

## **November 4, 2013**

**Members Present:** Regional Councillor P. Palleschi – Wards 2 and 6 (**Chair**)  
City Councillor V. Dhillon – Wards 9 and 10 (**Vice-Chair**)  
Regional Councillor E. Moore – Wards 1 and 5  
Regional Councillor J. Sanderson – Wards 3 and 4  
Regional Councillor S. Hames – Wards 7 and 8  
Regional Councillor J. Sprovieri – Wards 9 and 10  
City Councillor G. Gibson – Wards 1 and 5  
City Councillor J. Hutton – Wards 2 and 6  
City Councillor B. Callahan – Wards 3 and 4

**Members Absent:** Regional Councillor G. Miles – Wards 7 and 8 (other Municipal Business)

**Staff Present:** **Planning and Infrastructure Services Department**  
M. Ball, Chief, Planning and Infrastructure Services  
D. Kraszewski, Senior Executive Director, Planning and Building  
H. Zbogor, Director, Planning Policy and Growth Management  
A. Parsons, Manager, Development Services Site Plan Approvals  
J. Given, Manager, Growth Management and Special Policy  
F. Mazzotta, Engineer, Development Approvals  
B. Steiger, Central Area Planner  
J. Morrison, Development Planner  
M. Viveiros, Administrative Assistant, Planning and Building

**Corporate Services Department**  
J. Zingaro, Legal Counsel, Real Estate  
E. Evans, Deputy Clerk  
S. Danton, Legislative Coordinator  
S. Pacheco, Legislative Coordinator

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The meeting was called to order at 7:06 p.m., and adjourned at 8:16 p.m.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

<b>Item</b>	<b>Recommendation</b>
<b>A. PDD193-2013</b>	<b>Approval of Agenda</b>
<b>B.</b>	<b>Conflicts of Interest</b>
<b>C.</b>	<b>Consent</b>
<b>D 1. PDD194-2013</b>	<b>City-Initiated Amendment to the Official Plan and Zoning By-law – Wards 1, 3, 4, 5 (File P26 SP007)</b>
<b>D 2. PDD195-2013</b>	<b>Application to Amend the Zoning By-law – Weston Consulting Group Incorporated – 2030445 Ontario Inc. – Ward 2 (File C01W11.034)</b>
<b>D 3. PDD196-2013</b>	<b>Application to Amend the Zoning By-law – Korsiak &amp; Company Ltd. – Morguard Investments Ltd. – Ward 3 (File C02E01.024)</b>
<b>D 4. PDD197-2013</b>	<b>Application to Amend the Official Plan and Zoning By-law – Gagnon &amp; Law Urban Planners Ltd. – Kennedy Road Owners Group – Ward 3 (File T01E14.017)</b>
<b>D 5. PDD198-2013</b>	<b>Application to Amend the Zoning By-law – Gagnon &amp; Law Urban Planners Ltd. – Argo (Wanless) Ltd. – Ward 6 (File C03W16.003)</b>
<b>E 1. PDD199-2013</b>	<b>Amendment to the Sign By-law 399-2002 – Proposed updates to Provisions of the Sign By-law for Real Estate Signs and Drive-through Instructional Signs – All wards (File 26SI MS13)</b>
<b>E 2. PDD200-2013</b>	<b>Application to Amend the Official Plan and Zoning By-law – Glen Schnarr &amp; Associates – Traditions Retirement Residences Inc. – Ward 4 (File C01W02.016)</b>
<b>E 3. PDD201-2013</b>	<b>Application to Amend the Official Plan and Zoning By-law – Gagnon &amp; Law Urban Planners Ltd. – Yorkshire Holdings Brampton Inc. – Ward 3 (File C01E04.011)</b>
<b>F 1. PDD202-2013</b>	<b>Application to Amend the Zoning By-law – JL Cox Planning Consultants – Carreira, Victor &amp; Louise – Ward 5 (File C01W06.073)</b>

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- F 2. PDD203-2013 Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision – Glen Schnarr & Associates – 2323076 Ontario Inc. – Ward 1 (File C02E08.009)**
- F 3. PDD200-2013 Application to Amend the Official Plan and Zoning By-law – Glen Schnarr & Associates – Traditions Retirement Residences Inc. – Ward 4 (File C01W02.016)**
- G 1. PDD201-2013 Application to Amend the Official Plan and Zoning By-law – Gagnon & Law Urban Planners Ltd. – Yorkshire Holdings Brampton Inc. – Ward 3 (File C01E04.011)**
- H. Committee of Adjustment Reports**
- I 1. PDD199-2013 Amendment to the Sign By-law 399-2002 – Proposed updates to Provisions of the Sign By-law for Real Estate Signs and Drive-through Instructional Signs – All wards (File 26SI MS13)**
- J. Engineering and Development Services Reports**
- K 1. PDD204-2013 Minutes – Brampton Heritage Board – October 15, 2013**
- K 2. PDD205-2013 Minutes – Brampton Environmental Planning Advisory Committee – October 15, 2013**
- L. Other/New Business/Unfinished Business**
- M 1. PDD206-2013 List of Referred Reports – Planning, Design and Development Committee**
- N. Deferred Matters**
- O. Notice of Motion**
- P 1. PDD207-2013 Mayfield West Secondary Plan: Preferred Framework Plan**
- P 2. PDD201-2013 Continued Objection to Re-Zoning of 17/19/21 Clarence Street.**
- Q. Councillors Question Period**
- R. Public Question Period**
- S. Closed Session**
- T. PDD208-2013 Adjournment**

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**Regional Councillor P. Palleschi, Chair**

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**A. Approval of the Agenda**

PDD193-2013 That the agenda for the Planning, Design and Development Committee Meeting of November 4, 2013, be approved, as amended as follows:

Carried

The following supplementary information relates to published items on the agenda:

**Re: Item F 3 – Application to Amend the Official Plan and Zoning By-law – Glen Schnarr & Associates – Traditions Retirement Residences Inc. – Ward 4 (File C01W02.016)**

- E 2-3. Delegation by Zachary Lacroix, Brampton resident

**Re: Item G 1 – Application to Amend the Official Plan and Zoning By-law – Gagnon & Law Urban Planners Ltd. – Yorkshire Holdings Brampton Inc. – Ward 3 (File C01E04.011)**

- E 3. Delegation by Margaret McLuckie, Brampton resident
- P 2. Correspondence from Margaret McLuckie, Brampton resident
- Replacement pages G1-9 to G1-10, third bullet on Page G1-9 to show correction: Has a frontage of approximately 46.8 metres (153.6 feet) along Clarence Street.

**B. Conflicts of Interest – nil**

**C. 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.

(F 1, F 2, K 1, K 2, M 1, P 1)  
(Item G 1 was removed from consent)  
(Item I 1 was moved into consent)

**D. Statutory Public Meeting Reports**

- D 1. Report from J. Given, Manager, Growth Management and Special Policy, Planning and Building Division, dated October 15, 2013, re: **City-Initiated Amendment to the Official Plan and Zoning By-law – Wards 1, 3, 4, 5** (File P26 SP007)

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Members of the public requested a presentation on this item.

Bernie Steiger, Central Area Planner, provided details on the Downtown Brampton Special Policy Area (SPA) Comprehensive Flood Risk and Management Analysis. Key elements of the proposed amendments to the Official Plan and Zoning By-law include an update to the SPA boundary to reflect updated floodplain mapping, focusing residential growth at the edge of the floodplain, establishing permits for residential units, establishing technical requirements for development to mitigate flood risk and an emergency management plan addressing notification and evacuation. Next steps include receipt of public and agency comments, approval of the SPA changes by the Toronto Region Conservation Authority Board and Council adoption of the Official Plan Amendment and Zoning By-law.

Paul Wren, Tullamore Road, Brampton, asked if the Official Plan and Zoning By-law amendments will affect existing developments.

Staff stated that the amendments will relate to new uses only and existing uses may still continue.

The following motion was considered:

- PDD194-2013
1. That the report from J. Given, Manager, Growth Management and Special Policy, Planning and Building Division, dated October 15, 2013, to the Planning, Design and Development Committee Meeting of November 4, 2013, re: **City-Initiated Amendment to the Official Plan and Zoning By-law – Wards 1, 3, 4, 5** (File P26 SP007) be received; and,
  2. That staff be directed to report back to Council with the results of the public meeting and a staff recommendation.

Carried

- D 2. Report from A. Parsons, Manager, Development Services Site Plan Approvals, Planning & Building Division, dated September 30, 2013, re: **Application to Amend the Zoning By-law – Weston Consulting Group Incorporated – 2030445 Ontario Inc. – Ward 2** (File C01W11.034)

No members of the public requested a presentation on this item.

The following motion was considered:

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- PDD195-2013
1. That the report from A. Parsons, Manager, Development Services Site Plan Approvals, Planning & Building Division, dated September 30, 2013, to the Planning, Design and Development Committee Meeting of November 4, 2013, re: **Application to Amend the Zoning By-law – Weston Consulting Group Incorporated – 2030445 Ontario Inc. – Ward 2** (File C01W11.034) be received; and,
  2. That the Planning and Infrastructure Services Department be directed to report back to Planning, Design 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

- D 3. Report from A. Parsons, Manager, Development Services Site Plan Approvals, Planning & Building Division, dated October 16, 2013, re: **Application to Amend the Zoning By-law – Korsiak & Company Ltd. – Morguard Investments Ltd. – Ward 3** (File C02E01.024)

No members of the public requested a presentation on this item.

The following motion was considered:

- PDD196-2013
1. That the report from A. Parsons, Manager, Development Services Site Plan Approvals, Planning & Building Division, dated October 16, 2013, to the Planning, Design and Development Committee Meeting of November 4, 2013, re: **Application to Amend the Zoning By-law – Korsiak & Company Ltd. – Morguard Investments Ltd. – Ward 3** (File C02E01.024) be received; and,
  2. That the Planning and Infrastructure Services Department be directed to report back to Planning, Design 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

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- D 4. Report from A. Parsons, Manager, Development Services Site Plan Approvals, Planning & Building Division, dated October 15, 2013, re: **Application to Amend the Official Plan and Zoning By-law – Gagnon & Law Urban Planners Ltd. – Kennedy Road Owners Group – Ward 3** (File T01E14.017)

Members of the public requested a presentation on this item.

Richard Domes, Gagnon & Law Urban Planners Ltd., presented the proposal to amend the Official Plan and Zoning By-law to permit residential units at 7646, 7660, 7686 and 0 Kennedy Road. The 72 townhouse units will have 2 parking spots per unit and access to a private parkette. Proposed height of the units is three stories and frontage may range from seventeen to eighteen feet.

Jenn Morrison, Development Planner, provided details on the current land use designation for the subject lands, stating that amendments to the Official Plan and Zoning By-law will be required. Ms. Morrison provided details regarding access to the subject lands, and indicated that staff will conduct a technical review of the application, the studies submitted and the comments provided at this meeting, and report back with a future recommendation report to Committee.

Antonio Mormile, Kennedy Road, stated that he is concerned with the number of houses in the proposed development and asked if a traffic light is to be included in the development.

Staff noted that a traffic light is not in the plans for the proposed development.

Desmond Gardner, Morbax Place, Brampton, questioned why the developer is interested in the area.

Committee stated that every property owner has the right to apply for development approval. The task of the City and Council is to ensure that the proposal is warranted, studies and information have been thoroughly examined and all concerned residents have been heard prior to approval.

Inayat Daya, Morbray Place, Brampton, was concerned about the impact of the proposal on Kennedy Road, specifically traffic and the safety of the neighbourhood.

The following motion was considered:

- PDD197-2013      1. That the report from A. Parsons, Manager, Development Services Site Plan Approvals, Planning & Building Division, dated October 15, 2013, to the Planning, Design and

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Development Committee Meeting of November 4, 2013, re: **Application to Amend the Official Plan and Zoning By-law – Gagnon & Law Urban Planners Ltd. – Kennedy Road Owners Group – Ward 3** (File T01E14.017) be received; and,

2. That the Planning and Infrastructure Services Department be directed to report back to Planning, Design 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

- D 5. Report from A. Parsons, Manager, Development Services Site Plan Approvals, Planning & Building Division, dated October 15, 2013, re: **Application to Amend the Zoning By-law – Gagnon & Law Urban Planners Ltd. – Argo (Wanless) Ltd. – Ward 6** (File C03W16.003)

No members of the public requested a presentation on this item.

The following motion was considered:

- PDD198-2013
1. That the report from A. Parsons, Manager, Development Services Site Plan Approvals, Planning & Building Division, dated October 15, 2013, to the Planning, Design and Development Committee Meeting of November 4, 2013, re: **Application to Amend the Zoning By-law – Gagnon & Law Urban Planners Ltd. – Argo (Wanless) Ltd. – Ward 6** (File C03W16.003) be received; and,
  2. That the Planning and Infrastructure Services Department be directed to report back to Planning, Design and Development Committee with a recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal only if there are issues raised by the public that cannot be addressed at the Public Meeting, otherwise an implementing zoning by-law may be forwarded directly to Council for consideration and the Chief of the Planning and Infrastructure Services Department shall be directed to initiate an amendment to draft plan approval.

Carried



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**E. Delegations/Presentations**

- E 1. Possible delegations, re: **Amendment to the Sign By-law 399-2002 – Proposed updates to Provisions of the Sign By-law for Real Estate Signs and Drive-through Instructional Signs – All wards** (File 26SI MS13)

Notice regarding this matter was published in the Brampton Guardian on October 25, 2013. In response to the Chair's inquiry, no one requested to address the subject matter.

Item I 1 was dealt with at this time

The following motion was considered:

- PDD199-2013
1. That the report from C. Hammond, Manager, Sign Unit, Planning and Building Division, dated October 2, 2013, to the Planning, Design and Development Committee Meeting of November 4, 2013, re: **Amendment to the Sign By-law 399-2002 – Proposed updates to Provisions of the Sign By-law for Real Estate Signs and Drive-through Instructional Signs – All wards** (File 26SI MS13) be received; and,
  2. That the proposed amendment to the Sign By-law be enacted.

Carried

- E 2. Delegations re: **Application to Amend the Official Plan and Zoning By-law – Glen Schnarr & Associates – Traditions Retirement Residences Inc. – Ward 4** (File C01W02.016)

Larry Ritchie, Brampton resident, requested that residents of Hodgson Street be provided with written confirmation that the proposed development will not have access to the street. Mr. Ritchie had concerns with dust and dirt affecting the neighbourhood.

Staff stated that it is their intention to restrict vehicular and pedestrian access to the street and will do so through the Site Plan Approval process. Written confirmation of such will be provided to the residents. The issue of minimizing construction dust and dirt will also be addressed in the Site Plan Approval process.

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Tony Linardi, Brampton resident, expressed concern with the recommendation report not addressing height transition with the adjoining neighbourhood. Mr. Linardi asked that the proposed development be required to have a minimum 45 degree angular plane for a smooth transition between buildings. Mr. Linardi requests more space between the back of the development and the property line and stated that shadow studies have not been completed.

Zachary Lacroix, Brampton resident, stated that the development will impact the privacy of his property and the neighbourhood. Mr. Lacroix noted that the windows on the proposed building will have full view of his property and the sound from the utility units may be heard in his backyard. Mr. Linardi is considering moving and is concerned with the development impacting the re-sale value of his house.

In response to questions from Committee, staff noted that the set back of the building is 10 metres, with the bulk of the L-shaped building near Main Street. Previous and current reports have shown minimal shadow impacts on the neighbourhood.

Item F 3 was dealt with at this time

- PDD200-2013
1. That the report from Allan Parsons, Manager, Development Services, Site Plan Approvals, Planning and Building Division, dated October 16, 2013, entitled Recommendation Report – Application to Amend the Official Plan and Zoning By-Law, to the Planning, Design and Development Committee Meeting of November 4, 2013 re: **Application to Amend the Official Plan and Zoning By-law – Glen Schnarr & Associates – Traditions Retirement Residences Inc. – Ward 4** (File C01W02.016) be received;
  2. That the application be approved in principle and staff be directed to prepare the appropriate amendments to the Official Plan and Zoning By-law in general accordance with Recommendation 3, but only after the satisfaction of the “prior to the adoption of the Official Plan Amendment and enactment of the Zoning by-law” conditions as set out in Recommendation 4;
  3. That the Official Plan and Zoning By-law be amended in general accordance with the following:
    - (1) That the Brampton South Secondary Plan Area 16 be amended to include site specific policies with respect to density and urban design within the current “High

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Density Residential” designation on the subject lands.

- (2) That the Zoning By-law be amended from “Residential Single Detached A (R1A)” to “Residential Apartment A – Special Section (R4A – Special Section), Floodplain (F) and Open Space – Special Section (OS-Special Section)” with the following provisions:
- (a) The lands designated “Residential Apartment A – Special Section (R4A- Special Section) shall only be used for the following purposes:
- (1) A Retirement Home
  - (2) Purposes accessory to other permitted purposes.
- (b) The lands designated R4A shall be subject to the following restrictions and requirements:
- (1) Minimum Side Yard Setback: 9.5 metres;
  - (2) Minimum Landscaped Area: 50%;
  - (3) A minimum landscaped strip of 5.0 metres in width shall be provided along the easterly and westerly property boundaries except at approved access locations;
  - (4) Maximum Number of Units: 155 units;
  - (5) Maximum Building Height: 7 storeys;
  - (6) Maximum Floor Space Index: 2.0;
  - (7) Parking shall be provided as follows for a Retirement Home only:
    - (i) 0.45 spaces per unit, inclusive of visitor and staff parking;
- (c) The lands designated “Open Space – Special Section” shall only be used for the following purposes:
- (1) Landscaped Open Space
- (d) The lands designated OS – Special Section shall be subject to the following restrictions and requirements:
- (1) No building or structures are permitted.

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4. That the following shall be satisfied prior to the adoption of the Official Plan amendment and enactment of the Zoning By-law:
  - 4.1 The Urban Design Brief dated April 12, 2013, prepared by A. Robert Murphy Architect shall be approved to the satisfaction of the Director, Development Services and the owner shall be agreeable to the implementation of the requirements of the Department.
  - 4.2 The Addendum to the Environmental Impact Study dated July 16, 2013 and prepared by exp Services Inc. shall be approved to the satisfaction of the Executive Director, Engineering and Development Services in consultation with the Toronto and Region Conservation Authority and the owner shall be agreeable to the implementation of the requirements of the Department.
  - 4.3 The Grading and Storm Servicing Report dated April 8, 2013 and prepared by MGM Consulting Inc. shall be approved to the satisfaction of the Executive Director, Engineering and Development Services Division in consultation with the Toronto and Region Conservation Authority and the owner shall be agreeable to the implementation of the requirements of the Department.
  - 4.4 The Addendum Geotechnical Slope Stability and Streambank Erosion Report dated June 5, 2013 prepared by Terraprobe shall be approved to the satisfaction of the Executive Director, Engineering and Development Services in consultation with Toronto and Region Conservation Authority and the owner shall be agreeable to the implementation of the requirements of the Department.
  - 4.5 The Tree Inventory and Preservation Plan dated May 24, 2013 and prepared by Kuntz Forestry Consulting Inc. shall be approved to the satisfaction of the Executive Director, Engineering and Development Services and the owner shall be agreeable to the implementation of the requirements of the Department.

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- 4.6 The Traffic Impact and Parking Study dated February 20, 2013 and prepared by Cole Engineering shall be approved to the satisfaction of the Executive Director, Engineering and Development Services and the owner shall be agreeable to the implementation of the requirements of the Department.
- 4.7 The Phase 1 and II Environmental Site Assessment dated May 2, 2013 and prepared by Terraprobe and confirmation of filing of the Record of Site Condition shall be completed to the satisfaction of the Chief Building Official and the owner shall be agreeable to the implementation of the requirements of the Department.
- 4.8 Confirmation shall be received from the Chief Planning and Infrastructure Services Officer that development allocation is granted for the 155 residential units and the owner shall be agreeable to the implementation of the requirements of the Department.
- 4.9 The applicant shall agree in writing to the form and content of an implementing zoning by-law for the subject applications and the owner shall be agreeable to the implementation of the requirements of the Department.
5. That prior to the adoption of the official plan amendment and the enactment of the amending zoning by-law, the applicant shall enter into an agreement with the City, which shall include the following:
  - 5.1 Prior to the issuance of a building permit, a site development plan, landscaping, grading and storm drainage plan, elevation and cross section drawings, a fire protection plan, and engineering and servicing plans shall be in accordance with the approved Urban Design Brief and shall be approved by the City, and appropriate securities shall be deposited with the City, to ensure implementation of these plans in accordance with the City's site plan review process.

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- 5.2 The applicant shall pay all applicable Regional, City and educational development charges in accordance with respective development charges by-laws.
- 5.3 The applicant shall grant easements to the appropriate authorities as may be required for the installation of utilities and municipal services to service the lands.
- 5.4 The applicant shall pay cash-in-lieu of parkland dedication in accordance with the Planning Act and City Policy or make other arrangements to the satisfaction of the City for this payment.
- 5.5 The owner shall agree to dedicate all valleyland and buffer areas in accordance with the approved Environmental Impact Statement, to the satisfaction of the City. In this report, the owner agrees that the lands shall be in a condition satisfactory to the City; and that these lands shall not be credited as parkland for the purpose of determining the parkland requirements for the development.
- 5.6 The owner shall enter into an Encroachment Agreement with the City to permit passive recreational uses within the southerly 5.0 metre portion of the 10.0 metre valleyland buffer block, which is to be to the satisfaction of the Senior Executive Director of Planning and Building.
- 5.7 The owner agrees to erect fencing in the locations and of the types as required in accordance with the City's policy and to the satisfaction of the Planning and Infrastructure Services Department, including a 1.2 m fence at the limit of the encroachment zone in the middle of the 10.0 metre valleyland buffer block.
- 5.8 The owner shall agree that the restoration within the valleyland and valleyland buffer block will be completed to the satisfaction of the City's Planning and Infrastructure Services Department and the Toronto and Region Conservation Authority.
- 5.9 The owner shall agree to provide written certification from an arborist verifying that the required tree protection measures are in place as specified in the

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May 24, 2013 Tree Inventory and Preservation Plan,  
prior to demolition.

- 5.10 The owner agrees to complete arrangements satisfactory to the City and the Region of Peel for the provision of all matters and works relating to residential waste collection and disposal.
- 5.11 The owner agrees to implement the approved Urban Design Brief, and comply with the architectural control policies of the City.
- 5.12 The owner agrees that all lighting on the lands shall be designed and oriented to minimize glare on abutting properties and streets.
- 5.13 The owner shall amend the Main Street South pavement markings in order to provide a northbound dedicated left-turn lane on Main Street South. All costs associated with these road improvements shall be at the owner's expense. If the proposed future Light Rail Transit is constructed along Main Street South and lane configurations are altered, the owner will hold the City harmless in this regard.
- 5.14 The owner shall agree to gratuitously convey 3.0 metres along the entire Main Street South frontage to the City to accommodate the proposed future Light Rail Transit on Main Street South.
- 5.15 The owner acknowledges that access may be restricted in the future as a result of the recommendations from the High Order Transit Feasibility Study on Hurontario Street. The owner hereby holds the City harmless in this regard, as a result of any change to or in respect of existing access to the subject lands.
- 5.16 The owner shall agree, if deemed necessary by the City, to gratuitously convey private access easements for the purpose of a right-of-way for ingress and egress to/from a municipal right-of-way, in favour of the property to the south (227 Main Street South) to the satisfaction of the Planning and Infrastructure Services Department. The owner will hold the City harmless in this regard.

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- 5.17 The owner shall agree to supply, install and maintain a central mail facility (mailroom with lock panel) for the provision of mail service to rental units within this development proposal to the satisfaction of Canada Post.
- 5.18 Prior to the issuance of site plan approval, the owner agrees to submit for approval, a Homebuyers Information Map to the satisfaction of the Planning and Infrastructure Services Department. The Homebuyers Information Map shall include all warning clauses and notes required by the City and shall be displayed in accordance with City policy and procedures.
- 5.19 Prior to the issuance of site plan approval, the Functional Sanitary and Water Servicing Addendum prepared by MGM Consulting Inc. dated March 26, 2013 shall be approved to the satisfaction of the Executive Director, Engineering and Development Services and the owner shall be agreeable to the implementation of the requirements of the Department.
- 5.20 Prior to the issuance of site plan approval, the owner shall prepare a detailed construction configuration plan to the satisfaction of the Planning and Infrastructure Services Department.
6. That the decision of approval for the subject application be considered null and void and a new development application be required, unless an official plan amendment and zoning by-law is passed within months 18 months of the Council approval of this decision.
7. That the delegations of Larry Ritchie, Brampton resident, Tony Linardi, Brampton resident and Zachary Lacroix, Brampton resident, to the Planning, Design and Development Committee Meeting of November 4, 2013, be received.

Carried

- E 3. Delegation by Margaret McLuckie, Brampton resident, re: **Application to Amend the Official Plan and Zoning By-law – Gagnon & Law Urban Planners Ltd. – Yorkshire Holdings Brampton Inc. – Ward 3 (File C01E04.011)**



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Margaret McLuckie, Brampton resident stated that she represents the concerned residents of the area as well as herself. Ms. McLuckie noted that she objects the re-zoning application and requests that it be turned down by Council. The proposed development would increase area traffic and impact privacy and the safety of the neighbourhood. Ms. McLuckie reported that the developer has purchased more property on Clarence Street and residents are concerned the purchase will result in further development proposals. Clarence Street residents are concerned that the character of the neighbourhood will be compromised and request that Council ensure it is preserved.

Staff noted that the development plan has reduced the number of proposed units to fourteen and the number of stories per unit to three. A reconfiguration of the proposal has provided visitor parking and architectural refinements.

Item G 1 was dealt with at this time

- PDD201-2013
1. That the report from David Waters, Manager, Land Use Policy, Planning and Building Division dated October 16, 2013 to the Planning, Design and Development Committee Meeting of November 4, 2013 entitled Recommendation Report: **Application to Amend the Official Plan and Zoning By-law – Gagnon & Law Urban Planners Ltd. – Yorkshire Holdings Brampton Inc. – Ward 3** (File C01E04.011) be received;
  2. That the application be approved in principle and staff be directed to prepare the appropriate amendments to the Official Plan (Secondary Plan) and Zoning By-law;
  3. That the Downtown Brampton Secondary Plan (SPA 7) be amended as follows:
    - Revise the designation of the subject property to “Medium Density” on Schedule “A” of the Secondary Plan and to add policies to address the following requirements for the proposed development:
      - A limitation on the maximum density to 51.85 units per net hectare (20.3 units per net hectare) and the maximum height to three storeys.
      - A design for the development that is compatible with the character of the surrounding area, that takes architectural inspiration from heritage resources in the vicinity, and that is controlled through site plan control and development standards in the implementing zoning by-law.

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- Removal of the property at 17 Clarence Street from Special Policy Area #1 as identified in Schedule “C” of the Secondary Plan.

4. That the subject site be rezoned from “Residential Single Detached B” and “Residential Single Detached B – Special Section 3310” to “Residential Townhouse 3 – Special Section” with provisions generally in accordance with the following:
- a) Permitted Uses:
    - i. a townhouse dwelling
    - ii. purposes accessory to the other permitted purposes
  - b) Minimum Lot Area
    - i. Interior Lot – 100 square metres per dwelling unit
    - ii. End Lot – 125 square metres per dwelling unit
    - iii. Corner Lot – 160 square metres per dwelling unit
  - c) Minimum Lot Width
    - i. Interior Lot – 5.5 metres
    - ii. End Lot – 6.7 metres
    - iii. Corner Lot – 8.5 metres
  - d) Minimum Lot Depth 19.0 metres
  - e) Minimum Front Yard Setback:
    - i. 3.0 metres
    - ii. 6.0 metres to the front of a garage door
  - f) Minimum Setback from Clarence St.: 5.0 metres
  - g) Minimum Side Yard Setback: 1.2 metres
  - h) Minimum Rear Yard Setback:
    - i. 4.5 metres
    - ii. 2.0 metres to a covered or uncovered at grade patio, landscape deck, and/or rear yard balcony or uncovered terrace on the second or third storey
  - i) Maximum Building Height: 3 storeys
  - k) Minimum Landscape Open Space:

Those portions of all yards not occupied by permitted accessory structures, permitted encroachments from the main building and permitted driveway shall consist of landscaped open space
  - l) Garage Control:

The maximum permitted cumulative door width is 2.5 metres
  - m) Wall Openings:

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A minimum of 25% of the gross area of any wall adjacent to the exterior side lot line wall shall have windows and/or doors

n) Definitions:

A private lane shall mean a road established as a common element and is to be treated as a public road for zoning purposes and the front and flankage lot lines shall be the curb of the private lane.

5. That prior to the enactment of the Zoning By-law, the setback requirement from Clarence Street be finalized to the satisfaction of the Chief of Planning and Infrastructure Services to achieve the goal of minimizing the development's impact on the Clarence Street streetscape and that the transmittal report include a recommendation on any changes to the zoning provisions.
6. That prior to the enactment of the Zoning By-law, the owner shall agree in writing to the form and content of the implementing zoning by-law for the subject application.
7. That prior to the adoption of the Official Plan Amendment and enactment of the Zoning By-law, the applicant shall enter into a rezoning agreement, which shall include the following:

*Site Plan*

- 7.1 Prior to the issuance of a building permit, a site development plan, a landscape plan, a tree inventory, 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.

*Homebuyer's Information Map*

- 7.2 Prior to the issuance of site plan approval, a preliminary homebuyer's information map is to be approved by the City and shall be posted in a prominent location in each sales office where dwellings are being offered for purchase and sale. This map shall contain the applicable information prescribed within the City of Brampton List of Standard Conditions for Residential Plans of Subdivision as it pertains to Sales Office Homebuyer's Information Maps, including City approved street names and the possible temporary location of Canada Post mailboxes, including the number and duration.

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*Functional Servicing Report*

- 7.3 As part of site plan approval, the applicant shall submit an updated Functional Servicing Report and implement the requirements of the approved report to the satisfaction of the Chief of Planning and Infrastructure Services and of the Region of Peel.

*Urban Design / Heritage*

- 7.4 As part of site plan approval, the applicant shall submit an Urban Design brief to the satisfaction of the Chief of Planning and Infrastructure Services. This requirement may be waived if the submitted drawings for the site plan application clearly fulfill all applicable urban design principles.

The key urban design principles to be achieved in the Urban Design Brief and site plan drawings are:

- The development shall be respectful of surrounding heritage resources, having regard for scale, massing, composition, building material and design features in order to ensure continuity and integration of the heritage character of the Main Street South corridor.
- The development shall take architectural inspiration from existing heritage resource(s) and incorporate elements such as gable-fronting facades, bay windows and red clay brick exterior wall cladding. New buildings must be planned and designed in a manner that protects, sustains and enhances the existing architectural character of the area. A consistent approach to the design details for the chosen style shall be used for all building elements.
- Buildings shall be of enhanced architecture and materials. The use of synthetic substitute materials such as Exterior Insulation and Finish System (EIFS) shall be avoided.
- Appropriate pedestrian connections be provided within the development and to Clarence Street.
- Buildings be set into a landscape with lawn, trees, shrubs and herbaceous plants and a minimal amount of paved surface.
- The end units of the proposed townhouse blocks that face Clarence Street together with other entrance features to be provided should provide a sense of entry into the complex. The side elevation of the end units should be

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designed as a primary façade with a wrap-around porch, entrance, primary windows and other design elements.

- The overall height of the permitted three storey buildings shall be limited to the extent possible in order to best fit with the context of the surrounding area.

7.5 The applicant agrees that the top of the front door stoop shall be not be higher than 1.0 metre (3.3 ft) or five risers above grade, whichever is greater.

*Noise Mitigation*

7.6 As part of site plan approval, the applicant shall submit an updated Noise Study and implement the requirements of the approved Study to the satisfaction of the Chief of Planning and Infrastructure Services. The applicant also agrees to provide a Noise Attenuation Statement as part of site plan approval.

*Heritage Commemoration*

7.7 The owner shall incorporate salvaged materials (e.g. brick) retained from the demolition of 17 Clarence Street as a feature commemorating that building (e.g. entry feature) into the new development.

*Dufferin-Peel Catholic District School Board Warning Provisions and Signage*

7.8 The owner shall include in all offers of purchase and sale the following warning clauses:

- (a) Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school.
- (b) That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board.

*Peel School Board Warning Provisions and Signage*

7.9 The owner shall include in all offers of purchase and sale the following warning clauses:

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- (a) Whereas, despite the efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in the neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bused to schools outside of the area, according to the Board's Transportation Policy. You are advised to contact the School Accommodation department of the Peel District School Board to determine the exact schools.
- 7.10 The owner agrees to erect and maintain signs to the satisfaction of the Peel School Board that advise prospective purchasers that due to present school facilities, some of the children from this subdivision may have to be accommodated in temporary facilities or bused to schools, according to the Board's Transportation Policy.

*Canada Post*

- 7.11 The owner covenants and agrees to provide the City of Brampton with evidence that satisfactory arrangements, financial and otherwise, have been made with Canada Post Corporation for the installation of Community Mail Boxes (CMB) as required by Canada Post Corporation and as shown on the approved servicing plan, at the time of sidewalk and/or curb installation. The owner further covenants and agrees to provide notice to prospective purchasers of the locations of CMBs and that home/business mail delivery will be provided via CMB, provided the owner has paid for the activation and equipment installation of the CMBs.

*Other*

- 7.12 The owner agrees to grant all easements as may be required, for the installation of utilities and municipal services, to the appropriate authorities.
- 7.13 The owner agrees to pay all applicable Regional, City and educational development charges in accordance with the respective development charges by-laws.
- 7.14 The owner shall provide cash-in-lieu of parkland dedication in accordance with City policy.
- 7.15 The owner shall obtain written approval from Hydro One Brampton indicating acceptance of meter locations prior to their installation.

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- 7.16 As part of site plan approval, the applicant shall adhere to the waste management requirements of the Region of Peel.
8. That staff be directed to review the classification and right of way requirements for Clarence Street as part of the Official Plan review.
9. That the decision of approval for the subject application 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.
10. That the delegation of Margaret McLuckie, Brampton resident, to the Planning, Design and Development Committee Meeting of November 4, 2013, be received.
11. That the correspondence from Margaret McLuckie, Brampton resident, dated November 1, 2013, to the Planning Design and Development Committee Meeting of November 4, 2013, re: **Continued Objection to Re-Zoning of 17/19/21 Clarence Street**, be received.

Carried

**F. Development Team Reports**

- \* F 1. Report from A. Parsons, Manager, Development Services Site Plan Approvals, Planning and Building Division, dated October 18, 2013, re: **Application to Amend the Zoning By-law – JL Cox Planning Consultants – Carreira, Victor & Louise – Ward 5** (File C01W06.073)
- PDD202-2013
1. That the Report from A. Parsons, Manager, Development Services Site Plan Approvals, Planning and Building Division, dated October 18, 2013, to the Planning, Design and Development Committee Meeting of November 4, 2013, re: **Application to Amend the Zoning By-law – JL Cox Planning Consultants – Carreira, Victor & Louise – Ward 5** (File C01W06.073) be received;
  2. That the applications be approved in principle and staff be directed to prepare the appropriate amendment to the Zoning By-law in accordance with recommendation 3, but only after the satisfaction of the “prior to the enactment of the zoning by-law” conditions as set out in recommendation 4;
  3. That the zoning By-law be amended generally in accordance with the following:

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- 3.1 The subject property be rezoned from “Residential Single Detached B – (R1B)” to “Residential Semi-Detached (R2D- 7.9) under Zoning By-law 270-2004 to permit the development of the 2 semi-detached lots (7.9 represents the minimum interior lot width in meters for each of the 4 residential units) and an interior side lot setback of 2.2 metres.
4. That the following shall be completed to the satisfaction of the Senior Executive Director of Planning and Building prior to the enactment of the zoning by-law amendment:
  - 4.1 Final comments and/or conditions of zoning by-law approval from external circulated agencies and internal City departments shall be received and any appropriate “prior to conditions of zoning by-law approval” and conditions of approval, including revisions to the plan and physical layout resulting from these comments, shall be accommodated;
  - 4.2 That the applicant shall submit revised architectural elevations, floor plans, proposed building materials to be used in providing further detail with respect to the design of the semi-detached units. The applicant will demonstrate how the semi-detached units conform to the Development Design Guidelines (Chapter 7 – Architectural Control Guidelines for Ground Related Residential Development);
  - 4.3 A detailed landscape and fencing plan and a vegetation assessment that considers the preservation of mature vegetation on site shall be approved.
  - 4.4 A site servicing and grading plan.
  - 4.5 Confirmation shall be received from the Chief Planning and Infrastructure Services Officer that development allocation is granted for the 4 residential units and the owner shall be agreeable to the implementation of the requirements of the Department.



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5. THAT prior to the enactment of the amending zoning by-law, the applicant shall enter into an agreement with the City, which shall include the following:
  - 5.1 The owner will be required to pay cash-in-lieu of parkland dedication in accordance with the Planning Act and City Policy or make other arrangements to the satisfaction of the City for this payment.
  - 5.2 The owner agrees to submit design details associated with a custom house review to be approved by the Senior Executive Director of Planning and Building, prior to submitting a building permit application.
6. That the decision of approval for the subject application 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.

Carried

- \* F 2. Report from A. Parsons, Manager, Development Services Site Plan Approvals, Planning and Building Division, dated September 26, 2013, re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision – Glen Schnarr & Associates – 2323076 Ontario Inc. – Ward 1** (File C02E08.009)

- PDD203-2013
1. That the Report from A. Parsons, Manager, Development Services Site Plan Approvals, Planning and Building Division, dated September 26, 2013, re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision – Glen Schnarr & Associates – 2323076 Ontario Inc. – Ward 1** (File C02E08.009) be received; and,
  2. That the application be approved in principle and the Planning and Infrastructure Services Department be directed to prepare the appropriate amendment to the Zoning By-law subsequent to the issuance of draft plan approval.
  3. That the Planning and Infrastructure Services Department prepare appropriate amendments to the Zoning By-law for enactment by City Council to change the existing zoning to appropriate residential and open space zones only when the applicant has agreed in writing to the form and content of the zoning by-law implementing the draft plan of subdivision.

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4. That the Zoning By-law be amended generally in accordance as follows:

To change the Residential Semi Detached – Holding (R2A(H)) and the Residential Townhouse B(1) – Section 140 (R3B(1) - 140) to a Residential Townhouse B(1) zone, to reflect the proposed townhouse dwellings and to include the following site specific requirements and restrictions:

- a) Minimum Lot Width: 5.88 metres per dwelling unit;
  - b) Minimum Side Yard Width: 1.2 metres;
  - c) Maximum Lot Coverage: 60% of the lot area for the main building;
  - d) When abutting the Ministry of Transportation Highway 410 the minimum setback for above or below grade structures or facilities shall be 14 metres from the Highway 410 right-of-way, with the exception of a Ministry approved noise/acoustic barrier;
5. That at such time as all items approved by Council to be addressed prior to draft approval have been addressed to the satisfaction of the City, the Planning and Infrastructure Services Department be authorized to issue Notice of Draft Plan Approval including the following:
- a) Any necessary red-line revisions to the draft plan identified by staff and/or identified in comments.
  - 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 conditions and any other appropriate conditions in accordance with the intent of approval in principle of this plan of subdivision to the satisfaction of the Senior Executive Director of the Planning and Building Division.
6. That the following shall be satisfied prior to the issuance of draft plan approval:
- a) Outstanding final comments and/or conditions of draft approval from City departments, divisions, and external commenting agencies shall be received and any appropriate conditions of approval, including revisions to the plans and physical layout resulting from these comments shall be accommodated.

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- b) That the Phase One Environmental Site Assessment prepared by AME Materials Engineering dated September 28, 2012 be approved to the satisfaction of the Senior Executive Director of the Planning and Building Division, and the owner agrees to implement the recommendations of the Environmental Site Assessment.
- c) That the Road Traffic Noise Feasibility Study prepared by HGC Engineering dated March 26, 2013 be approved to the satisfaction of the Senior Executive Director of the Planning and Building Division, and the owner agrees to implement the recommendations of the Road Traffic Noise Feasibility Study.
- d) That the Design Brief prepared by Glen Schnarr and Associates Limited October 5, 2012 be approved, and a Control Architect be selected from the short list of architectural firms established by the City to the satisfaction of the Senior Executive Director of the Planning and Building Division, and the owner agrees to implement the recommendations of the Design Brief.
- e) That a Vegetation Assessment be submitted and approved to satisfaction of the Senior Executive Director of the Planning and Building Division, and the owner agrees to implement the recommendations of the Vegetation Assessment.
- f) The owner shall confirm to the satisfaction of the Senior Executive Director of the Planning and Building Division that every effort has been made to purchase the remnant residential block to the north of the subject lands (Part of Block F on Registered Plan 43M-161) currently owned by the Crown.
- g) The details associated with the limits of the Highway 410 buffer block and the ultimate ownership of the block shall be finalized to the satisfaction of the Senior Executive Director of the Planning and Building Division and the Ministry of Transportation.

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- h) The applicant shall pay all required Region of Peel plan of subdivision application fees.
  - i) The applicant shall prepare a preliminary homebuyer's information map to be posted in a prominent location in each sales office where homes in the subdivision are being sold. This map shall contain the applicable information for Residential Plans of Subdivision.
  - j) The applicant shall execute a preliminary subdivision agreement to the satisfaction of the City, which shall include a schedule identifying all of the notice provisions for all of the lots and blocks within the plan of subdivision.
7. That the decision of approval for the subject application 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

- F 3. Report from A. Parsons, Manager, Development Services Site Plan Approvals, Planning and Building Division, dated October 16, 2013, re: **Application to Amend the Official Plan and Zoning By-law – Glen Schnarr & Associates – Traditions Retirement Residences Inc. – Ward 4** (File C01W02.016)

**Dealt with under item E 2 – Recommendation PDD200-2013**

**G. Policy Planning Reports**

- \* G 1. Report from D. Waters, Manager, Land Use Policy, Planning and Building Division, dated October 16, 2013, re: **Application to Amend the Official Plan and Zoning By-law – Gagnon & Law Urban Planners Ltd. – Yorkshire Holdings Brampton Inc. – Ward 3** (File C01E04.011)

**Dealt with under item E 3 – Recommendation PDD201-2013**

**H. Committee of Adjustment Reports**

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**I. Building and Zoning Reports**

- \* I 1. Report from C. Hammond, Manager, Sign Unit, Planning and Building Division, dated October 2, 2013, re: **Amendment to the Sign By-law 399-2002 – Proposed updates to Provisions of the Sign By-law for Real Estate Signs and Drive-through Instructional Signs – All wards** (File 26SI MS13)

**Dealt with under item E 1 – Recommendation PDD199-2013**

**J. Engineering and Development Services Reports**

**K. Minutes**

- \* K 1. **Minutes – Brampton Heritage Board – October 15, 2013**

PDD204-2013 That the minutes of the Brampton Heritage Board Meeting of October 15, 2013, to the Planning, Design and Development Committee Meeting of November 4, 2013, Recommendations HB098-2013 to HB107-2013, be approved as printed and circulated.

Carried

The Recommendations were approved as follows:

HB098-2013 That the agenda for the Brampton Heritage Board Meeting of October 15, 2013 be approved as printed and circulated.

HB099-2013 That the **Minutes of the Heritage Resources Sub-Committee Meeting of October 7, 2013** (File G33), to the Brampton Heritage Board Meeting of October 15, 2013, be received.

HB100-2013 That the **Minutes of the Outreach and Marketing Sub-Committee Meeting of September 25, 2013** (File G33), to the Brampton Heritage Board Meeting of October 15, 2013, be received.

HB101-2013 1. That the Heritage Permit Application from Black and Moffat Architects, on behalf of Clever Monkey Holding Corporation, property owner, dated October 1, 2013, to the Brampton Heritage Board Meeting of October 15, 2013, re: **247 Main Street North – Ward 5** (File G33) be received; and,

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2. That the subject heritage permit application for the removal of two spruce trees on the east facade be approved; and,
  3. That staff be directed to process the heritage permit application in accordance with legislative requirements and subject to any applicable City approvals.
- HB102-2013
1. That the **Heritage Report: Reasons for Heritage Designation – Cheyne Family Cemetery – East Side of Hurontario Street, South of County Court Boulevard – Ward 3** (File G33), dated October 2013, to the Brampton Heritage Board Meeting of October 15, 2013, be received; and,
  2. That heritage designation of the subject property be endorsed; and,
  3. That staff be directed to proceed with the next steps for heritage designation of the property.
- HB103-2013
1. That the **Heritage Report: Reasons for Heritage Designation – Lundy Family Cemetery – West Side of Dixie Road, South of Bovaird Drive (directly adjacent to Mount Olivet Cemetery) – Ward 7** (File G33), dated October 2013, to the Brampton Heritage Board Meeting of October 15, 2013, be received; and,
  2. That heritage designation of the subject property be endorsed; and,
  3. That staff be directed to proceed with the next steps for heritage designation of the property.
- HB104-2013
1. That the **Municipal Register of Cultural Heritage Resources Listing Candidate Summary Report – St. Mary’s Roman Catholic Cemetery – 39 Centre Street South – Ward 3** (File G33), dated October 2013, to the Brampton Heritage Board Meeting of October 15, 2013, be received; and,
  2. That the subject property be endorsed for listing on the City of Brampton Register of Cultural Heritage Resources; and,
  3. That staff be directed to proceed with the next steps for listing of the property on the City’s Register.

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- HB105-2013
1. That the **Municipal Register of Cultural Heritage Resources Listing Candidate Summary Report – 10089 Clarkway Drive – Ward 10** (File G33), dated October 2013, to the Brampton Heritage Board Meeting of October 15, 2013, be received; and,
  2. That the subject property be endorsed for listing on the City of Brampton Register of Cultural Heritage Resources; and,
  3. That staff be directed to proceed with the next steps for listing of the property on the City's Register.

- HB106-2013
1. That the **Municipal Register of Cultural Heritage Resources Listing Candidate Summary Report – 10307 Clarkway Drive – Ward 10** (File G33), dated October 2013, to the Brampton Heritage Board Meeting of October 15, 2013, be received; and,
  2. That the subject property be endorsed for listing on the City of Brampton Register of Cultural Heritage Resources; and,
  3. That staff be directed to proceed with the next steps for listing of the property on the City's Register.

HB107-2013      That the Brampton Heritage Board do now adjourn to meet again on Tuesday, November 19, 2013 at 7:00 p.m. or at the call of the Chair.

Carried

\*      **K 2. Minutes – Brampton Environmental Planning Advisory Committee – October 15, 2013**

PDD205-2013      That the minutes of the Brampton Environmental Planning Advisory Committee Meeting of October 15, 2013, to the Planning, Design and Development Committee Meeting of November 4, 2013, Recommendations EPA009-2013 to EPA016-2013, be approved as printed and circulated.

Carried

The Recommendations were approved as follows:





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2. That staff be requested to provide the Committee with terms of reference and work plans from Environmental Advisory Committees within Ontario for consideration at a future meeting.

EPA016-2013 That the Brampton Environmental Planning Advisory Committee do now adjourn to meet again on Tuesday, November 19, 2013, at 3:30 p.m., or at the call of the Chair.

Carried

**L. Other/New Business/Unfinished Business**

**M. Referred Matters**

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

PDD206-2013 That the List of Referred Reports – Planning, Design and Development Committee, to the Planning, Design and Development Committee Meeting of November 4, 2013, be received.

Carried

**N. Deferred Matters**

**O. Notice of Motion**

**P. Correspondence**

\* P 1. Correspondence from the Town of Caledon, dated October 3, 2013, re: **Mayfield West Secondary Plan: Preferred Framework Plan**

PDD207-2013 That the Correspondence from the Town of Caledon, dated October 3, 2013, to the Planning, Design and Development Committee Meeting of November 4, 2013, re: **Mayfield West Secondary Plan: Preferred Framework Plan** be received.

Carried

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- P 2. Correspondence from Margaret McLuckie, Brampton resident, dated November 1, 2013, re: **Continued Objection to Re-Zoning of 17/19/21 Clarence Street.**

**Dealt with under item E 3 – Recommendation PDD201-2013**

**Q. Councillors Question Period**

**R. Public Question Period**

**S. Closed Session**

**T. Adjournment**

PDD208-2013      That the Planning, Design and Development Committee do now adjourn to meet again on November 18, 2013, at 1 p.m. at City Hall.

Carried