Consulting – Rose Garden Residences Inc. – 122-130 Main Street North, 6 & 7 Nelson Street East, 7 & 11 Church Street East – Northeast corner of Main and Nelson – Ward 1 (File C01E06.056)

Sylvia Roberts, Brampton resident, provided her thoughts and opinions with respect to the subject application’s density and transit impacts, and suggested that the City accept cash-in-lieu of the development meeting the minimum parking requirements, and that the funds be used on transit improvements.

Item 7.2 was brought forward at this time.

The following motion was introduced:

   A. That the staff recommendations 1 and 3 in the report be adopted subject to the following:

      1. Deleting staff recommendation 3 c) i) 2) and replacing with the following new Recommendation 3 c) i) 2):

      3 c) i) 2) With a maximum of 596 total residential units subject to the following:

      a. All studies have been completed and all requirements of staff and agencies have been addressed to the
satisfaction of the Director of Development Services; and,

b. Arrangements shall be made to the satisfaction of the Commissioner of Planning and Development Services regarding site plan design approval matters. In this regard, site plan drawings shall be completed to a point that the development can be supported.

2. Deleting staff recommendation 3 c) i) 3) and replacing with the following new Recommendation 3 c) i) 3):

3 c) i) 3) The ‘Hold’ symbol may be lifted subject to the following:

a. Matters raised in Recommendation 3(c)(i)(2) a and b; have been adequately addressed;

B. That a further recommendation be added as follows:

That, in accordance with revised Recommendation 3, staff be directed to prepare an amending zoning by-law for this site, in accordance with the provisions set out in Condition 3 of Recommendation 3.

Committee consideration of the matter included comments regarding the appropriateness of the application and its potential impacts on the downtown core.

The following motion was considered:

PDC069-2019 1. That the report from C. Caruso, Central Area Planner, Planning and Development Services, dated April 18, 2019, to the Planning and Development Committee Meeting of May 13, 2019, re: Application to Amend the Zoning By-law – Weston Consulting – Rose Garden Residences Inc. – 122-130 Main Street North, 6 & 7 Nelson Street East, 7 & 11 Church Street East – Northeast corner of Main and Nelson – Ward 1 (File C01E06.056), be received.

2. That the application to amend the Zoning By-law to permit the mixed-use development consisting of 3 high rise buildings, and a 3-storey stacked townhouse building be refused on the basis that it does not represent good planning including that it is inconsistent with the Provincial Policy Statement, fails to conform to applicable Provincial Plans, the Region of Peel Official Plan and the City’s Official Plan for the reasons set out in this Planning Report.
3. That although not recommended, should Council direct staff to prepare an amending zoning by-law for this site, that the zoning by-law be amended generally in accordance with the following:

   a. The by-law implement the general principles and design of the alternative development concept described in Appendices 9, 11 and 11A;

   b. Prior to staff presenting a by-law to Council for consideration, approvals, as deemed necessary the Commissioner of Planning and Development Services, shall be received from the Toronto and Region Conservation Authority for modification to the Boundary footprint limitation, as set out in the current site specific By-law, to accommodate the alternative development concept. The revised building footprint limits shall be incorporated into the proposed zoning by-law.

   c. That a total of 596 total residential units be permitted subject to a ‘Hold’ symbol and the following:

      i. While the ‘Hold’ is in place the site may be developed:

         1. In accordance with existing requirements and restrictions of the Zoning By-law; or

         2. With a maximum of 596 total residential units subject to the following:

            a. All studies have been completed and all requirements of staff and agencies have been addressed to the satisfaction of the Director of Development Services; and,

            b. Arrangements shall be made to the satisfaction of the Commissioner of Planning and Development Services regarding site plan design approval matters. In this regard, site plan drawings shall be completed to a point that the development can be supported.

      3. The ‘Hold’ symbol may be lifted subject to the following:

         a. Matters raised in Recommendation 3(c)(i)(2) a and b; have been adequately addressed;

      4. The development of lands in conjunction with Recommendation 3(c)(i)2) and 3) be subject to but not limited to the following requirements and restrictions:
a. Maximum building height: 29-storeys for one tower and 23-storeys for the other;

b. Maximum number of towers: 2;

c. Minimum tower separation: 25 metres;

d. Maximum Floor Space Index (FSI): 5.2;

e. That minimum setbacks be imposed to:
   i. implement the requirements of CN Rail;
   ii. preserve the cultural heritage buildings on the property; and,
   iii. minimize the impact on surrounding properties; and,
   iv. ensure that the adjacent properties do not lose their potential to develop their lands with high rise buildings; and,

f. that parking be provided in accordance with the existing provisions of the Zoning By-law, or other such parking rate as supported by appropriate studies to the satisfaction of the Commissioner of Public Works and Engineering.

4. That in accordance with revised Recommendation 3, staff be directed to prepare an amending zoning by-law for this site, in accordance with the provisions set out in Condition 3 of Recommendation 3.

5. That the delegation from Sylvia Roberts, Brampton resident, to the Planning and Development Committee Meeting of May 13, 2019, re: Item 7.2 - Application to Amend the Zoning By-law – Weston Consulting – Rose Garden Residences Inc. – 122-130 Main Street North, 6 & 7 Nelson Street East, 7 & 11 Church Street East – Northeast corner of Main and Nelson – Ward 1 (File C01E06.056) be received.

   Carried

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

7.1. Report from A. Minichillo, Manager, Community Innovation and Resilience, Planning and Development Services, dated April 15, 2019, re: **Complete Neighbourhood Audit Program**

Antonietta Minichillo, Manager, Community Innovation and Resilience, provided an overview of the Complete Neighbourhood Audit Program and outlined its metrics and analytics.

In response to questions from Committee, Ms. Minichillo noted details on the program’s data collection, stakeholder collaborations, and engagement efforts.

The following motion was considered:

PDC070-2019 1. That the report from A. Minichillo, Manager, Community Innovation and Resilience, Planning and Development Services, dated April 15, 2019, to the Planning and Development Committee Meeting of May 13, 2019, re: **Complete Neighbourhood Audit Program**, be received;

2. That the Nurturing Neighbourhoods Program become a permanent umbrella program to improve the quality of living in neighbourhoods across Brampton; and

3. That Planning Staff be directed to formalize and report back on a partnership and collaboration strategy with other internal departments and partner agencies

Carried

7.2. Report from C. Caruso, Central Area Planner, Planning and Development Services, dated April 18, 2019, re: **Application to Amend the Zoning By-law – Weston Consulting – Rose Garden Residences Inc. – 122-130 Main Street North, 6 & 7 Nelson Street East, 7 & 11 Church Street East – Northeast corner of Main and Nelson – Ward 1** (File C01E06.056)

Dealt with under Item 5.2. – Recommendation PDC069-2019
7.3. Report from B. Steiger, Manager, Development Services, dated April 18, 2019, re: Residential Driveway Widenings Review and Recommendations – Supplementary Report (File G.DX)

In response to questions from Committee, staff provided technical details on past and current driveway and walkway standards and regulations, and the proposed permitting system.

The following motion was considered:

PDC071-2019 1. That the report from B. Steiger, Manager, Planning and Development Services, dated April 18, 2019, to the Planning and Development Committee Meeting of May 13, 2019, re: Residential Driveway Widenings Review and Recommendations (File G.DX) be received;

2. That staff be directed to prepare amendments to the Licensing By-law, including revising the requirements upon which the City may revoke or refuse to renew a license and adding compliance with the Zoning By-law as a requirement of the licensee, to be generally in accordance with the amendments found in Appendix 2 to the Report;

3. That staff be directed to prepare a Driveway Permit By-law, requiring residential homeowners to obtain a permit for any driveway installation, construction, resurfacing, expansion and alteration, to be generally in accordance with the draft by-law attached as Appendix 3 to the Report;

4. That staff be directed to prepare an amendment to the User Fee By-law to charge a fee for an application and permit under the Driveway Permit By-law equivalent to the current fee charged for permits for alterations to curbs and driveway works in the right of way;

5. That City staff undertake a comprehensive education and awareness campaign to heighten public knowledge and understanding of homeowners and contractors, regarding the rules and regulations that apply to driveways, driveway widenings and the installation of paved walkways in the front yard;

6. That the standard notice clause related to widening of driveways imposed as a condition of draft approval for new residential subdivisions be revised to make reference to the requirement to obtain a driveway permit; and,
7. That the City Clerk provide a public list on the City’s website of all Persons that apply for and receive a license under the Business Licensing By-law 332-2013, including all licenses for Driveway Paving Contractors.

Carried

Item 11.1 was brought forward at this time.

The following motion was considered:

PDC072-2019 That the report from B. Steiger, Manager, Planning and Development Services, dated March 15, 2019, deferred to the Planning and Development Committee Meeting of May 13, 2019, re: Residential Driveway Widenings Review and Recommendations (File G.DX) be received.

Carried

8. Minutes - nil

9. Other/New Business

9.1. Memo from A. Minichillo, Manager, Community Innovation and Resilience, Planning and Development Services, dated May 3, 2019, re: 1st Annual Vision Youth Symposium

Dealt with under Item 5.1. – Recommendation PDC068-2019

10. Referred Matters – nil

11. Deferred Matters

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

Note: Deferred from the Planning and Development Committee Meeting of April 8, 2019, pursuant to Recommendation PDC046-2019, as follows:
PDC046-2019 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.

Dealt with under Item 7.3. – Recommendation PDC072-2019

12. Notice of Motion - nil

13. Correspondence

13.1. Correspondence from Suzy Godefroy, Executive Director, Downtown Brampton BIA, dated May 13, 2019, re: Development Applications in the Downtown Core.

The following motion was considered:

PDC073-2019 That the correspondence from Suzy Godefroy, Executive Director, Downtown Brampton BIA, dated May 13, 2019, to the Planning and Development Committee Meeting of May 13, 2019, re: Development Applications in the Downtown Core be received.

Carried

14. Councillor Question Period

Rick Conard, Director of Building and Chief Building Official, expressed appreciation to staff and members for their assistance and support during his tenure as Acting Commissioner of Planning and Development Services, and welcomed the new Commissioner, Richard Forward.

Committee thanked Mr. Conard for his hard work and dedication to the City.

15. Public Question Period – nil

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

The following motion was considered:

PDC074-2019 That the Planning and Development Committee do now adjourn to meet again on Monday, June 3, 2019, at 7:00 p.m.

Carried

Regional Councillor M. Medeiros (Chair)