

June 21, 2010

PDD141-2010 That the agenda for the Planning, Design and Development Committee Meeting of June 21, 2010, be approved as amended:

To add the following items:

- D 1. Laslo Pandy, Legal Counsel, on behalf of Angelo, Amelia and Claudio Di Bastiano, re: **Item E 8**.
- D 2. Presentation, re: **GTA West Corridor Planning and EA Study-Stage 1 – Draft Transportation Development Strategy**.
- D 3. Karen Campbell, President, Brampton Downtown Development Corporation, re: **Item I 1**.
- D 4. Delegations, re: **Item E 9**
 - 1. Lori and Glen Ross, 8209 Churchville Road, Brampton
 - 2. Shawn Dandiwal, 8245 Walnut Road, Brampton
- P 3. Correspondence from Joel Farber, Fogler Rubinoff LLP, Toronto, dated June 18, 2010, on behalf of 1388688 Ontario Limited, owner of Shoppers World Brampton, re: **Item E 3**.
- P 4. Correspondence from Pastor Randy Neilson, on behalf of the Brampton Faith Coalition, dated June 21, 2010, re: **Item E4**.
- P 5. Correspondence from Michael Gagnon, Gagnon and Law Urban Planners Ltd., on behalf of 2077060 Ontario Inc., dated June 21, 2010, re: **Item E 7**.

Carried

SUMMARY OF RECOMMENDATIONS/DIRECTIONS
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- PDD142-2010
1. That the report from P. Snape, Manager, Development Services, and D. Jenkins, Development Planner, Planning, Design and Development, dated May 27, 2010, to the Planning, Design and Development Committee Meeting of June 21, 2010, re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision – 2086758 Ontario Inc. – Candevcon Limited – East side of Airport Road and North of Humberwest Parkway – Ward 10** (File C07E12.013) be received; and,
 2. That the revised application be approved, subject to the amendment of the Zoning By-law generally in accordance with recommendation 3, and subject to the amendment of conditions of draft plan approval generally as set out in recommendation 4;
 3. That the Zoning By-law be amended to implement appropriate zones (permitted uses and requirements and restrictions) in accordance with the approved amendments to the draft plan.
 4. That draft plan approval shall be amended to replace conditions 1 and 29 – 31 with the following:
 1. The final plan shall conform to the draft plan prepared by Candevcon Limited Consulting Engineers and Planners dated February 25, 2010 (the 'Revised Plan'), and red-line revised as follows;
 - a) Changing lot 22 into a detached dwelling lot for one dwelling, and
 - b) Positioning the turning circle on Edgefield Road to be generally in the same position it is on the previously draft approved plan dated October 15, 2008, and to reconfigure lots 14, 15 and 16 and the buffer block and noise buffer blocks accordingly
 29. That prior to registration, a tree preservation and landscape enhancement plan shall be submitted, approved and implemented accordingly (before or subsequent to registration) for the lands on the former heritage Block 1 that are now to be within Lots 14 to 22 of the revised plan.

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30. That prior to registration, detailed plans shall be submitted, approved and implemented, to the satisfaction of the Commissioner of Planning, Design and Development, for the construction of one detached dwelling on Lot 22 having architectural features representative of the former Taylor House (i.e., early Victorian [Italianate] with red brick [Ontario size] and yellow brick details). These plans shall also address the size and setbacks of the house, the driveway location and style, and the type and style of garage.
31. A plaque to be erected within the subdivision to appropriately commemorate the Taylor House, to the satisfaction of the Commissioner of Planning, Design and Development.
5. That the decision be considered null and void and a new development application be required, unless a zoning by-law is passed within 36 months of the Council approval of this decision.
6. That the delegation of Laslo Pandy, Legal Counsel, on behalf of Angelo, Amelia and Claudio Di Bastiano, to the Planning, Design and Development Committee Meeting of June 21, 2010, re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision – 2086758 Ontario Inc. – Candevcon Limited – East side of Airport Road and North of Humberwest Parkway – Ward 10** (File C07E12.013) be received.

Carried

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That the following delegations to the Planning, Design and Development Committee Meeting of June 21, 2010, re: **GTA West Corridor Planning and EA Study-Stage 1 – Draft Transportation Development Strategy**, be received:

1. Frank Pravitz, Assistant Project Coordinator, Ministry of Transportation, Ontario (MTO)
2. Neil Ahmed, P. Eng., Consultant Project Manager, McCormick Rankin Corporation.

Carried

SUMMARY OF RECOMMENDATIONS/DIRECTIONS
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- PDD144-2010
1. That the report from A. Taranu, Manager, Urban Design, Planning, Design and Development, dated May 27, 2010, to the Planning, Design and Development Committee Meeting of June 21, 2010, re: **Downtown Brampton Revitalization – Downtown Beautification Initiatives** (File P75) be received; and
 2. That the cost reassessment and consultation process for the redesign of the “Downtown Gateways and CN Rail Underpass Improvements” project be authorized, and that staff be directed report back to Committee of Council on this matter; and
 3. That staff be directed to report back to Council with the priority list, detailed scope changes and alternate sources of funding to complete those components that have been removed as part of the 2011 budget process; and
 4. That staff be directed to expedite the balance of the “Downtown Beautification Projects” as outlined in Appendix ‘A’ of the subject report and report back to the Planning, Design and Development Committee with periodic status reports.
 5. That staff be directed to meet with the Brampton Downtown Development Corporation (BDDC) for its input with respect to costing and preparation of conceptual alternatives regarding the Downtown Beautification Initiatives before completion of a priority list; and
 6. That the delegation of Karen Campbell, President, Brampton Downtown Development Corporation, to the Planning, Design and Development Committee Meeting of June 21, 2010, re **Downtown Brampton Revitalization – Downtown Beautification Initiatives** (File P75) be received.

Carried

- PDD145-2010
1. That the report from A. Parsons, Manager, Planning and Land Development Services, and N. Grady, Development Planner, Planning, Design and Development dated June 11, 2010, to the Planning, Design and Development Committee Meeting of June 21, 2010, re: **Application to Amend the**

Official Plan and Zoning By-law and Draft Plan of Subdivision – Gagnon & Law Urban Planners Ltd – Sequoia Grove Homes Ltd. – East side of Upper Churchville Road and North of Steeles Avenue West – Ward 6 (File C03W02.005) be received; and,

2. That prior to the issuance of draft plan approval, the Commissioner of the Planning Design and Development Department, may convene an additional public information meeting to demonstrate how the prescribed conditions of this report have been satisfied, and if necessary, shall report back to Planning, Design and Development Committee for further direction to resolve any significant outstanding issues;
3. That the Official Plan Amendment to establish policies for Block Plan Sub-Area 45-6 of the Credit Valley Secondary Plan be approved, and prior to the issuance of draft plan approval, the Official Plan Amendment be adopted by City Council, subject to the following revisions to the applicant's draft Official Plan Amendment found at Appendix 9 of this report:
 - i) deleting all references to a "Modified Block Plan" and replacing them with "Block Plan";
 - ii) deleting the fourth and fifth bullets from Section 3.5 , Block Plan Principles;
 - iii) adding policies after section 3.6.5 that enable and facilitate:
 - (a) safe and enhanced pedestrian access and connectivity along the roads within Block Plan Sub-Area 45-6 that could include boulevards, sidewalks, bike lanes, trails and pathways obtained through future development applications and road widening conveyances;
 - (b) Low Impact Development (LID) principles with respect to stormwater management;
 - (c) superior upscale executive residential design standards involving overall subdivision design, architecture, built form, landscaping and fencing;

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- (d) the provision of various technical studies to be filed in conjunction with future development applications including, but not limited to, the natural heritage system, traffic impact, urban design and LID; and,
 - (e) Block Plan Sub-Area 45-6 cost sharing arrangements, and staging and sequencing requirements;
- 4. That prior to the adoption of the Official Plan Amendment for the Block Plan Sub-Area 45-6 of the Credit Valley Secondary Plan, the applicant shall agree in writing to the form and content of the Official Plan Amendment;
- 5. That the Commissioner of the Planning, Design and Development Department be authorized to grant Stage 1 approval for Block Plan Sub-Area 45-6, and Stage 2 (final) approval, subsequent to all of the planning, technical and growth management related matters associated with the draft plan of subdivision application (21T-10010B) have being satisfied;
- 6. That the subject application be approved and staff be directed to prepare the appropriate amendments to the zoning by-law, including the following specific requirements and restrictions:
 - i) the construction of bungalows only on lots 66 and 70;
 - ii) minimum floor space requirements;
 - iii) other development controls as appropriate and implementable relating to building height, minimum floor heights (10 foot and 9 foot ceilings), scale and massing, all to ensure that upscale executive style homes are constructed on the subject lands;
 - iv) development controls as appropriate and implementable pertaining to fencing, landscaping and tree preservation;
 - v) establishing appropriate requirements and restrictions for 3 bay garages;

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- vi) ensuring that the 17.5 metre habitable structure setback from the Orangeville Railway Development Corporation rail line is achieved; and,
 - vii) appropriate development controls for BioSwale Block 71;
7. That prior to the enactment of the Zoning By-law the applicant agree to enter into a development agreement that shall contain a schedule of prescribed urban design and architectural standards to ensure the delivery of an upscale executive community;
 8. That prior to the issuance of draft plan approval, the applicant agree in writing to the form and content of an implementing zoning by-law;
 9. That the proposed draft plan of subdivision be developed in general accordance with the Low Impact Development (LID) Matrix found at Appendix 12 of this report, to the satisfaction of the Director of the Engineering and Development Services Division, in consultation with Credit Valley Conservation;
 10. That prior to the issuance of draft plan approval:
 - i. the applicant shall sign the Credit Valley Master Cost Sharing Agreement (CSA) and provide the City with a written acknowledgement from the Trustee appointed pursuant to the agreement that the owner has signed the agreement;
 - ii. the applicant shall prepare a Cost Sharing Agreement for Block Plan Sub-Area 45-6 and provide the City with a written acknowledgement from the Trustee appointed pursuant to the agreement that the owner has signed the agreement; and,
 - iii. development allocation status shall be confirmed to the satisfaction of the Commissioner of the Planning, Design and Development Department.
 11. That prior to the issuance of draft plan approval, the applicant prepare a preliminary community information map of the subdivision to be posted in a prominent location in each sales office where homes in the subdivision are being sold. The map shall contain the applicable information

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prescribed within the city of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision as it pertains to Sales Office Community Information Maps including City approved street names and the possible temporary location of Canada Post mailboxes, including the number and duration. In addition, the map shall contain information with respect to BioSwale Block 71 and other associated LID measures;

12. That prior to the issuance of draft plan approval, the applicant execute a preliminary subdivision agreement to the satisfaction of the City. The preliminary subdivision agreement shall include a schedule identifying all of the notice provisions for all of the lots and blocks within the plan;
13. That prior to the issuance of draft plan approval, the Commissioner of the Planning, Design and Development Department, in consultation with Credit Valley Conservation and the Ministry of Natural Resources, determine if the subject property contains significant habitat of threatened species or endangered species and revise the plan to the satisfaction of the City and Credit Valley Conservation if necessary;
14. That prior to the issuance of draft plan approval, arrangements be made to the satisfaction of the Commissioner of the Planning, Design and Development Department, in consultation with Credit Valley Conservation, for compensation in either land area or function for the proposed removal of the mineral deciduous swamp located on the subject lands.
15. That prior to the issuance of draft plan approval, and subject to the matters outlined in Recommendations 13 and 14 of this report, final recommended conditions of draft plan approval shall be provided by Credit Valley Conservation;
16. That prior to draft plan approval, the Developer agrees to:
 - i. Selection of a Control Architect from the short list of architectural firms established by the City;

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- ii. Approval of an Architectural Control Guideline section of a Community Design Guideline or Urban Design Guideline document after it is drafted to the satisfaction of the City, and
 - iii. Organize an information meeting with builders, designers and other key staff to identify the City's expectations, key issues, the process and milestones. Written confirmation of both their attendance at this meeting and their understanding of the entire process will be provided to the City.
17. That staff be authorized to issue the notice of draft plan approval at such time as all items recommended by Planning Design and Development Committee to be addressed prior to draft plan approval have been addressed to the satisfaction of the City, subject to the following:
- a) Any necessary red-line revisions to the draft plan identified by staff as a result of the recommendations contained in this report, including the following redline revisions to the draft plan of proposed subdivision dated March 5, 2010 as prepared by Gagnon & Law Urban Planners Limited:
 - i widening the right-of-way where Street A intersects with Upper Churchville Road to provide a 3.0 metre wide centre median and inbound and outbound lanes, in accordance with the information found at Appendix 12 of this report;
 - ii. re-labeling Block 71 as "BioSwale Block 71";
 - iii. adding two 1.01 metre wide Entry Feature Upper Churchville Road;
 - iv. any redline revisions to accommodate the wall and berm adjacent to the Orangeville Railway Development Corporation rail line and BioSwale Block 71; and,
 - v. adding a 6.0 metre wide emergency access block in the vicinity of lots 20 and 21.

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- b) all conditions contained in the City of Brampton List of Standard Conditions of Draft Approval for Residential Plan of Subdivision, or derivatives or special applications of said conditions, as determined by the Commissioner of Planning, Design and Development, including the following conditions of draft plan approval:
- i. Prior to registration, the applicant shall install a four way stop at the Street A and Upper Churchville Road intersection to the satisfaction of the Director of Engineering and Development Services City, in general accordance with the information found at Appendix 10 of this report;
 - ii. Prior to registration, the applicant shall agree to install traffic calming measures within the Upper Churchville Road right-of-way where it intersects with Street A and Walnut Road to the satisfaction of the Director of Engineering and Development Services through detailed subdivision design and final approvals;
 - iii. BioSwale Block 71 shall be gratuitously conveyed to the City in a condition satisfactory to the City, which may include extended maintenance guarantee periods.
 - iv. Prior to registration, the Commissioner of the Planning, Design and Development Department shall be satisfied that the following matters have been addressed with respect to BioSwale Block 71:
 - a monitoring plan to evaluate the Low Impact Development features underneath the BioSwale block;
 - fencing and landscaping;
 - a maintenance fund for the BioSwale block; and,
 - a maintenance fund for the wall required by the Orangeville Railway Development Corporation.

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- v. The applicant shall establish a maintenance fund for any approved landscaping within the centre median located on Street A.
 - vi. The applicant shall agree to install the 6.0 metre wide emergency access to accommodate emergency vehicles and provide appropriate pedestrian connection opportunities, and in accordance with an upscale executive residential design standard that is to the satisfaction of the Commissioner of the Planning, Design and Development Department.
18. That prior to the issuance of draft plan approval, an Urban Design Brief and Tree Inventory and Preservation Plan be finalized, as well as any other studies required by the Commissioner of the Planning, Design and Development Department; and,
19. That this decision be considered null and void and a new development application be required, unless a zoning by-law is passed within 36 months of the Council approval of this decision.
20. That the following delegations to the Planning, Design and Development Committee Meeting of June 21, 2010, re: **Application to Amend the Official Plan and Zoning By-law and Draft Plan of Subdivision – Gagnon & Law Urban Planners Ltd – Sequoia Grove Homes Ltd. – East side of Upper Churchville Road and North of Steeles Avenue West – Ward 6** (File C03W02.005), be received:
- 1. Lori and Glen Ross, 8209 Churchville Road, Brampton
 - 2. Shawn Dandiwal, 8245 Walnut Road, Brampton.

Carried

- PDD146-2010
- 1. That the report from K. Ash, Manager, Land Development Services, and M. Gervais, Development Planner, Planning, Design and Development, dated June 2, 2010, to the Planning, Design and Development Committee Meeting of June 21, 2010, re: **Application to Amend the Official Plan and Zoning By-law – Gagnon Law Urban Planners Ltd. –**

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Mady Development Corporation – 221, 225, 227 Main Street South – West side of Main Street and north of Charolais Boulevard – Ward 4 (File C01W02.015) be received; and,

2. That the zoning by-law be passed within 30 months of the Council approval of the decision on November 12, 2008; and
3. That staff be directed to report back to Planning, Design and Development Committee, subsequent to a comprehensive evaluation of the proposal.

Carried

PDD147-2010

1. That the report from K. Ash, Manager, Land Development Services, Planning, Design and Development Department, dated May 20, 2010, to the Planning, Design and Development Committee Meeting of June 21, 2010, re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision – Glen Schnarr and Associates Inc. – Destona Homes (2003) Inc. – 9219 Mississauga Road – North of Queen Street, east of Mississauga Road – Ward 6**, (File C04W07.010) be received; and,
2. That the subject application be approved and staff be directed to prepare the appropriate amendments to the zoning by-law;
3. That prior to the issuance of draft plan approval, outstanding final comments and/or conditions of draft plan approval from external circulated agencies and internal City departments shall be received and any appropriate “prior to conditions of draft plan approval” and conditions of approval, including revisions to the plan and physical layout resulting from these comments, shall be accommodated;
4. That prior to the issuance of draft plan approval, the applicant sign the Landowner’s Cost Share Agreement, and provide the City with a written acknowledgement from the Trustee appointed pursuant to the agreement that the applicant has signed the agreement and has delivered the deeds or made the payments required by the agreement, and that the plan may be released for draft approval;

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5. That prior to the issuance of draft plan approval, the applicant prepare a preliminary community information map of the subdivision to be posted in a prominent location in each sales office where homes in the subdivision are being sold. The map shall contain the applicable information prescribed within the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision as it pertains to Sales Office Community Information Maps, including City approved street names and the possible temporary location of Canada Post mailboxes, including the number and duration;
6. That prior to the issuance of draft plan approval, the applicant execute a preliminary subdivision agreement to the satisfaction of the City, and include a schedule identifying all of the notice provisions for all of the lots and blocks within the plan;
7. That prior to draft plan approval, the Developer agrees to: implement the provisions of the City of Brampton's Development Design Guidelines, to the satisfaction of the City; adhere to the "Architectural Control Protocol" as considered applicable by the City, and to implement this protocol which includes, but is not limited to, the following:
 - i. Selection of a Control Architect from the short list of architectural firms established by the City;
 - ii. Approval of an Architectural Control Guideline section of a Community Design Guideline or Urban Design Guideline document after it is drafted to the satisfaction of the City, and
 - iii. Organizing an information meeting with builders, designers and other key staff to identify the City's expectations, key issues, the process and milestones. Written confirmation of both their attendance at this meeting and their understanding of the entire process shall be provided to the City.
8. That prior to the issuance of draft plan approval, the applicant agree in writing to the form and content of an implementing zoning by-law;
9. That staff be authorized to issue the notice of draft plan approval at such time as all items recommended by Planning Design and Development Committee to be addressed prior

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to draft plan approval have been addressed to the satisfaction of the City, subject to the following:

- i. Any necessary red-line revisions to the draft plan identified by staff; and,
 - ii. All conditions contained in the City of Brampton List of Standard Conditions of Draft Approval for Residential Plan of Subdivision, or derivatives or special applications of said conditions, as determined by the Commissioner of Planning, Design and Development.
10. That this decision be considered null and void and a new development application be required, unless a zoning by-law is passed within 36 months of the Council approval of this decision.

Carried

- PDD148-2010
1. That the report from A. Parsons, Manager, Development Services, and S. DeMaria, Development Planner, Planning, Design and Development, dated May 17, 2010, to the Planning, Design and Development Committee Meeting of June 21, 2010, re: **Application to Amend the Official Plan and Zoning By-law – Korsiak and Company Ltd. – Morguard Investments – North side of Steeles Avenue between Kennedy Road and Rutherford Road – Ward 3** (File C02E01.021) be received; and
 2. That the application be approved in principle and staff be directed to prepare the appropriate amendments to the City of Brampton Official Plan and Zoning By-law subject to the following:
 - A. That the Brampton East Industrial Secondary Plan, specifically the “Mixed Commercial – Light Industrial” designation (OPA93-274) be further amended to permit offices for doctors, dentists and drugless practitioners;
 - B. That the Zoning By-law be amended by:
 1. Modifying the “Industrial Business – Section 3456 (MBU – Section 3456)” zone as follows:

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- i. To permit a total of 5 retail establishments with a gross floor area of less than 371 m²;
 - ii. To permit medical, dental and drugless practitioner offices.
2. Modifying the “Industrial Two – Section 3158 (M2 – Section 3158)” zone to permit a maximum Gross Floor Area of approximately 4,000 m² of commercial uses.
3. That prior to the approval of the Official Plan Amendment and the enactment of the Zoning By-law Amendment, a revision to the Traffic Impact Study, as prepared by BA Group, dated January 2010, be approved by the Region of Peel;
4. That this decision be considered null and void and a new development application be required, unless a zoning by-law is passed within 18 months of the Council approval of this decision.
5. That the correspondence from Joel Farber, Fogler Rubinoff LLP, Toronto, dated June 18, 2010, on behalf of 1388688 Ontario Limited, owner of Shoppers World Brampton, to the Planning, Design and Development Committee Meeting of June 21, 2010, re: **Application to Amend the Official Plan and Zoning By-law – Korsiak and Company Ltd. – Morguard Investments – North side of Steeles Avenue between Kennedy Road and Rutherford Road – Ward 3** (File C02E01.021) be received.

Carried

- PDD149-2010
1. That the report from A. Parsons, Manager, Development Services, and C. Caruso, Development Planner, Planning, Design and Development, dated May 31, 2010, to the Planning, Design and Development Committee Meeting of June 21, 2010, re: **Application to Amend the Official Plan and Zoning By-Law – Candevcon Limited – Gurduara Jot Parkash Sahib Toronto (Canada) – 115 and 135 Sun Pac Boulevard – North of Queen Street East between Sun Pac Boulevard and Humberwest Parkway – Ward 10** (File C07E07.014) be received; and,

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2. That the application to amend the Official Plan and Zoning By-law to permit the establishment of a Place of Worship at 135 Sun Pac Boulevard and associated parking lot at 115 Sun Pac Boulevard, be approved, and staff be directed to prepare appropriate documents for consideration by City Council in accordance with the following:
 - a. That the Gore Industrial North Secondary Plan be amended to redesignate the site from 'Industrial' to 'Industrial – Special Policy' (Place of Worship), and to add the following policies:
 - i. A Place of Worship within the 'Industrial – Special Policy' designation shall be limited to a maximum gross floor area of approximately 3700 square metres (39,827 square feet).
 - ii. A Place of Worship located within the 'Industrial – Special Policy' designation shall be integrated into the surrounding neighbourhood in a manner that will not adversely impact adjacent land uses. The size, height massing, and scale of the building shall be compatible with the character of adjacent uses.
 - iii. Sensitive accessory land uses (including day cares and religious schools) are prohibited due to the location of the subject property within the Lester B. Pearson Operating Area. One residential unit with up to 4 guest rooms will be permitted.
 - iv. Parking for a Place of Worship located within the 'Industrial – Special Policy' designation shall be provided to accommodate regular worship attendance and other regular events in accordance with the City's Zoning By-law. Parking may be provided both on-site and at 115 Sun Pac Boulevard to meet typical peak demand.
 - b. That the Zoning By-law be amended to include permissions for a place of worship on the subject site and shall include the following requirements and restrictions:

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- i. A minimum required side yard setback of 5.5 metres from the north property line to a second storey.
 - ii. A landscape strip abutting the south property line shall be required. The width of this landscape strip will be determined by staff through the review and refinement of the concept plan.
 - iii. One residential unit with up to 4 guest rooms will be permitted.
 - iv. Off-site parking spaces formally dedicated to the place of worship use shall be included when calculating the amount of required parking for the place of worship, provided the worship area does not exceed 1,150 square metres (12,400 square ft), and a minimum number of 80 on-site parking spaces shall be provided.
- c. That prior to the adoption of the Official Plan and the enactment of the amending zoning by-law, the owner/applicant shall enter into an agreement with the City that shall include the following:
 - i. Prior to the issuance of a Building Permit, a site development plan, a landscape plan, a grading and drainage plan, elevation drawings and an engineering and servicing plan shall be approved by the City, and proper securities shall be deposited with the City to ensure the implementation of these plans in accordance with the City's Site Plan Review Process.
 - ii. The parking lot proposed at 115 Sun Pac Boulevard shall be used exclusively for the congregation of the place of worship at 135 Sun Pac Boulevard, and will not be used for any other purpose including storage or parking of other vehicles not associated with the place of worship.
 - iii. The applicant shall agree that any previous or future modifications to the building shall be implemented so that the building modifications

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comply with the Ontario Building Code and the Ontario Fire Code requirements for the intended use.

3. That this decision be considered null and void and a new development application be required, unless a zoning by-law is passed within 18 months of the Council approval of this decision; and,
4. That the correspondence from Pastor Randy Neilson, on behalf of the Brampton Faith Coalition, dated June 21, 2010, to the Planning, Design and Development Committee Meeting of June 21, 2010, re: **Application to Amend the Official Plan and Zoning By-Law – Candevcon Limited – Gurduara Jot Parkash Sahib Toronto (Canada) – 115 and 135 Sun Pac Boulevard – North of Queen Street East between Sun Pac Boulevard and Humberwest Parkway – Ward 10** (File C07E07.014) be received.

Carried

- PDD150-2010
1. That the report from K. Ash, Manager, Land Development Services, and P. Aldunate, Development Planner, Planning, Design and Development, dated May 25, 2010, to the Planning, Design and Development Committee Meeting of June 21, 2010, re: **Application to Amend the Official Plan and Zoning By-law – Habitat for Humanity Brampton – West Side of Torbram Road and South of Clark Boulevard – Ward 8** (File C05E03.014) be received; and,
 2. That the subject application be approved and staff be directed to prepare the appropriate amendments to the Official Plan and zoning by-law;
 3. That prior to enactment of the zoning by-law, the applicant execute a zoning development agreement with the City, which address or include the following conditions, to the satisfaction of the Commissioner of Planning Design and Development:
 - a. Prior to site plan approval, the location and configuration of the access to Torbram Road will be determined, which may include restricting access to right in/out movements only;

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- b. Prior to site plan approval, the applicant shall make arrangements to accommodate the future widening of Torbram Road from four to six lanes;
 - c. Prior to site plan approval the applicant shall submit a Noise Feasibility Study detailing the appropriate noise control measures for the subject lands;
 - d. Prior to site plan approval, the applicant shall agree to build, at a minimum, a two metre high wooden privacy fence along the northern boundary where it abuts the residential condominium and also along the southern boundary abutting the industrial/commercial plaza;
 - e. Prior to site plan approval, the applicant shall make arrangements to provide an appropriate pedestrian connection to the open space lands located west of the subject lands; and
 - f. The applicant agrees that an existing Regional easement will be protected from any encroachments or obstructions, and shall maintain the land for the easements free and clear of any trees, building structures, or hard concrete pavement surfaces. In this regard, the applicant agrees to use the land for no other purpose than lawns, gardens, flower beds, roadways, driveways, and parking areas.
- 4. That prior to enactment of the zoning by-law confirmation of allocation under the City's Development Allocation strategy shall be required for this development;
 - 5. That prior to enactment of the zoning by-law, staff be directed to work with the applicant to determine a minimum size of each dwelling unit to be defined in the zoning by-law; and,
 - 6. That this decision be considered null and void and a new development application be required, unless a zoning by-law is passed within 36 months of the Council approval of this decision.

Carried

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- PDD151-2010
1. That the report from K. Ash, Manager, Land Development Services, and M. Gervais, Development Planner, Planning, Design and Development, dated June 21, 2010, to the Planning, Design and Development Committee Meeting of June 21, 2010, re: **Proposed Draft Plans of Subdivision and Applications to Amend the Zoning By-law within Sub-area 5 – South of Queen Street West, west of Chinguacousy Road, east of Creditview Road and north of Orangeville–Brampton Railway – Ward 6**, be received:
 - **Paradise Homes Creditview Inc.** (File C03W05.010)
 - **Fieldgate Developments Inc.** (File C03W05.013)
 - **Helpport Developments Inc.** (File C03W03.005)
 - **DiBlasio Corporation** (File C03W03.007)
 - **Lyrca Developments Inc.** (File C03W03.006)
 - **1624882 Ontario Inc.** (File C03W05.012)
 - **Quintessa Developments Inc.** (C03W03.009), and

 2. That the timing requirement for the execution of the following agreements for all draft plan of subdivision applications within Sub-area 5 be amended from “within six months of the date of the first draft plan approval” to “within nine (9) months of the date of the first draft plan approval”:
 - the Spine Servicing Agreement
 - the Creditview Road Single Source Agreement
 - the James Potter Road Single Source Agreement.

Carried

- PDD152-2010
1. That the report from P. Snape, Manager, Development Services, and O. Lababidi, Development Planner, Planning, Design and Development, dated May 27, 2010, to the Planning, Design and Development Committee Meeting of June 21, 2010, re: **Applications to Amend the Official Plan and Zoning By-law – East and West of Heart Lake Road and North of Bovaird Drive East – Ward 2**, be received:
 - **Andrin (Heart Lake) Properties Limited** (File C02E11.020)
 - **2077060 Ontario Inc. (Saberwood Homes)** (File C02E12.014)
 - **Linvest Properties (Heart Lake) Limited** (File C02E12.015), and,

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2. That staff be directed to complete the Block Plan process and as part of the process establish a Working Committee comprising the participating Block Plan development proponents, the Ward 2 Councillors (to be Chair and Vice Chair of the Committee) and selected public representatives and establish a meeting schedule for the Working Committee;
3. That the Block Plan process should identify the areas of review, with input from the Working Committee. The areas or components of review should include:
 - a. An overall community design concept with a determination of the types and density of housing (including housing forms and height) with consideration given to residential serving uses (such as local serving commercial uses) and the need for, and appropriateness of, interconnections (public or private or both) throughout the Block Plan area;
 - b. environmental protection and preservation requirements for open space, wetlands and any other identified natural features;
 - c. traffic impact and the capacity of existing roads and the possible need for future roads;
 - d. urban design (including architecture and landscape design);
 - e. environmental site assessments (in particular soil conditions and any limitations); and
 - f. the requirements of Special Policy Area 8 and applicable Block Plan policies in the Official Plan.
4. That the correspondence from Michael Gagnon, Gagnon and Law Urban Planners Ltd., on behalf of 2077060 Ontario Inc., dated June 21, 2010, to the Planning, Design and Development Committee Meeting of June 21, 2010, re: **Applications to Amend the Official Plan and Zoning By-law – East and West of Heart Lake Road and North of Bovaird Drive East – Ward 2**, be received:
 - **Andrin (Heart Lake) Properties Limited**
(File C02E11.020)

SUMMARY OF RECOMMENDATIONS/DIRECTIONS
Planning, Design and Development Committee

- **2077060 Ontario Inc. (Saberwood Homes)**
(File C02E12.014)
- **Linvest Properties (Heart Lake) Limited**
(File C02E12.015).

Carried

- PDD153-2010
1. That the report from B. Campbell, Director of Building and Chief Building Official, and A. Magnone, Regulatory Coordinator, Planning, Design and Development, dated June 1, 2010, to the Planning, Design and Development Committee Meeting of June 21, 2010, re: **Application for a Permit to Demolish a Residential Property – 1201 Queen Street West – Ward 6** (File G33 LA) be received; and
 2. That the application for a permit to demolish the property located at 1201 Queen Street West be approved subject to standard permit conditions; and,
 3. That Peel Regional Police be advised of the issuance of a permit for the property.

Carried

- PDD154-2010
- That the minutes of the Brampton Environmental Planning Advisory Committee Meeting of May 11, 2010, to the Planning, Design and Development Committee Meeting of June 21, 2010, Recommendations EPA001-2010 to EPA00-2010, be approved as printed and circulated.

Carried

- EPA001-2010
- That the agenda for the Brampton Environmental Planning Advisory Committee Meeting of May 11, 2010, be approved as printed and circulated.

- EPA002-2010
- That the **Minutes of the Brampton Environmental Planning Advisory Committee of December 8, 2009** to the Brampton Environmental Planning Advisory Committee of May 11, 2010, be received.

SUMMARY OF RECOMMENDATIONS/DIRECTIONS
Planning, Design and Development Committee

- EPA003-2010
1. That the delegation of Peter Orphanos, Chairperson, Sierra Club, Peel, to the Brampton Environmental Planning Advisory Committee Meeting of May 11, 2010, to the Brampton Environmental Planning Advisory Committee Meeting of May 11, 2010, re: **Inclusion of Public Lands – Credit River Valley, Humber River and Claireville Conservation Area in the Provincial Greenbelt** be received; and,
 2. That it is the position of Brampton Environmental Planning Advisory Committee (BEPAC) to support in principle, the addition of public lands in the Credit River Valley and Humber River Valley Corridors in the Provincial Greenbelt, subject to staff review and a report back to BEPAC and Planning, Design and Development Committee regarding:
 - a. potential benefits, feasibility and opportunity of participating with the request to add these lands to the Greenbelt Plan;
 - b. implications and advantages of including the Claireville Conservation Area in the Greenbelt Plan, given the Urban Forest and nature first initiative presented by Mayor Fennell and endorsed by the Toronto and Region Conservation Authority Board on April 30, 2010.
- EPA004-2010
- That the presentation by Gary Wilkins, Humber Watershed Specialist, and Deanna Cheriton, Project Manager, Land Management, Toronto and Region Conservation Area, to the Brampton Environmental Planning Advisory Committee Meeting of May 11, 2010, re: **Claireville Conservation Area Management Plan Update** be received.
- EPA005-2010
- That the verbal update by Susan Jorgenson, Manager, Environmental Planning, Planning, Design and Development, to the Brampton Environmental Planning Advisory Committee Meeting of May 11, 2010, re: **City's Comments on the Claireville Conservation Area Management Plan** be received.
- EPA006-2010
- That the verbal update by Mike Hoy, Environmental Planner, Planning, Design and Development, to the Brampton Environmental Planning Advisory Committee Meeting of May 11, 2010, re: **Environmental Master Plan** be received.

SUMMARY OF RECOMMENDATIONS/DIRECTIONS
Planning, Design and Development Committee

EPA007-2010 That the verbal update by Susan Jorgenson, Manager, Environmental Planning, Planning, Design and Development, to the Brampton Environmental Planning Advisory Committee Meeting of May 11, 2010, re: **Growth Plan Official Plan Amendment** be received.

EPA008-2010 That the Brampton Environmental Planning Advisory Committee Meeting will now adjourn and the Committee will meet again on August 10, 2010, 3:30 p.m., or at the call of the Chair.

Carried

PDD155-2010 That the Minutes of the Brampton Heritage Board Meeting of May 18, 2010, to the Planning, Design and Development Committee Meeting of June 21, 2010, Recommendations HB059-2010 to HB070-2010, be approved as printed and circulated.

Carried

HB059-2010 That the agenda for the Brampton Heritage Board Meeting of June 15, 2010 be approved as amended as follows:

To add:

K 1. Correspondence from Ms. Diane Allengame, Acting Manager, Peel Heritage Complex, dated June 9, 2010, re: **Board Representation at the Official Groundbreaking for the Expansion of Peel Heritage Complex – Monday, June 28, 2010 – 11:00 a.m. to 12:30 p.m.** (File G33).

HB060-2010 That the **Minutes of the Brampton Heritage Board Meeting of May 18, 2010**, to the Brampton Heritage Board Meeting of June 15, 2010, be received.

HB061-2010 That the **Minutes of the Outreach and Marketing Sub-Committee Meeting of May 26, 2010** (File G33), to the Brampton Heritage Board Meeting of June 15, 2010, be received.

SUMMARY OF RECOMMENDATIONS/DIRECTIONS
Planning, Design and Development Committee

- HB062-2010
1. That the **Minutes of the Churchville Heritage Committee Meeting of June 14, 2010** (File G33CH), to the Brampton Heritage Board Meeting of June 15, 2010, be received; and,
 2. That the following recommendation outlined in the subject minutes be endorsed:

“That the heritage permit application from Mr. Ian Cuhna, representing the owner of 9 Tristan Court, Xhevdet Jakupi, for the construction of a one storey home be approved on the condition that the front porch is revised to include a railing.”
- HB063-2010
1. That the correspondence from Ms. Diane Allengame, Acting Manager, Peel Heritage Complex, dated June 9, 2010, to the Brampton Heritage Board Meeting of June 15, 2010, re: **Official Groundbreaking for the Expansion of Peel Heritage Complex** (File G33) be received; and,
 2. That the following Members represent the Board at the subject event:
 - Ms. Lynda Voegtle, Co-Chair
 - Mr. Paul Willoughby, Co-Chair (tentative)
 - Ms. Susan DiMarco
 - Ms. Helen Warner
- HB064-2010
- That the City of Brampton be nominated under the Ontario Heritage Trust Community Leadership Program 2010 in recognition of the City’s heritage programs and policies.
- HB065-2010
1. That the Brampton Heritage Board supports the proposed Heritage Resource Protection Plan (outlined in a report considered at the Planning, Design and Development Committee Meeting of June 7, 2010, from A. Taranu, Manager, Urban Design, Planning, Design and Development, dated May 12, 2010); and,
 2. That Peel Regional Police and Brampton Fire and Emergency Services, Corporate Services, be consulted on the measures outlined in the Plan.

SUMMARY OF RECOMMENDATIONS/DIRECTIONS
Planning, Design and Development Committee

- HB066-2010
1. That the report from J. Leonard, Heritage Coordinator, Planning, Design and Development, undated, to the Brampton Heritage Board Meeting of June 15, 2010, re: **Heritage Impact Assessment – Ingoldsby Farm Silo – 10881 Heart Lake Road – Ward 9** (File G33) be received; and,
 2. That, due to the diminished cultural heritage value associated with the subject silo and other considerations, demolition of the structure be supported, subject to the following conditions of mitigation:
 - Documentation;
 - Appropriate commemoration of the historical land uses of the property (e.g. naming of municipal assets such as parkettes and storm ponds);
 - Production of an historical interpretive plaque on a suitable public space within the subdivision;
 - Archaeological assessment as part of the subdivision planning due diligence; and,
 - Proposed retention of tree lines and other remaining contextual features if deemed feasible under the review of the proposed plan of subdivision.
- HB067-2010
1. That the report from J. Leonard, Heritage Coordinator, Planning, Design and Development, undated, to the Brampton Heritage Board Meeting of June 15, 2010, re: **Structural Inspection and Evaluation Report – Former Mayfield School – 1524 Countryside Drive – Ward 9** (File G33) be received; and,
 2. That, in light of the limited design value of the subject property due to heavy alterations prior to acquisition by the City, demolition be supported, subject to the following conditions:
 - Mitigation should focus on historical commemoration on the site or nearby, along with selective salvage of key elements (i.e. date stone);
 - As part of demolition and salvage, the historic date stone should be carefully removed and it should become a focal point in a commemorative monument on or near the site of the former schoolhouse; and,
 - A possible alternative to demolition may be to offer the structure to any interested third party if that party is willing to assume the cost of acquisition and relocation of the building.

SUMMARY OF RECOMMENDATIONS/DIRECTIONS
Planning, Design and Development Committee

- HB068-2010
1. That the Report from J. Leonard, Heritage Coordinator, Planning, Design and Development, undated, to the Brampton Heritage Board Meeting of June 15, 2010, re: **Proposed De-Listing of Properties from the City of Brampton Register of Cultural Heritage Resources, pursuant to Section 27 (1.2) of the *Ontario Heritage Act*** (File G33) be received:
 - 199 Main Street North
 - 203 Main Street North
 - 205 Main Street North
 - 207-209 Main Street North
 - 215-217 Main Street North
 - 219-221 Main Street North
 - 34 Thomas Street
 - 38 Thomas Street
 - 42 Thomas Street
 - 4 Market Street; and,
 2. That the properties currently subject to listing on the City of Brampton Register of Cultural Heritage Resources pursuant to Section 27 (1.2) of the *Ontario Heritage Act* remain listed in order to ensure completion of appropriate due diligence and suitable mitigation, should the owners submit notices of intention to demolish in future; and,
 3. That the properties at 4 Market Street and 34 Thomas Street be evaluated for possible listing on the Register pursuant to Section 27 (1.2) of the *Ontario Heritage Act* and that the owners be consulted on the progress in this regard.

HB069-2010 That the Brampton Heritage Board Meeting of July 20, 2010 be cancelled.

HB070-2010 That the Brampton Heritage Board do now adjourn to meet again on Tuesday, September 21, 2010 at 7:00 p.m. or at the call of the Chair.

Carried

PDD156-2010 That the **List of Referred Reports – Planning, Design and Development Committee** to the Planning, Design and Development Committee Meeting of June 21, 2010 (File P45GE) be received.

Carried

SUMMARY OF RECOMMENDATIONS/DIRECTIONS
Planning, Design and Development Committee

- PDD157-2010
1. That the report from A. Smith, Director, Planning Policy and Growth Management, H. Zbogor, Manager, Long Range Transportation Planning, Planning, Design and Development, dated April 9, 2010, to the Planning, Design and Development Committee Meeting of June 21, 2010, re: **Transportation and Transit Master Plan Sustainable Update** (File G 70) be received; and
 2. That the Final Transportation and Transit Master Plan (TTMP) Sustainable Update (Attachments B and C to the subject report) as the City's strategy for addressing planning, budgeting and implementation activities for a balanced transportation network that addresses growth to 2031, be endorsed;
 3. That the direction provided per recommendations #6-14 of Council approved Recommendation PDD178-2009 (Attachment A to the subject report) be reaffirmed;
 4. That staff be directed to continue to review annually the 10-year Capital Budget forecast on the basis of the technical needs and project timing identified in the TTMP, and to adjust specific project timings to align the program with available funding in accordance with the Development Charges deficit threshold for the City;
 5. That, recognizing the Downtown Mobility Hub will continue to be located at the current Brampton GO Station, based on established technical and policy considerations as outlined in this report, staff be directed to continue to work with William Osler Health Centre officials regarding transportation infrastructure appropriate to support a redeveloped Peel Memorial Hospital campus, including strong links to higher order transit infrastructure and services in the Main Street and Queen Street corridors;
 6. That the province be requested to initiate a Business Case Analysis for high order transit in the Queen Street Corridor identified in the Metrolinx RTP 15-Year Plan, and to provide funding for a land use and transportation planning study for this important corridor which will facilitate an interregional network connection to Hwy 7 VIVA service, and which has been identified as a component of a multimodal transportation solution that includes the new GTA-West corridor;

SUMMARY OF RECOMMENDATIONS/DIRECTIONS
Planning, Design and Development Committee

7. That staff be directed to request, through the Ontario Municipal Board proceedings, deletion of the Interim Funding Policy (Section 4.1.10) from Chapter 40(c) of the Bram West Secondary Plan; and,
8. That copies of the subject report be sent to the Regions of Halton, Peel, and York; the Cities of Mississauga, Toronto, and Vaughan; the Towns of Caledon and Halton Hills; the Ministry of Transportation; and Metrolinx.

Carried

PDD158-2010 That the correspondence from the Region of Peel, dated May 19, 2010, to the Planning, Design and Development Committee Meeting of June 21, 2010, re: **Resolution 2010-426 – Halton-Peel Boundary Area Transportation Study** (File G65) be received.

Carried

PDD159-2010 That the correspondence from the Town of Caledon, dated May 21, 2010, to the Planning, Design and Development Committee Meeting of June 21, 2010, re: **Halton-Peel Boundary Area Transportation Master Plan** (File G65) be received.

Carried

- PDD160-2010
1. That staff be directed to attend and make representations at the scheduled Ontario Municipal Board Chapter 40(d) hearing in support of Special Policy Area 16 and associated policies, which are intended to protect existing Maple Lodge Farms operations; and
 2. That the proposed modifications to Chapter 40(d) of the Bram West Secondary Plan supported by staff as set out in Appendix 2 be endorsed by Council and be released as public information; and

SUMMARY OF RECOMMENDATIONS/DIRECTIONS
Planning, Design and Development Committee

3. That staff be directed to attend the Ontario Municipal Board pre-hearing on October 15, 2010 respecting the remaining Official Plan/Bram West Secondary Plan appeals and report to Council before that pre-hearing for further direction; and,
4. That staff report to Council on the results of the June 18, 2010 pre-hearing respecting the Orlando Churchill Business Community appeals and seek further direction from Council before the start of the scheduled December 6, 2010 Ontario Municipal Board hearing for those appeals.

Carried

PDD161-2010

That the Planning, Design and Development Committee do now adjourn to meet again on (tentative) Monday, August 9, 2010 at 7:00 p.m. or at the call of the Chair.

Carried