



## Agenda

Planning, Design & Development Committee

Standing Committee of the Council  
of the Corporation of the City of Brampton

**July 27, 2009**

**7:00 p.m. – Regular Meeting**

**Closed Session (See Item T) – 6:30 p.m.  
Before Regular Business**

*(Under Section 239 of the Municipal Act, SO, 2001)*

**Council Chambers  
4<sup>th</sup> Floor – City Hall**

**Chair:** Regional Councillor G. Gibson – Wards 1 and 5  
**Vice Chair:** Regional Councillor P. Palleschi - Wards 2 and 6

**Members:** Regional Councillor E. Moore – Wards 1 and 5  
Regional Councillor J. Sanderson – Wards 3 and 4  
Regional Councillor G. Miles – Wards 7 and 8  
Regional Councillor J. Sprovieri – Wards 9 and 10  
City Councillor J. Hutton – Wards 2 and 6  
City Councillor B. Callahan – Wards 3 and 4  
City Councillor S. Hames – Wards 7 and 8  
City Councillor V. Dhillon – Wards 9 and 10

For inquiries about this Agenda, or to make arrangements for accessibility accommodations for persons attending (some advance notice may be required), please contact: Chandra Urquhart, Legislative Coordinator  
Phone (905) 874-2116, TTY (905) 874-2130,  
[cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca)

Note: Some meeting information may also be available in alternate formats, upon request

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**A. Approval of Agenda**

**B. Conflicts of Interest**

**C. Consent**

- \* The following items listed with an asterisk (\*) are considered to be routine and non-controversial by the committee and will be approved at one time. There will be no separate discussion of these items unless a committee member requests it, in which case the item will not be consented to and will be considered in the normal sequence of the agenda.

(F 1, F 2, F 3, G 1, G 2, I 1, I 2, J 1, J 3, J 4, J 5, J 6, L 1,  
N 1, N 2, Q 1, Q 2, Q 3)

**D. Statutory Public Meeting Reports**

- D 1. Report from D. Kraszewski, Manager, Development Services, and T. Theocharidis, Development Planner, Planning, Design and Development, dated July 27, 2009, re: **Application to Amend the Official Plan and Zoning By-law – Candevcon Limited – Bursco Limited – southeast corner of Queen Street East and Delta Park Boulevard – Ward 10** (File C07E05.20).

Applicant's presentation by Vladimir Rudenko, Candevcon Limited  
Staff Presentation by Toula Theocharidis, Development Planner

- D 2. Report from P. Snape, Manager, Development Services, and C. LaRota, Development Planner, Planning, Design and Development, dated July 27, 2009, re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision – EMC Group Limited – Winter Maple Homes Inc. – southwest Corner of Castlemore Road and Clarkway Drive, within the Bram East Sub-Area 1 Block Plan – Ward 10** (File C10E10.010).

Applicant's presentation by Mark Yarranton, KLM Planning Consultants, for Items D 2, D 3, D 4, D 5 and D 6.

Staff presentation by Claudia LaRota, Development Planner, for Items D 2, D 3, D 4, D 5 and D 6.

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- D 3. Report from P. Snape, Manager, Development Services, and C. LaRota, Development Planner, Planning, Design and Development, dated July 27, 2009, re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision – EMC Group Limited – Lyngate (North) Developments Inc. – west side of Clarkway Drive, south of Castlemore Road, within the Bram East Sub-Area 1 Block Plan – Ward 10** (File C10E10.011).
- D 4. Report from P. Snape, Manager, Development Services, and C. LaRota, Development Planner, Planning, Design and Development, dated July 27, 2009, re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision – EMC Group Limited – Lyngate (East) Developments Inc. – south of Castlemore Road with frontage on Clarkway Drive and Highway 50, within the Bram East Sub-Area 1 Block Plan – Ward 10** (File C11E09.002).
- D 5. Report from P. Snape, Manager, Development Services, and C. LaRota, Development Planner, Planning, Design and Development, dated July 27, 2009, re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision – Armland Group – Yellow Park Property Management Ltd. – south of Castlemore Road with frontage on Clarkway Drive and Highway 50, within the Bram East Sub-Area 1 Block Plan – Ward 10** (File C11E10.004).
- D 6. Report from P. Snape, Manager, Development Services, and C. LaRota, Development Planner, Planning, Design and Development, dated July 27, 2009, re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision – Korsiak and Company Limited – Mattamy Homes – east side of Clarkway Drive, south of Castlemore Road, within the Bram East Sub-Area 1 Block Plan – Ward 10** (File C11E10.005).

**E. Delegations/Presentations**

- E 1. Delegations, re: **Draft Final Transportation & Transit Master Plan (TTMP) Sustainable Update** (File P40)
1. Karen Campbell, President, Brampton Downtown Development Corporation (BDDC)
  2. John Cutruzzola, President, Inzola Group
- (See Item G 3).

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- E 2. Lynda Voetgle, Co-Chair, and John McClelland, Member, Brampton Heritage Board, re: **Proposed Demolition of the Beatty Farmhouse at 2377 Steeles Avenue West – Ward 6** (File G33).

(See Item J 2).

**F. Development Team Reports**

- \* F 1. Report from K. Ash, Manager of Development Services, and J. Hogan, Development Planner, Planning, Design and Development, dated July 27, 2009, re: **Application to Amend the Zoning By-law – KLM Planning Partners Inc. – Metrus Development Inc. – southwest corner of Steeles Avenue West and Financial Drive – Ward 6** (File T04W15.026).

*Recommendation*

- \* F 2. Report from K. Ash, Manager of Development Services, and J. Hogan, Development Planner, Planning, Design and Development, dated July 27, 2009, re: **Application to Amend the Official Plan and Zoning By-law – Glen Schnarr and Associates Inc. – Partacc Developments Inc. – west side of Torbram Road, south of Countryside Drive – Ward 9** (File C05E14.009).

*Recommendation*

- \* F 3. Report from P. Snape, Manager of Development Services, and L. Sulatycki, Development Planner, Planning, Design and Development, dated July 27, 2009, re: **Application to Amend the Zoning By-law – Tiffany Development – 1734225 Ontario Limited (Safe Storage Depot) – 10370 Hurontario Street - west side of Hurontario Street, north of Bovaird Drive – Ward 2** (File C01W12.010).

*Recommendation*

**G. Policy Planning Reports**

- \* G 1. Report from D. Waters, Manager, Land Use Policy, Planning, Design and Development, dated June 23, 2009, re: **Interim Funding Requirement for Chapter 40(C) of the Bram West Secondary Plan (OP93-270) – Ward 6** (File P26 SP40).

*Recommendation*

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- \* G 2. Report from D. Waters, Manager, Land Use Policy, and P. Cooper, Policy Planner, Planning, Design and Development, dated July 6 ,2009, re: **Countryside Villages Secondary Plan (Area 48) – Mayfield Road to the north, Countryside Drive to the south, West Humber River to the east and Heart Lake Road to the west – Wards 9 and 10** (File P26 SP48).

*Recommendation*

- G 3. Report from H. Zbogar, Manager, Long Range Transportation Planning, Planning, Design and Development, dated June 30, 2009, re: **Draft Final Transportation & Transit Master Plan (TTMP) Sustainable Update** (File P40) (See Delegation E 1).

*Recommendation*

The City's consultant on this item will be making a 10-minute presentation.

**H. Committee of Adjustment Reports - nil**

**I. Building and Zoning Reports**

- \* I 1. Report from B. Campbell, Director of Building and Chief Building Official, and A. Magnone, Regulatory Coordinator, Planning, Design and Development, dated July 7, 2009, re: **Application for a Permit to Demolish a Residential Property - 8380 Chinguacousy Road – Ward 6** (File G33 LA).

*Recommendation*

- \* I 2. Report from B. Campbell, Director of Building and Chief Building Official, and A. Magnone, Regulatory Coordinator, Planning, Design and Development, dated July 7, 2009, re: **Application for a Permit to Demolish a Residential Property – 1489 Wanless Drive – Ward 6** (File G33 LA).

*Recommendation*

- I 3. Report from L. McGinn, Manager of Plans and Permits, and R. Conard, Supervisor of Plans and Permits, Planning, Design and Development, dated May 29, 2009, re: **City of Brampton Concierge Permit Service** (File G33).

*Recommendation*

Staff will be making a 10-minute presentation on this item.

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**J. Community Design - Parks Planning and Development Reports**

- \* J 1. Report from A. Taranu, Manager, Urban Design and Special Projects, and B. Steiger, Central Area Planner, Planning, Design and Development, dated June 18, 2009, re: **City of Brampton Amendment to the Development Charge Incentive Program Implementation Guidelines – Central Area Community Improvement Plan (CIP 2007) – Small Business Stimulus Policy – Wards 1, 3, 4, 5, 7 and 8** (File P75 CE).

*Recommendation*

- J 2. Report from A. Taranu, Manager, Urban Design and Special Projects, and J. Leonard, Heritage Coordinator, Planning, Design and Development, dated July 13, 2009, re: **Proposed Demolition of the Beatty Farmhouse at 2377 Steeles Avenue West – Ward 6** (File G33) (See Delegation E 2).

*Recommendation*

- \* J 3. Report from J. Spencer, Manager of Parks and Planning Facility, Planning, Design and Development, dated July 2, 2009, re: **Budget Amendment: Conservation Drive Park – Comprehensive Management Plan to Address Offending Park Use Issues - Southeast of Mayfield Road and Hurontario Street – Ward 2** (File P09).

*Recommendation*

- \* J 4. Report from A. Taranu, Manager, Urban Design and Special Projects, and D. Falsarella, Project Manager, Special Projects, Planning, Design and Development, dated July 14, 2009, re: **Alderlea Redevelopment – City-Owned Heritage Building in Downtown Brampton** (File G33).

*To be received*

- \* J 5. Report from D. Falsarella, Project Manager, Special Projects, Planning, Design and Development, dated July 10, 2009, re: **Bram East Community Campus and Branch Library – Northwest corner of Castlemore Road and The Gore Road – Ward 10** (File R17).

*Recommendation*

- \* J 6. Report from A. Taranu, Manager, Urban Design and Special Projects, and A. Wong, Project Manager, Urban Design and Special Projects, Planning, Design and Development, dated July 6, 2009, re: **Garden Square Signage Guidelines** (File P44).

*Recommendation*

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**K. Engineering and Development Services Reports – nil**

**L. Minutes**

\* L 1. **Brampton Heritage Board – July 21, 2009**

*To be approved*

**M. Other/New Business/Unfinished Business**

**N. Referred Matters**

\* N 1. **List of Referred Reports – Planning, Design and Development Committee.**

*To be received*

\* N 2. Report from D. Waters, Manager, Land Use Policy, Planning, Design and Development, dated May 20, 2009, re: **Proposed Exemption to Interim Control By-law 306-2003, as amended – 2212 Wanless Drive – Ward 6** (File P03 TC).

Note: Pursuant to Council Resolution C176-2009 this item was referred back to staff for further consideration and a report to this Planning, Design and Development Committee Meeting. Staff is requesting that the matter now be deferred to the Planning, Design and Development Committee Meeting of September 2, 2009.

**O. Deferred Matters**

**P. Notice of Motion - nil**

**Q. Correspondence**

\* Q 1. Correspondence from the Region of Peel dated July 7, 2009, re: **Resolution 2009-733 - Peel Region Official Plan Review (PROPR) – Adoption of Regional Official Plan Amendment 23 (ROPA 23) – Housing Policies** (File G65).

Staff will report to a future meeting on this matter.

*To be received*

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- \* Q 2. Correspondence from the Region of Peel dated July 14, 2009, re: **Resolution 2009-833 – Peel Region Official Plan Review (PROPR) – Adoption of Regional Official Plan Amendment 24 (ROPA 24) – Proposing Changes Related to Growth Management Employment Lands and Greenbelt Policies Housing** (File G65).

Staff will report to a future meeting on this matter.

*To be received*

- \* Q 3. Correspondence from Credit Valley Conservation dated June 30, 2009, re: **Resolution 66/09 – Plan Review Fee Collection Update** (File G65).

*To be received*

**R. Councillors Question Period**

**S. Public Question Period**

**T. Closed Session**

T 1. Minutes – Closed Session – Brampton Heritage Board – July 21, 2009.

T 2. Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board – Ontario Municipal Board matter.

T 3. Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board – Ontario Municipal Board matter.

**U. Adjournment**

**Next Meeting: Wednesday, September 2, 2009 at 7:00 p.m.**