



Monday, January 16, 2017

Members Present:

- Regional Councillor G. Gibson – Wards 1 and 5 (**Acting -Chair**)
- Regional Councillor E. Moore – Wards 1 and 5 (Chair)
- Regional Councillor M. Palleschi – Wards 2 and 6
- Regional Councillor M. Medeiros – Wards 3 and 4 (arrived at 7:06 p.m. – personal)
- Regional Councillor G. Miles – Wards 7 and 8
- Regional Councillor J. Sprovieri – Wards 9 and 10
- City Councillor D. Whillans – Wards 2 and 6
- City Councillor J. Bowman – Wards 3 and 4
- City Councillor P. Fortini – Wards 7 and 8
- City Councillor G. Dhillon – Wards 9 and 10

Members Absent: nil

Staff Present:

- H. Schlange, Chief Administrative Officer
- Planning and Development Services:**
 - H. MacDonald, Interim Commissioner
 - A. Parsons, Interim Director
 - D. Waters, Interim Director, Planning Policy
 - M. Gervais, Manager, Development Services
 - K. Freeman, Development Planner
- Corporate Services:**
 - M. Rea, Legal Counsel, Litigation
- City Clerk's Office:**
 - P. Fay, City Clerk
 - S. Danton, Legislative Coordinator

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The meeting was called to order at 7:00 p.m. and adjourned at 8:18 p.m.

1. Approval of Agenda

PDC001-2017 That the Agenda for the Planning and Development Committee Meeting of January 16, 2017, be approved, as amended as follows:

To add:

8.2. Discussion at the request of Regional Councillor Moore, re:
Waste Cart Storage

Carried

The following was received by the City Clerk's Office after the agenda was printed and related to published items on the Agenda (Committee approval was not required for addition of these items in accordance with Procedure By-law 160-2004, as amended):

Re: 4.1. Report from C. LaRota, Policy Planner, Planning and Development Services, dated October 18, 2016, re:
City of Brampton Municipal Comprehensive Review - Draft City-Initiated Official Plan Amendment - Additional Request for Employment Conversion for 69 Bramalea Road

Correspondence from:

- Scott Snider, Turkstra Mazza, dated January 9, 2017
- Paul Lowes, SGL Planning and Design Inc., dated January 13, 2017

Re: 8.1. Report from N. Rea, Policy Planner, dated December 12, 2016, re: **Request for exemption from Interim Control By-law 306-2003 – 2774 Bovaird Drive West – Sant Nirankari Mission** (File GD.x / ICB BOV 2016)

- Addition of Item 5.2 – Delegation from Neil Davis, Davis Webb LLP

The following related to items on the published agenda:

Re: 8.1. Report from N. Rea, Policy Planner, dated December 12, 2016, re: **Request for exemption from Interim Control By-law 306-2003 – 2774 Bovaird Drive**

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West – Sant Nirankari Mission (File GD.x / ICB BOV 2016)

- A clerical correction has been made to the Agenda covers and report on the City's web portal to reflect the correct spelling of the Mission (Sant Nirankari Mission)

Re: 4.1. Report from C. LaRota, Policy Planner, Planning and Development Services, dated October 18, 2016, re:
City of Brampton Municipal Comprehensive Review - Draft City-Initiated Official Plan Amendment - Additional Request for Employment Conversion for 69 Bramalea Road

- Replacement pages 4.1 – 11 and 4.1-12 were provided

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

3. Consent

- * The following items listed with an asterisk (*) were considered to be routine and non-controversial by the Committee and were approved at one time.

(6.1, 6.2, 6.3, 7.1, 12.1, 12.2, 12.3)

4. Statutory Public Meeting Reports

- 4.1. Report from C. LaRota, Policy Planner, Planning and Development Services, dated December 6, 2016, re: **City of Brampton Municipal Comprehensive Review - Draft City-Initiated Official Plan Amendment - Additional Request for Employment Conversion for 69 Bramalea Road**

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

The following motion was considered:

- PDC002-2017 1. That the report from C. LaRota, Policy Planner, Planning and Development Services, dated December 6, 2016, to the Planning and Development Services Committee Meeting of January 16, 2017, re: **City of Brampton Municipal Comprehensive Review - Draft City-Initiated Official Plan Amendment - Additional Request for Employment Conversion for 69 Bramalea Road** be received;

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2. That Planning and Development Services Department staff be directed to report back to Planning and Development Services Committee with the results of the Public Meeting and a staff recommendation, and;
3. That a copy of the report and Council resolution be forwarded to the Region of Peel for information.
4. That the following correspondence to the Planning and Development Committee Meeting of January 16, 2017, re: **City of Brampton Municipal Comprehensive Review - Draft City-Initiated Official Plan Amendment - Additional Request for Employment Conversion for 69 Bramalea Road** be received:
 1. Scott Snider, Turkstra Mazza, dated January 9, 2017
 2. Paul Lowes, SGL Planning and Design Inc., dated January 13, 2017

Carried

- 4.2. Report from K. Freeman, Development Planner, dated December 7, 2016, re: **Application for Proposed Draft Plan of Subdivision - PMG Planning Consultants - Chinguacousy Farm Ltd. - Ward 9** (File C02E12.019)

Members of the public requested a presentation on this item.

Robert Walters, PMG Planning, presented a summary of the proposal including details on the location and size of the subject lands.

Kevin Freeman, Development Planner, presented details on the technical aspects of the planning process and next steps.

Following the presentations, members of the public addressed Committee as follows:

Marryum Kamal, Brampton resident, requested that the subject property be considered for development of a neighbourhood park.

Muhammad Ali, Brampton resident, noted that a place of worship should be developed on the subject lands.

Iftakhan Saed, Brampton resident, stated his opinion that the land was sold to a developer for a higher price than originally offered by a place of worship.

In response to questions from Committee, staff provided clarification on the process of holding lands for the development of places of worship and schools. Background

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information on the subject property will be provided in the recommendation report that will be considered at a future meeting. Staff will communicate with the residents to provide clarification and receive input.

The following motion was considered:

- PDC003-2017 1. That the report from K. Freeman, Development Planner, Planning and Development Services, dated December 7, 2016 to the Planning and Development Services Committee Meeting of January 16, 2017, re: **Application for Proposed Draft Plan of Subdivision - PMG Planning Consultants – Chinguacousy Farm Ltd. – Ward 9** (File C02E12.019) be received; and,
2. That Planning and Development Services staff be directed to report back to the Planning and Development Services Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Carried

5. **Delegations/Presentations**

5.1. Delegation from Adam Kupsta, Brampton resident, re: **Boat/Trailer Parking Restrictions**

Adam Kupsta, Brampton resident, requested that the City's Zoning By-law be amended to allow the temporary parking of vehicles and boats the exceed 10 metres in length and 3 metres in height.

Committee consideration of the matter included consensus to refer the matter to staff for review and a report back at a future meeting.

The following motion was considered:

- PDC004-2017 1. That the delegation from Adam Kupsta, Brampton resident, to the Planning and Development Committee Meeting of January 16, 2017, re: **Boat/Trailer Parking Restrictions** be received;

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2. That the matter be **referred** to staff for review and a report back to the Planning and Development Committee at a future meeting.

Carried

5.2. Delegation from Neil Davis, Davis Webb LLP, re: **Request for exemption from Interim Control By-law 306-2003 2774 Bovaird Drive West (Sant Nirankari Mission)**

Neil Davis, Davis Webb LLP, requested that the Sant Nirankari Mission, located at 2774 Bovaird Drive West, be exempted from Interim Control By-law 306-2003, to allow for an addition to be added to the existing building.

Item 8.1 was brought forward at this time.

Committee consideration of the matter included:

- History of the request
- Location of the current structure and surrounding land uses
- Status of the GTA West Transportation Corridor studies
- Requirement for consultation with the Region of Peel and neighbouring municipalities

In response to questions from Committee, staff provided clarification on the public notice and appeal period outlined in the *Planning Act* with respect to the adoption of Interim Control By-laws.

A motion was introduced to approve the exemption request for 2774 Bovaird Drive West (Sant Nirankari Mission) and that a by-law be passed to approve the exemption to interim Control by-law 306-2003, as amended, and removed clause three from the staff recommendations.

The following motion was considered.

- PDC005-2017
1. That the report from N. Rea, Policy Planner, dated December 12, 2016, to the Planning and Development Committee of January 16, 2017, re: **Request for exemption from Interim Control By-law 306-2003 2774 Bovaird Drive West (Sant Nirankari Mission)** be received;
 2. That the decision on the exemption request for 2774 Bovaird Drive West (Sant Nirankari Mission) be approved and that a by-law be passed to approve the exemption to interim Control by-law 306-2003, as amended;

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3. That a copy of the report and Council resolution be forwarded to the Regions of Halton and Peel, the Town of Halton Hills and the Ministry of Transportation for information.
4. That the delegation from Neil Davis, Davis Webb LLP, to the Planning and Development Committee of January 16, 2017, re: **Request for exemption from Interim Control By-law 306-2003 2774 Bovaird Drive West (Sant Nirankari Mission)** be received.

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

<u>Yea</u>	<u>Nay</u>	<u>Absent</u>
Miles	Jeffrey	nil
Bowman	Fortini	
Gibson	Medeiros	
Dhillon		
Sprovieri		
Palleschi		
Whillans		
Moore		
		Carried
		8 Yeas
		3 Nays
		0 Absent

6. Planning

- * 6.1. Report from P. Aldunate, Central Area Planner, Planning and Development Services, dated December 7, 2016, re: **Central Area Community Improvement Plan - Development Charges Incentive Program Application - 45 Railroad Street Ltd. - Ward 1** (File P75 CE DCI15-002)

- PDC006-2017 1. That the report from P. Aldunate, Expeditor, Economic Development and Culture, dated December 7, 2016, to the Planning and Development Committee Meeting of January 16, 2017 re: **Central Area Community Improvement Plan - Development Charges Incentive Program Application - 45 Railroad Street Ltd. - Ward 1** (P75 CE DCI15-002), be received; and

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2. That a scoring of 96.5% be approved for the development proposed at 45 Railroad Street (SP09-010.001), which equates to a City Development Charges incentive of \$4.4 million.
3. That the Commissioner of Corporate Services be authorized to sign the Development Charges Incentive Program agreement with content satisfactory to the Commissioner of Corporate Services, and the Commissioner of Planning and Development and in a form approved by the City Solicitor and that staff be authorized to take the necessary steps to implement the terms of the agreement.
4. That the Region of Peel be requested to develop a Regional CIP to support City objectives for the Central Area, including new private sector mixed-use development and major office uses.

Carried

- * 6.2. Report from N. Cadete, Project Manager, Active Transportation, Transportation Planning, dated December 6, 2016, re: **Request to the Ontario Ministry of Environment and Climate Change Regarding Cycling Infrastructure Funding - All Wards** (File IA.c)

- PDC007-2017
1. That the report from N. Cadete, Project Manager, Active Transportation, Transportation Planning, dated December 6, 2016, to the Planning and Development Committee Meeting of January 16, 2017, re: **Request to the Ontario Ministry of Environment and Climate Change Regarding Cycling Infrastructure Funding - All Wards** (File IA.c) be received;
 2. That the motion tabled by the Brampton Cycling Advisory Committee, seeking Council's support for urging the Provincial Government to leverage the provincial cap and trade programs to provide \$220 million for cycling infrastructure over the next four years be endorsed;
 3. That the staff comments posted to the Environmental Registry on November 30, 2016, in response to a discussion paper developed by the Ministry of Transportation Ontario respecting cycling infrastructure funding and initiatives outlined in the Climate Change Action Plan be endorsed;

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4. That a letter be sent by the Mayor on behalf of Council, to the Minister of Environment and Climate Change, indicating support for the province to leverage cap and trade programs for cycling infrastructure; and,
5. That the report be circulated to the Region of Peel, City of Mississauga, and Town of Caledon for information.

Carried

- * 6.3. Report from N. Cadete, Project Manager, Active Transportation, Transportation Planning, dated December 6, 2016, re: **Ontario Municipal Cycling Infrastructure Program – Execution of Transfer Payment Agreement – Ward 3** (File HF.x)

- PDC008-2017
1. That the report from N. Cadete, Project Manager, Active Transportation, Transportation Planning, dated December 6, 2016, to the Planning and Development Committee Meeting of January 16, 2017, re: **Ontario Municipal Cycling Infrastructure Program – Execution of Transfer Payment Agreement – Ward 3** (File HF.x) be received;
 2. That the Mayor and City Clerk be authorized to execute a transfer payment agreement and any related documents, with the Ministry of Transportation Ontario, to receive funding in the amount of \$325,000 for the City's approved application under the Ontario Municipal Cycling Infrastructure Program towards the total project cost of \$1 million for the Etobicoke Creek Inter-municipal Trail Connection with content satisfactory to the Commissioner, Planning and Development Services and in a form satisfactory to the City Solicitor; and,
 3. That the City's capital budget be amended to include an increase to Capital Project #106000-002 Valleyland Development Program in the amount of \$325,000 with funding received from the Government of Ontario through the Ontario Municipal Cycling Infrastructure Program.

Carried

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7. Minutes

*** 7.1. Minutes - Brampton School Safety Council - December 1, 2016**

PDC009-2017 That the **Minutes - Brampton School Safety Council - December 1, 2016** to the Planning and Development Committee Meeting of January 16, 2017, Recommendations SC081-2016 to SC097-2016, be approved, as printed and circulated.

Carried

The recommendations were approved as follows:

SC081-2016 That the agenda for the Brampton School Traffic Safety Council Meeting of December 1, 2016, be approved, as amended, as follows:

To add Items:

- 9.6 Correspondence from Karen Sterritt, Student Transportation of Peel Region, re: **Traffic congestion on School Property, Harold Brathwaite Secondary School, 415 Great Lakes Drive – Ward 9**
- 19.2 Verbal advisory from Patrick Doran, Chair, re: **Resignation of Karla Bailey from Brampton School Traffic Safety Council.**

SC082-2016 That the presentation by Shane Beirnes, Supervisor, Traffic Operations, to the Brampton School Traffic Safety Council meeting of December 1, 2016, re: **Responsibilities of Street Lighting Division**, be received.

- SC083-2016
- 1. That the correspondence from Kirandeep Kaur Ghag, Brampton resident, to the Brampton School Traffic Safety Council Meeting of December 1, 2016, re: **Request to Review Parking Issues at the Intersection of Fernforest Drive and Sandalwood Parkway – Fernforest Public School, 275 Fernforest Drive – Ward 9**, be received; and,
 - 2. That a site inspection be undertaken.

- SC084-2016
- 1. That the correspondence from Alex De Campos, Brampton resident, to the Brampton School Traffic Safety Council Meeting of December 1, 2016, re: **Request for a Crossing Guard and Review of Parking Issues – St. Rita Catholic**

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- School, 30 Summer Valley Drive – Ward 2, be received; and,**
2. That a site inspection be undertaken.
- SC085-2016 1. That the correspondence from Allison Martin, Brampton resident, to the Brampton School Traffic Safety Council Meeting of December 1, 2016, re: **Request for a Crossing Guard and Review of Pedestrian Safety at the Intersection of Balmoral Drive and Edenborough Drive – Bramalea Secondary School, 510 Balmoral Drive, and Earnscliffe Public School, 50 Earnscliffe Circle – Ward 8, be received; and,**
2. That a site inspection be undertaken.
- SC086-2016 1. That the correspondence from Lindsay Avery, Principal Worthington Public School, to the Brampton School Traffic Safety Council Meeting of December 1, 2016, re: **Request to Review Traffic Congestion, Park and Ride and Parking in front of School – Worthington Public School, 71 Worthington Avenue – Ward 6, be received; and,**
2. That a site inspection be undertaken.
- SC087-2016 1. That correspondence from Jennifer Robinson, Principal, to the Brampton School Traffic Safety Council Meeting of December 1, 2016, re: **Request for Crossing Guard, Review Traffic Congestion and Pedestrian Safety – Beryl Ford Public School – 45 Ironshield Drive – Ward 10, be received; and,**
2. That a site inspection be undertaken in January 2017.
- SC088-2016 1. That the correspondence from Karen Sterritt, Student Transportation of Peel Region, to the Brampton School Traffic Safety Council Meeting of December 1, 2016, re: **Traffic congestion on School Property, Harold Brathwaite Secondary School, 415 Great Lakes Drive – Ward 9, be received; and,**
2. That a site inspection be undertaken.
- SC089-2016 1. That the report from Mike Mulick, Acting Manager, Enforcement and By-law Services, to the Brampton School Traffic Safety

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Council Meeting of December 1, 2016, re: **School Patrol Statistics – October 2016** (File BH.c) be received; and,

2. That the report from Mike Mulick, Acting Manager, Enforcement and By-law Services, to the Brampton School Traffic Safety Council Meeting of December 1, 2016, re: **School Patrol Statistics – November 2016** (File BH.c) be received.

SC090-2016 That the verbal report by Violet Skirten, Crossing Guard Supervisor, to the Brampton School Traffic Safety Council meeting of December 1, 2016, re: **Winter Clothing for Brampton School Traffic Safety Council Members**, be received.

SC091-2016 That the report by Thomas Tsung, Manager, Maintenance Services, Peel District School Board, to the Brampton School Traffic Safety Council Meeting of December 1, 2016, re: **Peel District School Board Annual Planning Report 2016/2017**, be received.

- SC092-2016
1. That the site inspection report to the Brampton School Traffic Safety Council Meeting of December 1, 2016, re: **Castle Oaks Public School – 155 Castle Oaks Crossing – Ward 10**, be received; and,
 2. That the Manager of Traffic Services be requested to arrange for the implementation of the following:
 - No Stopping, Monday to Friday, 8:00 a.m. - 5:00 p.m. on the north side of Castle Oaks Crossing from the west property line to Clarkway Drive.
 - “No Stopping” corner restrictions on the south side of Castle Oaks Crossing on either side of the entrance and exit driveways of the school.
 - Pavement markings at the intersection of Castle Oaks Crossing and Clarkway Drive be refreshed
 - Crossing Guard staff to observe pedestrians at the intersection and review proper crossing procedures with them; and,
 3. That the Manager of Enforcement and By-law Services be requested to arrange for the enforcement of the new parking /stopping restrictions on Castle Oaks Crossing when the signs are installed; and,
 4. That based on the site inspection, an adult Crossing Guard is not warranted at the intersection of Castle Oaks Crossing and Clarkway Drive; and,

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|------------|----|--|
| | 5. | That the Peel District School Board review the design of the parking lot in the Kiss and Ride and parking lot area with respect to safety; and, |
| | 6. | That the principal provide information to educate parents and students on safety rules and driver awareness. |
| SC093-2016 | 1. | That the site inspection report to the Brampton School Traffic Safety Council Meeting of December 1, 2016, re: Agnes Taylor Public School – 80 Beech Street – Ward 1 , be received; and, |
| | 2. | That Peel Regional Police be requested to monitor drivers, compliance at the All Way Stop at the intersection of Woodward Avenue and Beech Street; and, |
| | 3. | That the Manager of Traffic Services arrange for the installation of corner restrictions, north of Woodward Avenue on the east side of Beech Street; and, |
| | 4. | That the Manager of Enforcement and By-law Services arrange for compliance with corner restrictions north of Woodward Avenue on the east side of Beech Street, following the installation; and, |
| | 5. | That the school principal provide educational information to parents and children on pedestrian safety in schools zones; and, |
| | 6. | That a crossing guard is not warranted at the intersection of Woodward Avenue and Beech Street. |
| SC094-2016 | 1. | That the site inspection report to the Brampton School Traffic Safety Council Meeting of December 1, 2016, re: Ridgeview Public School – 25 Brenda Avenue – Ward 3 , be received; and, |
| | 2. | That a crossing guard is not warranted at the intersection of Harold Street and McMurchy Avenue. |
| SC095-2016 | 1. | That the site inspection report to the Brampton School Traffic Safety Council Meeting of December 1, 2016, re: North Park Secondary School – 10 North Park Drive – Ward 7 be received; and, |

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2. That the Manager of Traffic Services arrange for the implementation of corner restrictions on New Hampshire Court at North Park Drive; and,
3. That the Peel District School Board review the following:
 - The possibility of widening the northerly entrance and exit to the school parking lot and Kiss and Ride.
 - Review the “Kiss & Ride” area to establish if a physical barrier separating pedestrians and vehicles is required; and,
4. That the principal provide information to educate parents on the Kiss and Ride process and to discourage drivers from using the bus loading lane/area as a Kiss and Ride.

- SC096-2016
1. That the verbal advisory from Patrick Doran, Chair, to the Brampton School Traffic Safety Council Meeting of December 1, 2016, re: **Resignation of Karla Bailey from Brampton School Traffic Safety Council**, be received; and,
 2. That Ms. Bailey be thanked for her participation during her time as a member of the Brampton School Traffic Safety Council; and,
 3. That the City Clerk be requested to fill the resulting vacancy for the term ending November 30, 2018, in accordance with the Citizen Appointment Process.

- SC097-2016
- That the Brampton School Traffic Safety Council do now adjourn to meet again on Thursday, January 12, 2017 at 9:30 a.m., or at the call of the Chair.

8. Other/New Business/Unfinished Business

- 8.1. Report from N. Rea, Policy Planner, dated December 12, 2016, to the Planning and Development Committee of January 16, 2017, re: **Request for exemption from Interim Control By-law 306-2003 - 2774 Bovaird Drive West - Sant Nirankari Mission** (File GD.x / ICB BOV 2016)

Dealt with under Item 5.1. – Recommendation PDC005-2017

- 8.2. Discussion at the request of Regional Councillor Moore, re: **Waste Cart Storage**

Committee noted the increased size of waste and recycling carts and expressed concern with the lack of storage space for the carts in newly

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developed residential homes. Staff was requested to review the matter, including investigating other municipal approaches to the issue, and report back at a future meeting.

The following motion was considered:

- PDC010-2017 That staff be requested to report back to Committee on how the City may be able to better accommodate waste management storage in new residential developments (including single-detached, semi-detached and townhouse units).

Carried

9. Referred Matters - nil

10. Deferred Matters - nil

11. Notice of Motion - nil

12. Correspondence

- * 12.1. Correspondence from Carey deGorter, General Manager, Town of Caledon, dated December 1, 2016, re: Staff Report 2016-137 - Greater Toronto Area West Transportation Corridor Environmental Assessment Study - Advisory Panel Review (File BA.x)

- PDC011-2017 That the correspondence from Carey deGorter, General Manager, Town of Caledon, dated December 1, 2016, to the Planning and Development Committee Meeting of January 16, 2017, re: **Staff Report 2016-137 - Greater Toronto Area West Transportation Corridor Environmental Assessment Study - Advisory Panel Review** (File BA.x) be received.

Carried

- * 12.2. Correspondence from Curtiss Law, Legislative Specialist, Region of Peel, dated December 15, 2016, re: **Resolution Number 2016-937 - Bolton Residential Expansion Regional Official Plan Amendment Recommendation for Council Adoption - ROPA 30** (File BA.x)

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PDC012-2017 That the correspondence from Curtiss Law, Legislative Specialist, Region of Peel, dated December 15, 2016, to the Planning and Development Committee Meeting of January 16, 2017, re: **Resolution Number 2016-937 - Bolton Residential Expansion Regional Official Plan Amendment Recommendation for Council Adoption - ROPA 30** (File BA.x) be received.

Carried

* 12.3. Correspondence from Carey deGorter, General Manager, Town of Caledon, dated December 23, 2016, re: **Staff Report 2016-158 Regarding Provincial Review of the Ontario Municipal Board: Town Comments** (File BA.x)

PDC013-2017 That the correspondence from Carey deGorter, General Manager, Town of Caledon, dated December 23, 2016, to the Planning and Development Committee Meeting of January 16, 2016, re: **Staff Report 2016-158 Regarding Provincial Review of the Ontario Municipal Board: Town Comments** (File BA.x) be received.

Carried

13. **Councillor Question Period** - nil

14. **Public Question Period** - nil

15. **Closed Session** - nil

16. **Adjournment**

PDC014-2017 That the Planning and Development Committee do now adjourn to meet again on Monday, January 30, 2017, at 1:00 p.m.

Carried

Regional Councillor, G. Gibson, Acting-Chair



Monday, January 30, 2017

Members Present:

Regional Councillor G. Gibson – Wards 1 and 5 (Acting Chair)
Regional Councillor M. Palleschi – Wards 2 and 6
Regional Councillor M. Medeiros – Wards 3 and 4
Regional Councillor G. Miles – Wards 7 and 8
Regional Councillor J. Sprovieri – Wards 9 and 10
City Councillor D. Whillans – Wards 2 and 6
City Councillor J. Bowman – Wards 3 and 4
City Councillor P. Fortini – Wards 7 and 8
City Councillor G. Dhillon – Wards 9 and 10

Members Absent:

Regional Councillor E. Moore – Wards 1 and 5 (Chair) (vacation)

Staff Present:

H. Schlange, Chief Administrative Officer
Planning and Development Services:
H. MacDonald, Interim Commissioner
R. Conard, Director, Building/Chief Building Official
A. Parsons, Interim Director
B. Steiger, Manager, Development Services
D. VanderBerg, Central Area Planner
M. Taraborrelli, Sign Coordinator
Corporate Services:
M. Rea, Legal Counsel, Litigation
City Clerk's Office:
E. Evans, Deputy City Clerk
S. Danton, Legislative Coordinator

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The meeting was called to order at 1:00 p.m. and adjourned at 1:56 p.m.

1. Approval of Agenda

PDC015-2017 That the Agenda for the Planning and Development Committee Meeting of January 30, 2017, be approved, as printed and circulated.

Carried

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

3. Consent

- * The following items listed with an asterisk (*) were considered to be routine and non-controversial by the Committee and were approved at one time.

(6.3, 6.4, 7.1)

(Items 6.2 and 8.1 were removed from consent)

4. Statutory Public Meeting Reports - nil

5. Delegations/Presentations

- 5.1. Possible Delegations re: **Site Specific Amendment to the Sign By-law 399-2002, as amended - Lullaboo Nursery and Childcare Centre - 1450 Queen Street West – Ward 5** (File 26SI (3510C))

Acting Chair, Regional Councillor Gibson, announced that in accordance with City By-laws, public notice to consider these matters was posted on the City's website on January 23, 2017.

In response to the Acting Chair's inquiry, it was indicated that no one was present to address the subject matter.

In response to questions from Committee, staff noted that the City's Sign By-law does not regulate brightness and that Enforcement staff investigate sign complaints received from the public.

Item 6.1 was brought forward at this time.

The following motion was considered:

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- PDC016-2017 1. That the report from M. Taraborrelli, Sign Coordinator, Planning and Building Division, dated November 10, 2016, to the Planning and Development Committee Meeting of January 30, 2017 re: **Site Specific Amendment to the Sign By-law 399-2002, as amended - Lullaboo Nursery and Childcare Centre - 1450 Queen Street West – Ward 5** (File 26SI (3510C)) be received; and
2. That the amendment to the Sign By-law **be enacted**.

Carried

6. Planning

- 6.1. Report from M. Taraborrelli, Sign Coordinator, Building Division, dated November 10, 2016, re: **Amendment to the Sign By-law 399-2002, as amended - Lullaboo Nursery and Childcare Centre - 1450 Queen Street West - Ward 5** (File 26SI (3510C))

Dealt with under Item 5.1 – Recommendation PDC016-2017

- 6.2. Report from D. VanderBerg, Central Area Planner, Planning and Development Services, dated January 4, 2017, re: **Facade and Building Improvement Grant Applications for 164/166 Main Street North, 183 Queen Street West and 91 George Street South - Wards 1 and 3**

Committee consideration of the matter included:

- Quantifying the effects and success of the program
- Intention of the program
- Zoning regulations and requirements
- Ensuring conditions of the funding are met by recipients

In response to questions from Committee, staff noted the following:

- The intent of the program is to generate positive improvements to the appearance of buildings and the renovations of tenant space and building stock within the core.
- Funding is granted to successful applicants after the improvements are completed
- Staff will work with the Economic Development Department and Brampton BIA and report to Committee on the social and economic benefits of the program

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A motion was introduced to refer Clause 2 (a) – 164 and 166 Main Street North – of the report to staff, for a meeting with area Councillors with the intent to bring the matter back to a future meeting.

The following motion was considered:

- PDC017-2017 That the following be **referred** to staff for a meeting with area Councillors with the intent to bring the matter back to a future meeting:
- That the following applications be approved under the Downtown Facade and Building Improvement Programs, subject to each applicant signing an agreement with the City of Brampton, maintaining the rules of the programs as set out in the approved Implementation Guidelines, and meeting the specific conditions for each project on or before May 1, 2017 failing which the approval shall be null and void:
- a) Applications P75CE FA16-004, P75CE FA16-005, P75CE BU16-004, P75CE BU16-003 for 164 and 166 Main Street North in the amount of a maximum of \$50,000.00 under each of the Facade Improvement Program and Building Improvement Program (combined total grant of \$100,000), subject to the following conditions:
- i. That satisfactory detailed drawings for the façade, interior of the building, and landscaping be submitted to the City of Brampton;
 - ii. That the cost estimates be updated in accordance with the submitted drawings;
 - iii. That the applicant satisfies the requirements of the City and enters into the necessary agreements with the City of Brampton.

Carried

A motion was introduced that directed staff to report back to Committee on the benefits of the Façade and Building Improvement program.

The following motion was considered:

- PDC018-2017 That staff report back on the benefits to the City of Brampton
Lost on the Façade and Building Improvement Program.*

Lost

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The following motion was considered:

- PDC019-2017
1. That the report from D. VanderBerg, Central Area Planner, dated January 4, 2017 to the Planning and Development Committee Meeting of January 30, 2017 re: **Façade and Building Improvement Grant Applications for 164 / 166 Main Street North, 183 Queen Street West and 91 George Street South - Wards 1 and 3** be received;
 2. That the following applications be approved under the Downtown Façade and Building Improvement Programs, subject to each applicant signing an agreement with the City of Brampton, maintaining the rules of the programs as set out in the approved Implementation Guidelines, and meeting the specific conditions for each project on or before May 1, 2017 failing which the approval shall be null and void:
 - b) Applications P75CE FA16-002 and P75CE BU16-005 for 183 Queen Street West, in the amount of a maximum of \$20,000 under each of the Façade Improvement Program and Building Improvement Program (combined total grant of \$40,000), subject to the following conditions:
 - i. That satisfactory detailed drawings for the façade, interior of the building and landscaping be submitted to the City of Brampton;
 - ii. That the cost estimates be updated in accordance with the submitted drawings;
 - iii. That the applicant satisfies the requirements of the City and enters into the necessary agreements with the City of Brampton.
 - c) Application P75CE FA16-006 for 91 George Street South in the amount of a maximum of \$20,000 under the Façade Improvement Program and that, notwithstanding Section 2.4.1(d) of the *Downtown Brampton Façade Improvement Program Implementation Guidelines*, the works eligible for the grant include works related to the façade improvement completed prior to the approval of the application. The grant is subject to the following conditions:
 - i. That satisfactory detailed drawings for the façade be submitted to the City of Brampton;
 - ii. That the cost estimates be updated in accordance with the submitted drawings; and,

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- iii. That the applicant satisfies the requirements of the City and enters into the necessary agreements with the City of Brampton.
3. That the Commissioner of the Planning and Development Services Department be authorized to sign the Façade Improvement Program and Building Improvement Program Agreements in relation to the approved projects with content satisfactory to the Commissioner of the Planning and Development Services Department, or designate, and in a form approved by the City Solicitor, or designate, and that staff be authorized to take the necessary steps to implement the terms of the agreement.

Carried

- * 6.3. Report from A. Magnone, Regulatory Coordinator, Building Division, dated November 21, 2016, re: **Application for a Permit to Demolish a Residential Property – 9703 Winston Churchill Boulevard – Ward 6** (File G33-LA)

- PDC020-2017
1. That the report from A. Magnone, Regulatory Coordinator, Building Division, dated November 21, 2016, to the Planning and Development Committee Meeting of January 30, 2017, re: **Application for a Permit to Demolish a Residential Property – 9703 Winston Churchill Boulevard – Ward 6** (File G33-LA), be received;
 2. That the application for a permit to demolish the residential property located at 9703 Winston Churchill Boulevard be approved
 3. That Peel Regional Police be advised of the issuance of a demolition permit for the property; and,
 4. That the demolition of the dwelling must commence within six months of the issuance of the demolition permit otherwise the approval shall be deemed null and void.

Carried

- * 6.4. Report from A. Magnone, Regulatory Coordinator, Building Division, dated November 21, 2016, re: **Application for a Permit to Demolish a Residential Property – 42 Elizabeth Street North– Ward 1** (File G33-LA)

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- PDC021-2017
1. That the report from A. Magnone, Regulatory Coordinator, Building Division, dated November 21, 2016, to the Planning and Development Committee Meeting of January 30, 2017, re: **Application for a Permit to Demolish a Residential Property – 42 Elizabeth Street North– Ward 1** (File G33-LA), be received;
 2. That the application for a permit to demolish the residential property located at 42 Elizabeth Street North be approved;
 3. That Peel Regional Police be advised of the issuance of a demolition permit for the property; and,
 4. That the demolition of the dwelling must commence within six months of the issuance of the demolition permit otherwise the approval shall be deemed null and void.

Carried

7. Minutes

*** 7.1. Minutes - Cycling Advisory Committee - December 15, 2016**

- PDC022-2017
- That the **Minutes - Cycling Advisory Committee - December 15, 2016** to the Planning and Development Committee Meeting of January 30, 2017, Recommendations CYC079-2016 to CYC084-2016, be approved, as printed and circulated.

Carried

The recommendations were approved as follows:

- CYC079-2016
- That the agenda for the Cycling Advisory Committee Meeting of December 15, 2016, be approved as printed and circulated.
- CYC080-2016
- That the presentation by Tamara Kwast, Coordinator, Special Projects, Planning and Development Services, to the Cycling Advisory Committee Meeting of December 15, 2016, re: **Brampton Recreation Trails - Condition Audit and Signage Retrofit** be received.
- CYC081-2016
- That the correspondence from Nelson Cadete, Project Manager, Active Transportation, Planning and Development Services, dated November 1, 2016, to the Cycling Advisory Committee Meeting of

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December 15, 2016, re: **Follow-up Information - Etobicoke Creek Trail** be received.

CYC082-2016 That the correspondence from Jake Mete, Landscape Architect, Public Works and Engineering, dated November 9, 2016, to the Cycling Advisory Committee Meeting of December 15, 2016, re: **Franceschini Bridge - MTO Update** be received.

CYC083-2016 That the **Cycling Advisory Committee - 2017 Schedule of Meetings** to the Cycling Advisory Committee Meeting of December 15, 2016, be received.

CYC084-2016 That the Cycling Advisory Committee do now adjourn to meet again on Thursday, January 26, 2017, at 7:00 p.m.

8. Other/New Business/Unfinished Business

8.1. Report from M. Rea, Legal Counsel, Litigation and Administrative Law Division, Corporate Services, re: **Status Update - OMB and CRB Appeals**

In response to questions from Committee, Matt Rea, Legal Counsel, Litigation and Administrative Law Division, Corporate Services, provided clarification regarding the status of various appeals and noted that further updates will be provided in Closed Session.

The following motion was considered:

PDC023-2017 1. That the report from M. Rea, Legal Counsel, Litigation and Administrative Law Division, Corporate Services, dated January 6, 2017, to the Planning and Development Committee Meeting of January 30, 2017 re: **Status Update - OMB and CRB Appeals**, be received.

Carried

9. Referred Matters - nil

10. Deferred Matters - nil

11. Notice of Motion - nil

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12. Correspondence - nil

13. Councillor Question Period

In response to questions from Committee, staff noted the following:

- A report on the Municipal Comprehensive Review is anticipated for consideration by Committee in April
- Staff is conducting a review of the City's comprehensive Zoning by-law and will review setback requirements as they relate to space between houses. Updates will be provided to Committee when available
- Staff will work with the Economic Development Department and regularly report to Committee on the status and success of the Façade and Building Improvement Grant program. Committee members are welcome to schedule a meeting with appropriate staff to discuss the program and its implications

14. Public Question Period - nil

15. Closed Session - nil

16. Adjournment

PDC024-2017 That the Planning and Development Committee do now adjourn to meet again on Monday, February 13, 2017, at 7:00 p.m.

Carried

Regional Councillor G. Gibson, Acting Chair



Monday, February 13, 2017

Members Present:

Regional Councillor E. Moore – Wards 1 and 5 (Chair)
Regional Councillor G. Gibson – Wards 1 and 5 (Vice-Chair)
Regional Councillor M. Palleschi – Wards 2 and 6
Regional Councillor M. Medeiros – Wards 3 and 4
Regional Councillor G. Miles – Wards 7 and 8 (arrived at
7:07 p.m. – other municipal business)
Regional Councillor J. Sprovieri – Wards 9 and 10 (arrived at
7:02 p.m. – personal)
City Councillor D. Whillans – Wards 2 and 6
City Councillor J. Bowman – Wards 3 and 4
City Councillor P. Fortini – Wards 7 and 8 (arrived at 7:01 p.m. –
personal)
City Councillor G. Dhillon – Wards 9 and 10 (arrived at 7:04
p.m. – personal)

Members Absent:

nil

Staff Present:

H. Schlange, Chief Administrative Officer
Planning and Development Services:
H. MacDonald, Interim Commissioner
A. Parsons, Interim Director, Development Services
D. Waters, Interim Director, Policy Planning
C. LaRota, Policy Planner
Corporate Services:
J. Zingaro, Deputy City Solicitor
M. Rea, Legal Counsel, Litigation
City Clerk's Office:
E. Evans, Deputy City Clerk
S. Danton, Legislative Coordinator

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The meeting was called to order at 7:00 p.m., recessed at 7:38 p.m., moved into Closed Session at 7:43 p.m., recessed Closed Session at 8:05 p.m., reconvened in Open Session at 8:08 p.m., and adjourned at 8:09 p.m.

1. Approval of Agenda

PDC025-2017 That the Agenda for the Planning and Development Services Committee Meeting of February 13, 2017, be approved as printed and circulated.

Carried

The following was received by the City Clerk's Office after the agenda was printed and related to published items on the Agenda (Committee approval was not required for addition of these items in accordance with Procedure By-law 160-2004, as amended):

Re: 4.1. Report from C. LaRota, Policy Planner, Planning and Development Services, dated December 15, 2016, re: **City Initiated Amendment to the Second Units Zoning By-Law** (File L01 Bill 140)

Correspondence from:

- Carmina Tupe, Vice President of Government Relations BILD, dated February 13, 2017
- Eula Selkridge, Brampton resident, dated February 13, 2017
- Chris Bejnar, Brampton resident, dated February 13, 2017

Re: 7.1. Report from D. Waters, Interim Director, Policy Planning, Planning and Development Services, dated December 21, 2016, re: **Proposed Norval Quarry (Brampton Brick Ltd.) Ward 6** (File C06W12.002)

Correspondence from:

- Signe Leisk, Cassels Brock Lawyers, dated February 10, 2017
- Michael Gagnon, Gagnon Walker Domes Ltd., dated February 13, 2017

The following related to an item on the published agenda:

7.3. Report from D. VanderBerg, Central Area Planner, Development Services Division re: **Application to Amend**

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**the Zoning By-law - Weston Consulting Group - Atlas
Healthcare (Brampton) Ltd. - Ward 3 (File C02E05.035)**

- Replacement pages 7.3-7 and 7.3-8

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

3. Consent

- * The following items listed with an asterisk (*) were considered to be routine and non-controversial by the Committee and were approved at one time.

(7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 8.1, 8.2)

4. Statutory Public Meeting Reports

4.1. Report from C. LaRota, Policy Planner, Planning and Development Services, dated December 15, 2016, re: City Initiated Amendment to the Second Units Zoning By-Law (File L01 Bill 140)

Members of the public requested a presentation on this item.

Claudia LaRota, Policy Planner, presented details on the registration process, zoning requirements, parking measurements, and access and setbacks. Ms. LaRota noted the proposed changes to the Second Units Zoning By-law and next steps in the planning process.

Following the presentation, a member of the public addressed Committee as follows:

George Startup, Brampton resident, stated his concerns with property taxes, insurance and right-of-entry. Mr. Startup noted the importance of ensuring a second unit meets all the safety requirements and requested that staff continue to advocate for the right-of-entry.

In response to questions from Committee, staff noted that it is appropriate to include parking provisions in the requirements of a second unit and information regarding right-of-entry, including the applicable legislation, will be addressed in the future recommendation report.

The following motion was considered:

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- PDC026-2017
1. That the report from Claudia LaRota, Policy Planner, Planning and Development Services, dated December 15, 2017, to the Planning and Development Services Committee meeting of February 13, 2017, re: **City Initiated Amendment to the Second Units Zoning By-Law** (File L01 Bill 140) be received;
 2. That Planning and Development Services Department staff be directed to report back to Planning and Development Services Committee with the results of the Public Meeting and final recommendations, and;
 3. That a copy of the report and Council resolution be forwarded to the Region of Peel for information.
 4. That the following correspondence to the Planning and Development Services Committee Meeting of February 13, 2016, re: **City Initiated Amendment to the Second Units Zoning By-Law** (File L01 Bill 140) be received:
 1. Carmina Tupe, Vice President of Government Relations BILD, dated February 13, 2017
 2. Eula Selkridge, Brampton resident, dated February 13, 2017
 3. Chris Bejnar, Brampton resident, dated February 13, 2017

Carried

- 4.2. Report from S. Dykstra, Development Planner, Development Services, dated January 18, 2017, re: **Application to Amend the Zoning By-law - Candevcon Limited - 1556613 Ontario Limited - Ward 10** (File C10E07.017)

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

The following motion was considered:

- PDC027-2017
1. That the report from S. Dykstra, Development Planner, Development Services Division, dated January 11, 2017, to the Planning and Development Committee Meeting of February 13, 2017, re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision - Candevcon Ltd. - 1556613 Ontario Limited - Ward 10** (File C10E07.017) be received; and,

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2. That Planning and Development Services Department staff be directed to report back to the Planning and Development Services Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Carried

- 4.3. Report from S. Dykstra, Development Planner, Development Services, dated January 18, 2017, re: **Application to Amend the Zoning By-law - John D. Rogers & Associates Inc. - Her Majesty the Queen in Right of Ontario - Ward 6** (File T06W14.001)

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

The following motion was considered:

- PDC028-2017
1. That the report from S. Dykstra, Development Planner, Development Services Division, dated January 18, 2017, to the Planning and Development Committee Meeting of February 13, 2017, re: **Application to Amend the Zoning By-Law - John D. Rogers & Associates Inc. - Her Majesty the Queen in Right of Ontario - Ward 6** (File T06W14.001) be received; and,
 2. That Development Services Division staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Carried

5. **Delegations** - nil

6. **Staff Presentations** - nil

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7. Planning

- 7.1. Report from D. Waters, Interim Director, Policy Planning, Planning and Development Services, dated December 21, 2016, re: **Proposed Norval Quarry** (Brampton Brick Ltd.) Ward 6 (File C06W12.002)

See Items 13.1, 13.2 and 16.1

The following motion was considered:

- PDC029-2017 1. That the report from D. Waters, Interim Director, Policy Planning, Planning and Development Services, dated December 21, 2016, to the Planning and Development Committee Meeting of February 13, 2017, re: **Proposed Norval Quarry (Brampton Brick Ltd.) Ward 6** (File C06W12.002) be received;
2. That the following correspondence to the Planning and Development Committee Meeting of February 13, 2017, re: **Proposed Norval Quarry (Brampton Brick Ltd.) Ward 6** be received:
1. Signe Leisk, Cassels Brock Lawyers, dated February 10, 2017
2. Michael Gagnon, Gagnon Walker Domes Ltd., dated February 13, 2017

Carried

- * 7.2. Report from C. LaRota, Policy Planner, Planning and Development Services, dated January 9, 2017, re: **City Initiated Amendment to the Queen Street Corridor Secondary Plan - Area 36**

- PDC030-2017 1. That the report from C. LaRota, Policy Planner, Planning and Development Services, dated January 9, 2017, to the Planning and Development Committee Meeting of February 13, 2017, re: **City Initiated Amendment to the Queen Street Corridor Secondary Plan - Area 36** be received;
2. That staff be directed to hold a statutory public meeting to present for public consultation a City initiated Official Plan Amendment to the Queen Street Area Secondary Plan, Area 36;
3. That staff be directed to report back to the Planning and Development Committee with the results of the public meeting and a staff recommendation; and,

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

Carried

- * 7.3. Report from D. VanderBerg, Central Area Planner, Development Services Division re: **Application to Amend the Zoning By-law - Weston Consulting Group - Atlas Healthcare (Brampton) Ltd. - Ward 3** (File C02E05.035)

- PDC031-2017
1. That the report from D. VanderBerg, Central Area Planner, Development Services Division, dated January 18, 2017 to the Planning and Development Committee Meeting of February 13, 2017 re: **Application to Amend the Zoning By-Law – Weston Consulting Group Inc. – Atlas Healthcare (Brampton) Ltd. – Ward 3** (File C02E05.035) be received;
 2. That the application be approved in principle and staff be directed to prepare the appropriate amendment to the Zoning By-law;
 3. That the Zoning By-law be amended to rezone the property at 241 Queen Street East from “Highway Commercial One – Special Section 3043” to a site-specific “Downtown Commercial One” zone with a Holding symbol, generally in accordance with the following:
 - a) Shall only be used for the following purposes:
 - The purposes permitted by the Downtown Commercial - One Zone.
 - An Ambulatory Surgery Clinic
 - b) Minimum Gross Floor Area 11,000 square metres for Medical Office uses, including an Ambulatory Surgery Clinic:
 - c) Minimum Building Height: 3 storeys, except that the minimum building height shall be 6 storeys within 50 metres of Queen Street.
 - d) Maximum Building Height: 9 storeys

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- e) Maximum Floor Space Index: 3.5
- f) Setbacks:
 - i. Minimum setback from Queen Street to one principal building: 0 metres
 - ii. Maximum setback from Queen Street to one principal building: 3.0 metres
 - iii. Minimum setback to a building, including a parking garage, that abuts a public street other than Queen Street: 3.0 metres
 - iv. Maximum setback to a building, including a parking garage, that abuts a public street other than Queen Street: 5.0 metres
 - v. Minimum side yard setback: 3.0 metres
- g) Continuous Street Wall: A building wall located within the setbacks identified in Section E of this By-law must occupy at least 60% of the available frontage along a public street.
- h) Windows and Doors at Grade: On any wall adjacent to a public street, a minimum of 70% of the gross area of the portion of the wall that is less than 4.6 metres above grade shall have windows and/or doors if non-residential uses are included in this portion of the building.
- i) Podium:
 - i. Buildings greater than 4 storeys in height that front on public streets with a right-of-way width of less than 30 metres shall include a podium that is a minimum of 2 storeys and

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- a maximum of 3 storeys in height.
- ii. For any building where a podium is required, the tower portion of the building shall be setback a minimum of 3.0 metres from the front edge of the podium.
- j) The provisions of Section 28.2.3 (g) regarding articulated roofs shall not apply.
- k) Motor Vehicle Parking and Loading:
- i. On-site Parking shall be provided in accordance with the following:
- Medical Office and Ambulatory Surgery Clinic 1 parking space for each 21.3 square metres of gross commercial floor area or portion thereof.
 - Residential 1.35 spaces per unit.
 - All other uses shall provide parking in accordance with Section 20.3.
- ii. No surface parking shall be located along a public street.
- iii. A minimum of one loading space shall be provided.
- iv. No setback from any lot line is required for any portion of a parking garage that is below grade.
- l) Garbage, Refuse and Waste: Notwithstanding the provisions of Section 28.2.3 (m) all garbage, refuse and waste containers for non-residential uses, excluding restaurants, shall be located within a climate controlled area in the same building containing the use or in the rear yard if screened from public view. Restaurants must comply with Section 20.5.
- m) Definitions – For the purpose of this section:
- “Podium” means any of various building elements that form the base or bottom storeys of a building, distinguished from and upon which upper storeys of the building rest.
 - “Public Street” shall mean both an existing public street as defined in Section 5 of this By-law and any lands that have

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been dedicated to the City of Brampton with the intent of being developed as a public road in the future.

- n) The entirety of the subject parcel shall be treated as one lot for zoning purposes.
- o) Holding (H):
 - i. Until the holding (H) symbol is removed, the lands shall only be used for non-residential purposes subject to the provisions of this by-law.
 - ii. The Holding (H) symbol shall not be removed until the owner has submitted studies to the satisfaction of the Commissioner of Planning and Development Services to address issues related to land use compatibility with adjacent industrial uses.
- 4. That prior to the enactment of the Zoning By-law amendment, a Functional Servicing Report shall be approved to the satisfaction of the Commissioner of Planning and Development Services and the Region of Peel.
- 5. That prior to the enactment of the Zoning By-law Amendment, the applicant shall enter into a rezoning agreement and a municipal servicing agreement, if applicable, which shall be in general accordance with, but not necessarily be limited to the following:
 - 5.1 Prior to the issuance of a building permit, site plan approval shall be obtained.
 - 5.2 Prior to the issuance of site plan approval for any residential units, a homebuyers' 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 required by City, including City approved street names and the possible temporary location of Canada Post mailboxes, including the number and duration.
 - 5.3 The Owner shall enter into an agreement of purchase and sale with the City for the sale of the lands municipally known as 9 Hansen Road, on terms satisfactory to the City Solicitor and Commissioner of Public Works and Engineering and that completion of

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the transaction occur prior to site plan approval, or alternatively, arrangements satisfactory to the City Solicitor and Commissioner of Public Works and Engineering be in place to secure the transfer of the lands to the City.

- 5.4 The Owner agrees to construct a new east-west public road through the subject property and the lands municipally known as 9 Hansen Road to the satisfaction of the Commissioner of Public Works and Engineering with reimbursement of the costs of construction to be paid by the City upon completion of construction, in accordance with the terms of a municipal services agreement, or such other agreement, to be entered into by the Owner with the City prior to issuance of site plan approval, the terms of which shall be to the satisfaction of the City.
- 5.5 The Owner agrees to construct their portion of a north-south local road to be located in equal parts on 241 Queen Street East and 239 Queen Street East to an interim condition to the satisfaction of the Commissioner of Public Works and Engineering at the Owner's own expense, in accordance with the terms of a municipal services agreement to be entered into by the Owner with the City prior to the issuance of Site Plan Approval, the terms of which shall be to the satisfaction of the City.
- 5.6 Prior to the issuance of site plan approval, the owner shall gratuitously convey the lands located within the property municipally known as 241 Queen Street East for the roads identified in conditions 5.4 and 5.5 to the City to the satisfaction of the Commissioner of Public Works and Engineering and the City Solicitor.
- 5.7 As part of site plan approval, the owner agrees to finalize and implement the recommendations of an Urban Design Brief to the satisfaction of the Commissioner of Planning and Development Services.
- 5.8 The owner acknowledges and agrees that the parking garage is to be designed and constructed to provide an enhanced architectural character along any existing or proposed public streets.

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- 5.9 As part of site plan approval, the owner agrees to finalize and implement the recommendations of a Traffic Impact Study to the satisfaction of the Commissioner of Planning and Development Services.
- 5.10 Prior to the release of the drawings approved for the site plan application, the owner shall file a Record of Site Condition and submit any required related studies to the satisfaction of the Chief Building Official.
- 5.11 The owner agrees to provide central air conditioning and install sealed windows as per the recommendations of the approved Noise Study.
- 5.12 The Owner agrees to place the following clauses in any agreement of purchase and sale entered into with respect to any residential units within a period of five years from the date of registration of a site plan agreement and / or registration of a plan of condominium for a development containing residential uses:
 - 5.12.1 “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.”
 - 5.12.2 “The purchaser agrees that for the purposes of transportation to school the residents of the development shall agree that the children will meet the school bus on roads presently in existence or at another designated place convenient to the Board.”
- 5.13 That the Owner shall agree to include the following warning clauses in all offers of purchase and sale of residential lots:

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- 5.13.1 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.”
- 5.13.2 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.”
- 5.14 The Owner agrees to insert the following clause in all development agreements, offers to purchase, and agreements of Purchase and Sale or Lease of each dwelling unit within 300m of the railway right-of-way:
- 5.14.1 “Warning: Canadian National Railway Company or its assigns or successors in interest has or have a rights-of-way within 300 metres from the land the subject hereof. There may be alterations to or expansions of the railway facilities on such rights-of-way in the future including the possibility that the railway or its assigns or successors as aforesaid may expand its operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwelling(s). CNR will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid rights-of-way.

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- 5.15 The Owner agrees to grant CN an environmental easement for operational noise and vibration emissions, registered against the subject property in favour of CN.
- 5.16 The owner shall pay all applicable Regional, City and Educational Development Charges in accordance with the respective development charges by-law.
- 5.17 The owner acknowledges and agrees to pay cash-in-lieu of parkland dedication in accordance with the Planning Act and City Policy.
- 6. That any and all written submissions relating to this application that were made to Council and the Planning and Development Services Committee before its decision and any and all oral submissions related to this application that were made at a public meeting, held under the *Planning Act*, have been, on balance, taken into consideration by Council as part of its deliberations and final decision on this matter, including one or more of the following issues raised in those submissions: The impact of the proposed development on transit, pedestrian and cycling movements in the area.
- 7. That the decision of approval be considered null and void and a new development application be required, unless a zoning by-law is passed within 60 months of the Council approval of this decision.

Carried

- * 7.4. Report from D. Jenkins, Development Planner, Planning and Development Services Department, dated January 18, 2017, re: **Direction to Enter Into a Severance Agreement - 134 Kennedy Road GP Inc. - Ward 3** (File B16-019)

- PDC032-2017
- 1. That the report from D. Jenkins, Development Planner, Planning and Development Services Department, dated January 18, 2017, to the Planning and Development Committee Meeting of February 13, 2017, re: **Direction to Enter Into a Severance Agreement - 134 Kennedy Road GP Inc. – Ward 3** (File B16-019) be received; and,
 - 2. That the Mayor and City Clerk be authorized to execute a Severance Agreement in accordance with the Committee of Adjustment's decision for provisional consent (File:B16-019)

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for 134 Kennedy Road GP Inc., with content satisfactory to the Director of Development Engineering Services and in a form acceptable to the City Solicitor.

Carried

- * 7.5. Report from B. Steiger, Manager, Development Services, dated January 18, 2017, re: **Application to Amend the Official Plan and Zoning By-law - Candevcon Ltd. - Hans Holdings - Ward 3** (File C01W05.041)

- PDC033-2017
1. That the report from B. Steiger, Manager, Development Services, dated January 18, 2017, to the Planning and Development Committee Meeting of February 13, 2017, re: **Application to Amend the Official Plan and Zoning By-law – Candevcon Ltd. – Hans Holdings – Ward 3** (File C01W05.041) be received.
 2. That the application be approved in principle and staff be directed to prepare the appropriate amendment to the Official Plan and Zoning By-law.
 3. That the Brampton South Secondary Plan (SPA16) designation be amended to change the land use designation of the lands from “Service Commercial” to “Residential Medium Density” and add site-specific policies to establish appropriate site development principles with regard to landscaping, site and building design and integration into the neighborhood.
 4. That the Zoning By-law designation for the site be amended from “Service Commercial” to an appropriate site-specific townhouse zone generally in accordance with the following:
 - 4.1 Minimum townhouse unit width of 5.5 metres for units facing McMurchy Avenue
 - 4.2 Minimum Setbacks:
 - a) To North Property line: 2.8 metres
 - b) To McMurchy Avenue: 3.0 metres
 - c) To South Property line: 1.2 metres, except for a building located within 20 metres of McMurchy Avenue, the setback shall be 7.0 metres
 - d) To East Property line: 7.5 metres

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- 4.3 Minimum Driveway Aisle Width 6.0 metres for a 2-way driveway aisle
- 5. That prior to the adoption of the Official Plan and enactment of the Zoning By-law:
 - 5.1 The Arborist Report/Tree Preservation Plan be approved to the satisfaction of the Commissioners of Public Works and Engineering and Planning and Development Services. Among other matters the Report and Preservation Plan shall: delineate the required protection measures for trees on adjacent lands identified in the study; identify any trees on the subject lands that are to be protected as determined in discussions with the City; and, outline any compensation and mitigation measures including changes to the site concept plan where required.
 - 5.2 The unit width for the easterly row of townhouses is to be established to the satisfaction of the Commissioner, Planning and Development Services, notwithstanding the unit width reference in Recommendation 4.1. In this regard, there may be a reduction in the number of townhouse units that can be achieved on the site.
 - 5.3 Access rights to the property over Fair Oaks Place to McMurchy Avenue be confirmed to the satisfaction of the Commissioner, Planning and Development Services.
 - 5.4 A suitable driveway length be provided for the south unit located in the east townhouse block, to the satisfaction of the Director of Environment and Development Engineering.
 - 5.5 The Urban Design Brief, prepared by John G. Williams Limited Architect and Candevcon Limited, shall be approved to the satisfaction of the Commissioner, Planning and Development Services. In this regard the Urban Design Brief shall: contain provisions related to the treatment of the south façade to create interest and reduce its apparent height to mitigate visual impacts on the neighbouring lands to the south; reflect the resolution of the issues related to tree preservation and unit width set out in

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Recommendations 5.1, 5.2 and 5.4; and, provide principles related to the treatment of the internal private driveway to support its use as a shared pedestrian/vehicular space.

- 5.6 The Functional Servicing Report –prepared by Candevcon Limited, shall be approved to the satisfaction of the Director of Environment and Development Engineering;
- 5.7
- i) a Phase 1 and Phase 2 Environmental Site Assessment in compliance with the most current regulations be submitted to the satisfaction of the City of Brampton,
 - ii) That a decommissioning report if contaminated material has been identified and is removed or, alternatively, a copy of the Certificate of Property Use approved by the Ministry of the Environment be submitted to the satisfaction of the City of Brampton, and
 - iii) That confirmation of the filing of the Record of Site Condition in the Environmental Site Registry in compliance with the most current regulations be provided to the Chief Building Official.
- 5.8 The Owner shall obtain the necessary development allocation for this development, to the satisfaction of the Commissioner, Planning and Development Services;
6. That prior to the enactment of the Zoning By-law, the Owner shall enter into a Rezoning Agreement with the City of Brampton (“City of Brampton” or the “City”). This agreement shall generally include, but not be limited to, the following clauses:
- 6.1 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,

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to ensure implementation of these plans in accordance with the City's site plan review process.

- 6.2 Prior to site plan approval, or the sale of any Parcels of Tied Land (POTLs), the Owner agrees to submit for approval, a Homebuyers Information Map to the satisfaction of the Planning and Development 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.
- 6.3 (a) The Owner shall include appropriate warning clauses, in bold type, in all Agreements of Purchase and Sale, to the satisfaction of the Commissioner, Planning and Development Services, including as appropriate, but not limited to those clauses contained in the approved Final Homebuyer's Information Map.
- (b) The Owner shall display the Final Homebuyer's Information Map, approved by the Corporation of the City of Brampton, in all sales offices where POTLs denoted on the Draft Plan of Condominium are being sold.
- 6.4 The Owner shall include a statement in all Agreements of Purchase and Sale advising purchasers that Brampton Transit will not provide direct transit service within the Condominium along internal condominium roadways.
- 6.5 The Owner shall include a statement in all Agreements of Purchase and Sale advising purchasers that residents close to private amenity/open space areas (i.e. parkettes, gazebos, community mail boxes) may be disturbed by noise lighting, and pedestrian traffic.
- 6.6 The Owner shall include the following statements in all Agreements of Purchase and Sale, to the satisfaction of the Dufferin-Peel Catholic District School Board:
- (a) "Despite the best efforts of the Dufferin-Peel Catholic District School Board sufficient

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accommodation may not be available for all anticipated students from the area. You are hereby notified that some students may be accommodated in temporary facilities and/or bussed to schools outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school.”

- (b) “The purchasers agree that for the purpose of transportation to school, the residents of the condominium shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board.”

6.7 The Owner shall provide the following clause in all Agreements of Purchase and Sale entered into with respect to any POTLs denoted on the Draft Plan of Condominium within a period of five years from the date of registration of the condominium to the satisfaction of the Peel District School Board:

- i) “Whereas despite the best efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in neighborhoods schools, you are hereby notified that some students may be accommodated in temporary facilities or bussed 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.”
- ii) “The purchaser agrees that for the purposes of transportation to school the residents of the development shall agree that the children will meet the school bus on roads presently in existence or at another designated place convenient to the Board.”

6.8 The Owner shall include a statement in all Agreements of Purchase and Sale advising purchasers that the Agreement of Purchase and Sale for their POTL may contain itemized charges for

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features covered in the City's approved landscape plans for the Condominium. These features may include street trees, driveway paving, sodding, fencing, noise barriers, or gateway features, etc. They may also be described in general terms, such as "community aesthetics enhancements". Despite paying these charges, a POTL may be left without a feature or community aesthetic enhancement due to specific site conditions. Purchasers are advised that the Corporation of the City of Brampton will not reimburse purchasers or owners in this circumstance, nor will it assist in the recovery of monies paid, under any circumstance. Purchasers and owners with questions may call (905) 874-2050.

- 6.9 The Owner shall include the following statements in all Agreements of Purchase and Sale for any POTLs with townhouse units facing McMurchy Avenue:
- (i) "Purchasers are advised that sound levels due to increasing road traffic may continue to be of concern, occasionally interfering with the activities of the occupants as the sound levels may exceed the noise criteria of the municipality and the Ministry of Environment. I, the purchaser hereby agree to place this clause in all subsequent offers of purchase and sale when I sell the property."
 - (ii) "Purchasers are advised that the dwelling unit can be fitted with a central air conditioning system at the owner's option which will enable occupants to keep windows closed if road traffic noise interferes with the indoor activities. If central air conditioning is installed, the air cooled condenser unit shall have a sound rating not exceeding 7.6 bels and shall be located so as to have least possible noise impact on outdoor activities of the occupants and their neighbours."
- 6.10 The Owner shall include a statement in all Agreements of Purchase and Sale advising purchasers that in accordance with Council's direction (via resolution AF028-2002) concerning requests made of the City of Brampton to assume private

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roads, purchasers are advised that the City assumes no responsibility for the future maintenance of proposed internal roadways. In addition, a number of common services (i.e. snow clearing or private roads) will be the responsibility of the Condominium Corporation and the Corporation of the City of Brampton assumes no responsibility for the maintenance of common elements such as parking spaces, play areas, landscaping and acoustical fences. Purchasers are advised that this is a condominium development. Requirements on how the lands denoted in the Draft Plan of Condominium are used, serviced and maintained will be governed by the Condominium Declaration.

- 6.11 The Owner shall agree to implement the approved Urban Design Brief.
- 6.12 Prior to the initiation of any site grading or servicing, the applicant shall provide a report identifying all existing water wells and private sewage disposal systems on the lands. The applicant shall provide verification to the satisfaction of the City's Chief Building Official that all wells and septic systems identified have been decommissioned in accordance with all applicable laws and regulations.
- 6.13 Where a building style incorporating an exposed basement is proposed, the external treatment of the exposed basement shall be consistent with the exterior treatment of the balance of the structure.
- 6.14 For those lots designated as fire break lots by the Building Division the erection of the superstructure shall be permitted only upon the approval of the Chief Building Official.
- 6.15 Prior to the issuance of any building permit, the applicant shall provide an engineering report, to the satisfaction of the Chief Building Official, indicating special foundation requirements, if any, to support structures that may be erected on disturbed ground or lots where filling has occurred.
- 6.16 Prior to site plan approval and prior to the applicant entering into any Agreements of Purchase and Sale,

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the applicant shall engage the services of a qualified acoustical consultant to complete a noise study recommending noise control measures satisfactory to the City (and Region of Peel when requested by the Region). A copy of this report shall be provided to the City's Chief Building Official.

- 6.17 The noise control measures and noise warnings recommended by the acoustical report shall be implemented to the satisfaction of the City of Brampton.
- 6.18 Prior to site plan approval, the applicant shall prepare a Noise Attenuation Statement, a copy of which shall be provided to the City's Chief Building Official.
- 6.19 Prior to the issuance of any building permits, the applicant shall provide the City's Chief Building Official with a certificate certifying that the builder's plans for each dwelling unit to be constructed on the plan shows all of the noise attenuation works required by the approved acoustical report and the approved plans.
- 6.20 Written approval must be obtained from Hydro One Brampton indicating acceptance of meter locations prior to their installation. Any relocations required will be at the Owner's expense.
- 6.21 The Owner/developer shall consult with Canada Post and the City of Brampton to determine suitable locations for the placement of Community Mailboxes and indicate these locations on appropriate servicing plans.
- 6.22 The Owner/developer agrees, prior to offering any of the POTLs for sale to place a "Display Map" on the wall of the sales office in a place readily available to the public which indicates the location of all Canada Post Community Mailbox site locations, as approved by Canada Post and the City of Brampton.
- 6.23 The Owner/developer agrees to include in all Agreements of Purchase and Sale a statement, which advises the prospective new home purchaser that mail delivery will be from a designated Community

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Mailbox, and to include the exact locations (list of lot #s) of each of these Community Mailbox locations; and further, advise any affected homeowners of any established easements granted to Canada Post.

- 6.24 The Owner/developer agrees to provide the following for each Community Mailbox site and include these requirements on appropriate servicing plans:
- i) A Community Mailbox concrete base pad per Canada Post specifications,
 - ii) Any required walkway across the boulevard, as per municipal standards, and
 - iii) Any required curb depressions for wheelchair access
- 6.25 The Owner/developer further agrees to determine, provide and maintain a suitable and safe temporary Community Mailbox location(s) to be “fit up” prior to first occupancy.
- 6.26 The Owner shall agree to grant Bell Canada any easement that may be required for telecommunication services. Easements may be required subject to final servicing decisions. In the event of any conflict with existing Bell Canada facilities or easements, the Owner/developer shall be responsible for the relocation of such facilities or easements.
- 6.27 Bell Canada requires one or more conduit or conduits of sufficient size from each unit to the room(s) in which the telecommunication facilities are situated and one or more conduits from the room(s) in which the telecommunication facilities are located to the street line.
- 6.28 The Owner shall pay all applicable Regional, City and educational development charges in accordance with respective development charges by-laws.
- 6.29 The Owner shall grant easements to the appropriate authorities as may be required for the installation of utilities and municipal services to service the lands.
- 6.30 The Owner shall pay cash-in-lieu of parkland dedication in accordance with the Planning Act and

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City Policy or make other arrangements to the satisfaction of the City for this payment.

7. That prior to the adoption of the Official Plan Amendment and enactment of the Zoning By-law, the Owner shall agree in writing to the form and content of an implementing Official Plan Amendment and Zoning By-law;
8. 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 is adopted and a Zoning By-law is passed within 36 months of the Council approval of this decision, or within an extended period of time at the discretion of the Commissioner, Planning and Development Services.
9. That any and all written submissions relating to this application that were made to Council and the Planning and Development Committee before its decision and any and all oral submissions related to this application that were made at a public meeting, held under the *Planning Act*, have been, on balance, taken into consideration by Council as part of its deliberations and final decision on this matter, including one or more of the following issues raised in those submissions: alternate use of the lands for a community centre.

Carried

- * 7.6. Report from N. Grady, Development Planner, Development Services Division, dated January 18, 2017, re: **Application to Amend the Zoning By-law - Gagnon Walker Domes Limited- Ashwid Developments Inc. - Ward 6** (File C04W12.004)

- PDC034-2017
1. That the report from N. Grady, Development Planner, Planning and Development Services, dated January 18, 2017, to the Planning and Development Committee Meeting of February 13, 2017, re: **Application to Amend the Zoning By-law - Gagnon Walker Domes Limited - Ashwid Developments Inc. - Ward 6** (File C04W12.004) be received.
 2. That the application be approved in principle and staff be directed to prepare the appropriate amendment to the Zoning By-law.
 3. That Zoning By-law 270-2004 be amended to rezone the lands subject to this application from "Agricultural (A)" to

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“R3E-5.5- Section 2450”, “R1F-9.0- Section 2201” and “R1F-9.0- Section 2209”.

- i) an appropriate street townhouse zone to accommodate townhouses with a minimum lot width of 7.0 metres and a minimum lot depth of 25 metres; and,
 - ii) a “R1F-9.0- Section 2201” and “R1F-9.0- Section 2209” to accommodate single-detached dwelling units with a minimum lot width of 9.0 metres.
4. That prior to the issuance of amended draft plan approval for 21T-10013B to incorporate the subject property, the applicant shall:
- i) submit a Phase 1 Environmental Site Assessment, and Phase 2 Environmental Site Assessment and Record of Site Condition (if required) to the satisfaction of the City.
 - ii) confirm driveway and daylighting requirements to the satisfaction of the City.
5. That the decision of approval of this application be null and void and a new development application be required, unless a zoning by-law is passed within 36 months of the decision, or within an extended time, to the satisfaction of the Commissioner, Planning and Development Services Department.
6. That any and all written submissions relating to this application that were made to Council and the Planning and Development Committee before its decision and any and all oral submissions related to this application that were made at a public meeting, held under the Planning Act, have been, on balance, taken into consideration by Council as part of its deliberations and final decision on this matter, including one or more of the following issues raised in those submissions: no written or oral submission were received from the public.

Carried

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- * 7.7. Report from P. Aldunate, Expeditor, Economic Development and Culture, dated January 18, 2017, re: **Application to Amend the Official Plan and Zoning By-law - Gagnon Walker Domes Ltd. - Cumberland Developments Inc. - Ward 3** (File C01E05.059)

- PDC035-2017
1. That the report from Paul Aldunate, Expeditor, Economic Development and Culture, dated January 18, 2017 to the Planning and Development Committee Meeting of February 13, 2017, re: **Application to Amend the Official Plan and Zoning By-law, - Gagnon Walker Domes Ltd. – Cumberland Developments Inc. – ward 3** (File C01E05.059) be received;
 2. That the application be approved in principle and staff be directed to prepare the appropriate amendments to the Queen Street Corridor Secondary Plan (SPA 36) and Zoning By-law.
 3. That the Queen Street Corridor Secondary Plan (SPA 36) be amended generally to include the following:
 - a. An amendment to section 5.1.2.4 by replacing the existing policies generally with the following:

“Notwithstanding the generality of policy 5.1.2.1, the lands at the southwest corner of the intersection of Queen Street East and Lynch Street, known municipally as 145 and 147 Queen Street East are intended for mixed retail, service commercial, office and residential uses. The following policies shall apply:

 - i. a maximum floor space index of 4.8 including residential purposes shall apply;
 - ii. residential dwelling units shall be permitted on the site in conjunction with the retail, service commercial and office development;
 - iii. the subject property is conveniently located close to employment opportunities, transit, health, educational and recreational facilities and therefore it is appropriate to consider a reduction in parking standards;

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- iv. the development of the subject property is to include a site layout, building massing, landscaping and architectural design that is compatible with adjacent uses and the host neighbourhood.”
- 4. That the Zoning By-law be amended to rezone the lands to a site specific Downtown Commercial zone that is to generally include the following:
 - a. For the purposes of this By-law the front lot line will be the lot line along Queen Street.
 - b. Minimum Front Yard Setback: 3.0 metres
 - c. Minimum Exterior Side Yard Setback: 2.0 metres
 - d. Minimum Rear Yard Setback: 2.0 metres
 - e. Minimum Interior Side Yard Width: 0.0 metres
 - f. Minimum Setback from the Established Daylight Triangle or Rounding: 1.0 metres
 - g. Maximum & Minimum Building Height within 31 metres of the Front Yard Lot Line: 5 storeys
 - h. Maximum Building Height within 25 metres of Rear Yard Lot Line: 23 storeys
 - i. Minimum Building Height within 25 metres of Rear Yard Lot Line: 21 storeys
 - j. Minimum Tower Separation Distance: 12.0 metres
 - k. Minimum Landscaped Open Space: 15%
 - l. Minimum Gross Floor Area devoted to Commercial (Retail) Uses: 1,150 m²
 - m. Maximum Gross Floor Area devoted to Medical Office Uses: 2,200 m²
 - n. Minimum Gross Floor Area devoted to Office Uses: 3,500 m²

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- o. Maximum Overall Floor Space Index (FSI): 4.8
 - p. Maximum Number of Dwelling Units: 156
 - q. Minimum Number of Parking Spaces: 387 or a ratio to be applied reflecting the proposed floor areas and permitted uses.
 - r. A minimum of one (1) loading space shall be provided;
 - s. Bins for collection of waste and recyclable materials shall be stored within the building;
 - t. For the purposes of the Zoning By-law, the entirety of the subject lands is to be considered as one lot for zoning purposes.
- 5. That prior to the enactment of the implementing Zoning By-law and adoption of the Official Plan amendment, the owner shall enter into a Rezoning Agreement with the City, which shall include, but not be limited to, clauses that are generally in accordance with the following:
 - a. Prior to the issuance of site plan approval, 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 as may be required. Appropriate securities shall be deposited with the City to ensure the implementation of these plans in accordance with the City's site plan review process.
 - b. Prior to the issuance of site plan approval, the owner shall submit a Geotechnical Report to the satisfaction of the Director of Environment and Development Engineering.
 - c. Prior to submission of a site plan application, the applicant is required to complete, in compliance with the most current regulations, a Phase 1 Environmental Site Assessment and Phase 2 Environmental Site Assessment (if required). The confirmation of filing of the Record of Site Condition for the above development to the satisfaction of the

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Chief Building Official shall be provided prior to site plan approval.

- d. Prior to the issuance of site plan approval, the owner is required to complete a Detailed Noise Study to the satisfaction of the Director of Environment and Development Engineering.
- e. Prior to the issuance of site plan approval, the owner shall update the Urban Design Brief to reflect the most recent proposal to the satisfaction of the Commissioner of Planning and Development Services.
- f. Prior to the issuance of site plan approval, the owner agrees to submit for approval, a Homebuyers Information Map to the satisfaction of the Commissioner of Planning and Development Services. 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.
- g. The Owner acknowledges and agrees to pay all applicable Regional, City and Educational Development Charges in accordance with the respective development charges by-law.
- h. The Owner acknowledges and agrees to pay cash-in-lieu of parkland dedication in accordance with the *Planning Act* and City Policy or make appropriate arrangements to the satisfaction of the Commissioner of Planning and Development Services.
- i. Prior to the issuance of site plan approval, the Owner shall gratuitously convey to the City of Brampton approximately 8.0 metres (26 feet) along frontage of the property municipally known as 145 Queen Street East, and approximately 5.0 metres (16 feet) along the frontage of the property municipally known as 147 Queen Street East, towards the ultimate Queen Street right-of-way of 36 metres (118 feet).
- j. Prior to the issuance of site plan approval, the Owner shall gratuitously convey to the City of Brampton approximately 2.40 metres (7.9 feet) of road

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allowance widening along the Lynch Street frontage, from a point approximately 29.5 metres (97 feet) south of the current Queen Street ROW limits to John Street, (a distance of approximately 48.3 metres - 158 feet)) towards the ultimate right-of-way of 20 metres (66 feet).

- k. Prior to the issuance of site plan approval, the Owner shall gratuitously convey to the City of Brampton approximately 4.87 metres (16 feet) of road allowance widening along the entire John Street frontage towards the ultimate right-of-way of 24 metres (79 feet).
- l. Prior to the issuance of site plan approval, the Owner shall enter into an agreement with the City of Brampton, to the satisfaction of the Commissioner of Planning and Development, Commissioner of Public Works, and City Solicitor, to address the encroachment of the underground parking facility within the Lynch Street right-of-way and the John Street right-of-way, which will cover issues related to compensation, maintenance and liability.
- m. The owner agrees that in the event that more than one condominium is proposed, appropriate arrangements will be made to share the parking between the office/commercial and residential uses and appropriate easements and maintenance provisions be established. In this regard there will be restrictions on unitizing parking spaces.
- n. The owner agrees that in the event that more than one condominium is proposed, separate servicing connections (storm, sanitary and water) shall be provided to the satisfaction of the Director of Environment and Development Engineering.
- o. The owner shall agree to grant Bell Canada any easement that may be required for telecommunication services. Easements may be required subject to final servicing decisions. In the event of any conflict with existing Bell Canada facilities or easements, the owner/developer shall be responsible for the relocation of such facilities or easements. Bell Canada requires one or more conduit or conduits of sufficient size from

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each unit to the room(s) in which the telecommunication facilities are situated and one or more conduits from the room(s) in which the telecommunication facilities are located to the street line.

- p. The applicant shall agree to include the following warning clauses in all offers of purchase and sale of residential lots:

“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.”

“That 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.”

- q. The Owner shall agree that the following clause be placed in any agreement of purchase and sale entered into with respect to any units on this plan, within a period of five years from the date of registration of the site plan agreement or registration of a plan of condominium:

“Whereas, despite the best efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in the neighbouring schools, you are hereby notified that some students may be accommodated in temporary facilities or bussed 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.”

- r. The Owner shall grant easements to the appropriate authorities as may be required for the installation of utilities and municipal services to service the lands.

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- s. The Owner shall satisfy Canada Post requirements as follows:
 - i. In order to provide mail delivery to the residential tower the Owner shall agree to consult with Canada Post to determine a suitable location for the placement of a secure rear fed mailroom to which Canada post personnel will have access and the owner must obtain a lock type for the mailroom to the satisfaction of Canada Post.
 - ii. In order to provide mail delivery to the office building the Owner shall agree to provide a secure, front loading lockbox.
 - t. The Owner agrees that the following clause should be inserted in all development agreements, offers to purchase, and agreements of Purchase and Sale or Lease of each dwelling unit within 300m of the railway right-of-way:

“Warning: Canadian National Railway Company or its assigns or successors in interest has or have a rights-of-way within 300 metres from the land the subject hereof. There may be alterations to or expansions of the railway facilities on such rights-of-way in the future including the possibility that the railway or its assigns or successors as aforesaid may expand its operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwelling(s). CNR will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid rights-of-way.”
 - u. The Owner agrees to grant CN an environmental easement for operational noise and vibration emissions, registered against the subject property in favour of CN.
6. That prior to enactment of the implementing Zoning By-law and adoption of the Official Plan amendment, the following matters shall be addressed:

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- a. The Functional Servicing Report shall be completed to the satisfaction of the City of Brampton and the Region of Peel.
- b. Appropriate bicycle parking standards be determined to be included in the Zoning By-law amendment.
7. That prior to enactment of the implementing Zoning By-law and adoption of the Official Plan amendment, the owner shall agree to the form and content of the implementing Zoning By-law and Official Plan amendment.
8. That a 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.
9. That any and all written submissions relating to this application that were made to Council and the Planning and Development Committee before its decision and any and all oral submissions related to this application that were made at a public meeting, held under the *Planning Act*, have been, on balance, taken into consideration by Council as part of its deliberations and final decision on this matter, including the following issues raised in these submissions: the need for bicycle parking, traffic impacts and the appropriateness of the proposed density.

Carried

8. Minutes

*** 8.1. Minutes - Brampton Heritage Board - January 17, 2017**

PDC036-2017 That the **Minutes - Brampton Heritage Board - January 17, 2017** to the Planning and Development Committee Meeting of February 13, 2017, Recommendations HB001-2017 to HB007-2017 be approved as printed and circulated.

Carried

The recommendations were approved as follows:

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- HB001-2017 That the agenda for the Brampton Heritage Board Meeting of January 17, 2017 be approved as printed and circulated.
- HB002-2017 That the Brampton Heritage Board organize and participate in the “Highlight on Heritage” event taking place on Saturday, February 11, 2017 at the Bramalea City Centre.
- HB003-2017
 1. That the report from Cassandra Jasinski, Heritage Planner, Planning and Development Services, dated January 7, 2017, to the Brampton Heritage Board Meeting of January 17, 2017, re: **Designation under Part IV, Section 29 of the Ontario Heritage Act – 10100 The Gore Road – Ward 10** (File HE.x), be received;
 2. That designation of 10100 The Gore Road under Part IV of the *Ontario Heritage Act* as a property of cultural heritage significance, be approved;
 3. That staff be authorized to publish and serve the Notice of Intention to Designate in accordance with the requirements under the *Ontario Heritage Act*;
 4. That, if there are no objections to the designation in accordance with the provisions of the *Ontario Heritage Act*, a by-law be passed to designate the subject property;
 5. That, if there are any objections in accordance with the provisions of the *Ontario Heritage Act*, staff be directed to refer the proposed designation to the Ontario Conservation Review Board; and,
 6. That staff be authorized to attend the Conservation Review Board hearing process in support of Council’s decision to designate the subject property.
- HB004-2017 That the Verbal Update from Antonietta Minichillo, Heritage Planner, Planning and Development Services, to the Brampton Heritage Board Meeting of January 17, 2017, re: **8472 Mississauga Road (Fuller House) – Commemorative Feature – Ward 6** (File HE.x), be received.
- HB005-2017 That the Verbal Update from Antonietta Minichillo, Heritage Planner, Planning and Development Services, to the Brampton Heritage Board Meeting of January 17, 2017, re: **58 Church Street – Churchville – Ontario Municipal Board (OMB) Issued Decision – Ward 6** (File HE.x), be received.

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HB006-2017 That the report from Peter Dymond and Paul Willoughby, Co-Chairs, re: to the Brampton Heritage Board Meeting of January 17, 2017, re: **Heritage Report: Reasons for Heritage Designation – 82-86 Main Street North – Heritage Theatre – Ward 1**, be **deferred** to the Brampton Heritage Board Meeting of February 21, 2017.

HB007-2017 That the Brampton Heritage Board do now adjourn to meet again on Tuesday, February 21, 2017 at 7:00 p.m. or at the call of the Chair.

*** 8.2. Minutes - Cycling Advisory Committee - January 19, 2017**

PDC037-2017 That the **Minutes - Cycling Advisory Committee - January 19, 2017** to the Planning and Development Committee Meeting of February 13, 2017, Recommendations CYC001-2017 to CYC006-2017 be approved as printed and circulated.

Carried

The recommendations were approved as follows:

CYC001-2017 That the Agenda for the Cycling Advisory Committee Meeting of January 19, 2017, be approved, as amended, as follows:

To add:

7.4. Minutes – Programs Subcommittee – January 17, 2017

7.5. Discussion at the request of Kevin Montgomery, Co-Chair, re: **Upcoming Cycle Events – Committee Participation**

CYC002-2017 That the following Members represent the Cycling Advisory Committee at the Grow Green Network Launch Event:

1. Alina Grzejszczak
2. Dayle Laing
3. Pauline Thornham

CYC003-2017 That the **Minutes – Programs Subcommittee – January 17, 2017** to the Cycling Advisory Committee Meeting of January 19, 2017, be received.

CYC004-2017 1. That the following Members represent the Cycling Advisory Committee at the 2017 Bike Show:

1. Stephen Laidlaw
2. Kevin Montgomery

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3. George Shepperdley
4. Pauline Thornham

2. That Kevin Montgomery, Co-Chair, represent the Cycling Advisory Committee at the Peel Road Safety Strategic Plan Stakeholders Workshop.

CYC005-2017 That the correspondence to the Cycling Advisory Committee Meeting of January 19, 2017, re: **Community Rides** be received.

CYC006-2017 That the Cycling Advisory Committee do now adjourn to meet again on Thursday, February 16, 2017, at 7:00 p.m.

9. Other/New Business

10. Referred Matters

- 10.1. Correspondence from Mary Flynn-Guglietti, McMillan, dated December 23, 2016, re: **Main Street South Heritage Conservation District**

Note: Referred from the Council Meeting of January 25, 2017, pursuant to Resolution C017-2016

In response to questions from Committee, staff noted that meetings between the stakeholders are on-going, and that a public engagement with the consultant, area residents and staff is scheduled for April. Comments and advice received by stakeholders have been helpful in finalizing the Heritage Conservation District plan.

The following motion was considered:

PDC038-2017 That the correspondence from Mary Flynn-Guglietti, McMillan, dated December 23, 2016, to the Planning and Development Committee Meeting of January 16, 2017, re: **Main Street South Heritage Conservation District** be received.

Carried

11. Deferred Matters - nil

12. Notice of Motion - nil

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13. Correspondence

- 13.1. Correspondence from Bruce Reed, Brampton resident, dated December 23, 2016, re: **Brampton Brick - Response to Delegations Presented to City of Brampton on September 26, 2016** (File HB.c)

See Items 7.1, 13.2 and 16.1

- PDC039-2017 That the correspondence from Bruce Reed, Brampton resident, dated December 23, 2016, to the Planning and Development Committee Meeting of January 16, 2017, re: **Brampton Brick - Response to Delegations Presented to City of Brampton on September 26, 2016** (File HB.c) be received.

Carried

- 13.2. Correspondence from Scott Snider, Turkstra Mazza LLP, dated January 9, 2017, re: **Reply to Brampton Brick Inc., re: Response to Delegation**

See Items 7.1, 13.1, and 16.1

- PDC040-2017 That the correspondence from Scott Snider, Turkstra Mazza LLP, dated January 9, 2017, to the Planning and Development Committee Meeting of January 16, 2017, re: **Reply to Brampton Brick Inc., re: Response to Delegation** be received.

Carried

14. Councillor Question Period

In response to questions from Committee, staff noted the following:

- The Municipal Comprehensive Review (MCR) recommendation report is anticipated to be considered by Committee in April
- Late MCR conversion applications have not delayed the anticipated return date of the recommendation report
- As per Committee's request (Recommendation P&IS214-2016), staff has commenced a land-use study at the north-west quadrant of Hurontario Street and Bovaird Drive
- Property taxes are based on the value of the land and paid to the municipality where it is located; provincially-owned land is not subject to property taxes; however the Province may make a payment in lieu of taxes
- The size of a second unit parking space is being reduced to enable more applicants to meet the measurement requirements

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15. Public Question Period - nil

16. Closed Session

- 16.1. Appendix C – Report from D. Waters, Interim Director, Policy Planning, Planning and Development Services, dated December 21, 2016, re: **Proposed Norval Quarry (Brampton Brick Ltd.) – Part of Lot 12, Concession 6 W.H.S. – Ward 6** – litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board

See Items 7.1, 13.1 and 13.2

The following motion was considered:

PDC041-2017 That Planning and Development Services Committee proceed into Closed Session to discuss matters pertaining to the following:

- 16.1. Appendix C – Report from D. Waters, Interim Director, Policy Planning, Planning and Development Services, dated December 21, 2016, re: **Proposed Norval Quarry (Brampton Brick Ltd.) – Part of Lot 12, Concession 6 W.H.S. – Ward 6** – litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board

Carried

Note: In Open Session, Regional Councillor E. Moore, Chair, reported on the matter considered in Closed Session as follows:

- Council's 2014 decision on the matter has not changed
- Updates will be provided to area residents and stakeholders

17. Adjournment

PDC042-2017 That the Planning and Development Committee do now adjourn to meet again on Monday, February 27, 2017, at 1:00 p.m.

Carried

Regional Councillor E. Moore, Chair



Monday, February 27, 2017

Members Present:

Regional Councillor E. Moore – Wards 1 and 5 (Chair)
Regional Councillor G. Gibson – Wards 1 and 5 (Vice Chair)
Regional Councillor M. Palleschi – Wards 2 and 6
Regional Councillor M. Medeiros – Wards 3 and 4
Regional Councillor G. Miles – Wards 7 and 8
Regional Councillor J. Sprovieri – Wards 9 and 10
City Councillor D. Whillans – Wards 2 and 6
City Councillor J. Bowman – Wards 3 and 4
City Councillor P. Fortini – Wards 7 and 8
City Councillor G. Dhillon – Wards 9 and 10

Members Absent:

nil

Staff Present:

H. Schlange, Chief Administrative Officer
Planning and Development Services:
H. MacDonald, Interim Commissioner
A. Parsons, Interim Director, Development Services
B. Steiger, Manager, Development Services
R. Nykyforchyn, Development Planner
Corporate Services:
M. Rea, Legal Counsel, Litigation
City Clerk's Office:
E. Evans, Deputy City Clerk
S. Danton, Legislative Coordinator

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The meeting was called to order at 1:00 p.m. and adjourned at 1:26 p.m.

1. Approval of Agenda

PDC043-2017 That the Agenda for the Planning and Development Committee Meeting of February 27, 2017, be approved as amended as follows:

To add:

- 9.1. Discussion at the request of Regional Councillor Palleschi, re: **Allocation of Growth Forecast and Management**

Carried

The following was received by the City Clerk's Office after the agenda was printed and related to published items on the Agenda (Committee approval was not required for addition of these items in accordance with Procedure By-law 160-2004, as amended):

- Re: 7.3. Report from R. Nykyforchyn, Development Planner, Development Services Division, dated February 1, 2017, re: **Draft Plan of Subdivision and Application to Amend the Official Plan and Zoning By-law – Malone Given Parsons Ltd. (c/o Scottish Heather Development Inc.) – Ward 6** (Files C05W04.005 and 21T-06024B)
- 5.1. Delegation from Jody Johnson, Aird and Berlis LLP, and correspondence dated February 23, 2017

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

3. Consent

- * The following items listed with an asterisk (*) were considered to be routine and non-controversial by the Committee and were approved at one time.

(7.1, 7.2)
(Item 7.3 was removed from consent)

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4. Statutory Public Meeting Reports - nil

5. Delegations

- 5.1. Delegation from Jody Johnson, Aird and Berlis LLP, re: Report from R. Nykyforchyn, Development Planner, Development Services Division, dated February 1, 2017, re: **Draft Plan of Subdivision and Application to Amend the Official Plan and Zoning By-law – Malone Given Parsons Ltd. (c/o Scottish Heather Development Inc.) – Ward 6** (Files C05W04.005 and 21T-06024B)

Jody Johnson, Aird and Berlis LLP, on behalf of Maple Lodge Farms Ltd., expressed gratitude to staff for working with stakeholders in achieving a mutually agreeable amendment to the separation distance with respect to the subject property.

In response to questions from Committee, staff noted the following:

- The reduced separation distance as it pertains to the subject property, from 450 to 300 metres, is in compliance with the Ontario Ministry of Agriculture, Food and Rural Affairs setback range of 50 to 450 metres that is applied to a sensitive land use buffer
- Staff has taken the necessary steps to ensure that information regarding the subject property's sensitive lands is available to abutting land owners and the public

Item 7.3 was brought forward at this time.

The following motion was considered:

- PDC044-2017
1. That the report from R. Nykyforchyn, Development Planner, Development Services Division, dated February 1, 2017, to the Planning and Development Committee of February 27, 2017, re: **Draft Plan of Subdivision and Application to Amend the Official Plan and Zoning By-law, Malone Given Parsons Ltd. (c/o Scottish Heather Development Inc.) – Ward 6** (Files: C05W04.005 and 21T-06024B), be received;
 2. That a copy of the report and Council resolution be forwarded to the affected stakeholders for information;
 3. That the delegation from Jody Johnson, Aird and Berlis LLP, and correspondence dated February 23, 2017, to the Planning and Development Committee of February 27, 2017, re: **Draft Plan of Subdivision and Application to Amend the Official Plan and Zoning By-law – Malone Given**

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**Parsons Ltd. (c/o Scottish Heather Development Inc.) –
Ward 6** (Files C05W04.005 and 21T-06024B) be received.

Carried

6. Staff Presentations - nil

7. Planning

- * 7.1. Report from A. Magnone, Regulatory Coordinator, Building Division, Planning and Development Services Department, dated January 23, 2017, re: **Application for a Permit to Demolish a Residential Property – 193 Salvation Road – Ward 6** (File G33-LA)

- PDC045-2017 1. That the report from A. Magnone, Regulatory Coordinator, Building Division, Planning and Development Services Department, dated January 23, 2017, to the Planning and Development Services Committee Meeting of February 27, 2017 re: **Application for a Permit to Demolish a Residential Property – 193 Salvation Road – Ward 6** (File G33-LA), be received;
2. That the application for a permit to demolish the residential property located at 193 Salvation Road, be approved;
3. That Peel Regional Police be advised of the issuance of a demolition permit for the property; and,
4. That the demolition of the dwelling must commence within six months of the issuance of the demolition permit otherwise the approval shall be deemed null and void.

Carried

- * 7.2. Report from N. Grady, Development Planner, Development Services Division, dated February 1, 2017, re: **Draft Plan of Subdivision and Application to Amend the Official Plan and the Zoning By-Law – Glen Schnarr & Associates Inc. – TFP Clockworks Developments Inc. – Ward 6** (File C03W17.006)

- PDC046-2017 1. That the report from N. Grady, Development Planner, Development Services Division, dated February 1, 2017, to the Planning and Development Committee Meeting of February 27, 2017, re: **Draft Plan of Subdivision and Application to Amend the Official Plan and the Zoning**

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**By-Law, Glen Schnarr & Associates Inc. – TFP
Clockworks Developments Inc. – Ward 6 (File
C03W17.006) be received.**

2. That the applications be approved in principle and staff be directed to prepare the appropriate amendments to the Official Plan and Zoning By-law, and prepare conditions and give notice of draft plan approval after the satisfaction of “prior to draft plan approval” conditions.
3. That the Official Plan be amended generally as follows:
 - 3.1 That the Mount Pleasant Secondary Plan (Area 51) land use designations for the property be amended from:
 - i) “Low/Medium Density Residential” and “Medium Density Residential” to “Medium Density Residential”.
 - ii) “Medium Density Residential” to “Low/Medium Density Residential”.
 - iii) “Low/Medium Density Residential” to “Vest Pocket Park”.
 - iv) “Low/Medium Density Residential” to “Vest Pocket Park”.
 - v) “Vest Pocket Park” to “Low/Medium Density Residential”.
 - 3.2 That a site-specific policy be included for the “Medium Density Residential” designation permitting an increased maximum density from 60 units per net residential hectare (24 units per net residential acre) to 77 units per net residential hectare (31 units per net residential acre).
4. That staff be authorized to initiate an Official Plan Amendment to revise Schedule A of the Mount Pleasant Secondary Plan Sub-Area Block Plans to conform to this draft plan of subdivision (21T-16011B) and other approved subdivisions within the Block Plan areas.
5. That the Zoning By-law be amended to rezone the property from “Agricultural (A)” and “Agricultural- Section 910 (A-910)”, generally in accordance with the following:
 - i) apply residential zoning designations and provisions that permit single-detached dwellings, semi-detached dwellings, and, street-townhouse, laneway townhouse, dual frontage townhouse and back-to-back townhouse dwellings and open space, floodplain and institutional zoning designations and provisions; and,

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- ii) establish a site-specific zoning designation for the continuation of the Beechwood Farm House heritage dwelling as a single-detached dwelling;
6. That the following shall be satisfied prior to the issuance of draft plan approval:
- 6.1 A Phase 2 Environmental Site Assessment (and Record of Site Condition, if requested) shall be approved to the satisfaction of the Public Works and Engineering Department.
 - 6.2 A Functional Servicing Report shall be approved to the satisfaction of the Public Works and Engineering Department, Credit Valley Conservation and the Region of Peel.
 - 6.3 The applicant shall provide a Letter of Undertaking confirming the applicant's agreement to facilitate the designation of the Beechwood Farmhouse (11690 Chinguacousy Road) under Part IV of the Ontario Heritage Act.
 - 6.4 The applicant shall undertake any required mitigation measures with respect to the Beechwood Farmhouse (11690 Chinguacousy Road) in accordance with the approved Heritage Impact Assessment to the satisfaction of the Planning and Development Services Department.
 - 6.5 The applicant shall provide landscape drawings that include as a landscape feature, salvaged materials from the Beechwood Farmhouse barn within the abutting Park Block 415 along with a heritage interpretive plaque to accompany the landscape feature to the satisfaction of the Planning and Development Services Department.
 - 6.6 The applicant shall obtain the approval from the Ministry of Tourism, Culture and Sport and the Planning and Development Services Department for the Stage 4 Archaeological Assessment.
 - 6.7 The Trustee for the Developer Cost Sharing Agreement for Block Plan Sub-Area 51-2 is to confirm

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that the applicant is in good standing relative to the cost sharing agreement.

- 6.8 The applicant shall prepare a preliminary homebuyer's information map to the satisfaction of the Planning and Development Services Department to be posted in a prominent location in each sales office where homes in the subdivision are being sold.
- 6.9 The applicant shall execute a preliminary subdivision agreement to the satisfaction of the Legal Services Division, 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 street names "Clockwork Drive", "Fruitvale Circle", "Haymarket Drive", "Labrish Road", "Angelfish Road", "Goulston Street", "Backwater Trail", "Boat House Road", "Brent Stephens Way", "Clunbury Road", "Brisdale Drive", "Tractor Lane", "Horsecart Lane", "Block Road", "Action Drive", "Bachelor Street", "Agosto Street", "Caboose Street", "Hawtrey Road", "Benjamin Thorne Road" and "Keith Monkman Way" be approved for use with this plan of subdivision.
- 8. That the following names be approved for use with this plan of subdivision:
 - i) Stormwater Management Pond Block 408: "Henry Moody Pond";
 - ii) Stormwater Management Pond Block 410: "Keith Monkman Pond";
 - iii) NHS Block 411: "Benjamin Thorne Channel South";
 - iv) NHS Block 412: "Benjamin Thorne Channel North";
 - v) Park Block 414: "Brent Stephens Park"; and,
 - vi) Park Block 415: "Keith Monkman Park".
- 9. That staff be authorized to issue the notice of draft plan approval after all "prior to draft plan approval" conditions have been addressed to the satisfaction of the Commissioner of Planning and Development Services, subject to the following:
 - 9.1 any necessary red-line revisions to the draft plan are completed identified by staff and/or as identified in comments including, revising Blocks 416 and 417 from "Walkway/Vista Block" to "Walkway Block".

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- 9.2 All applicable conditions contained in the *City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision*, or derivatives or special conditions, to the satisfaction of Commissioner of Planning and Development Services, including a requirement for a Record of Site Condition, that is to the current EPA standards, to be filed to the satisfaction of the Director of Environment and Development Engineering, provided that this item was not already satisfied.
10. That staff be authorized to obtain pre-conveyance of the Fletcher's Meadow Natural Heritage System or portions thereof, if necessary, prior to registration.
11. That staff be authorized to require pre-dedication of roads or portions thereof if necessary, prior to registration.
12. That the decision of approval of this application be null and void and a new development application be required, unless a zoning by-law is passed within 60 months of the decision.
13. That prior to the issuance of draft plan approval, the applicant shall agree in writing to the form and content of the implementing zoning by-law for the subject application.
14. That any and all written submissions relating to this application that were made to Council and the Planning and Development Committee before its decision and any and all oral submissions related to this application that were made at a public meeting, held under the Planning Act, have been, on balance, taken into consideration by Council as part of its deliberations and final decision on this matter, including one or more of the following issues raised in those submissions: no written or oral submission were received from the public.

Carried

- 7.3. Report, from R. Nykyforchyn, Development Planner, Development Services Division, dated February 1, 2017, re: **Draft Plan of Subdivision and Application to Amend the Official Plan and Zoning By-law – Malone Given Parsons Ltd. (c/o Scottish Heather Development Inc.) – Ward 6** (Files C05W04.005 and 21T-06024B)

Dealt with under Item 5.1 – Recommendation PDC044-2017

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8. Minutes - nil

9. Other/New Business

9.1. Discussion at the request of Regional Councillor Palleschi, re: Allocation of Growth Forecast and Management

Regional Councillor Palleschi distributed a copy of Recommendation GMC 3-2017, passed at the January 19, 2017, Region of Peel Growth Management Committee Meeting and introduced a motion to refer the matter to staff for a report back to Planning and Development Committee.

The following motion was considered:

PDC047-2017 That staff report back to the Planning and Development Committee Meeting on April 26, 2017 re: the performance of the City's population growth in relation to the 2014 Development Charge By-Law forecasts and the estimated share of intensification units, measured in number of units and the percentage of the total new housing starts, annually from 2014 to 2016.

Carried

10. Referred Matters

10.1. Discussion at the request of Regional Councillor Miles, re: Facade and Building Improvement Grant Applications – 164/166 Main Street North

The following motion was considered:

PDC048-2017 That the discussion at the request of Regional Councillor Miles, re: **Façade and Building Improvement Grant Applications – 164/166 Main Street North** be **referred** to staff for a report back to Planning and Development Committee at a future meeting.

Carried

11. Deferred Matters - nil

12. Notice of Motion - nil

13. Correspondence - nil

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14. Councillor Question Period

In response to a question from Committee, staff confirmed that details regarding development application statistics will be provided to the Members via email.

15. Public Question Period - nil

16. Closed Session - nil

17. Adjournment

PDC049-2017 That the Planning and Development Committee do now adjourn to meet again on Monday, March 6, 2017, at 7:00 p.m.

Carried

Regional Councillor E. Moore, Chair

Monday, March 6, 2017

Members Present:

Regional Councillor E. Moore – Wards 1 and 5 (Chair)
Regional Councillor G. Gibson – Wards 1 and 5 (Vice Chair)
Regional Councillor M. Palleschi – Wards 2 and 6
Regional Councillor M. Medeiros – Wards 3 and 4
Regional Councillor G. Miles – Wards 7 and 8
Regional Councillor J. Sprovieri – Wards 9 and 10
City Councillor D. Whillans – Wards 2 and 6
City Councillor P. Fortini – Wards 7 and 8

Members Absent:

City Councillor J. Bowman – Wards 3 and 4 (personal)
City Councillor G. Dhillon – Wards 9 and 10 (other municipal business)

Staff Present:

H. Schlange, Chief Administrative Officer

Planning and Development Services:

H. MacDonald, Interim Commissioner

A. Parsons, Interim Director, Development Services

B. Steiger, Manager, Development Services

Corporate Services:

J. Zingaro, Deputy City Solicitor

City Clerk's Office:

E. Evans, Deputy City Clerk

S. Danton, Legislative Coordinator

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The meeting was called to order at 7:00 p.m. and adjourned at 8:14 p.m.

1. Approval of Agenda

PDC050-2017 That the Agenda for the Planning and Development Committee Meeting of March 6, 2017, be approved as printed and circulated.

Carried

The following was received by the City Clerk's Office after the agenda was printed and related to published items on the Agenda (Committee approval was not required for addition of these items in accordance with Procedure By-law 160-2004, as amended):

Re: 7.2. Report from B. Steiger, Manager, Planning and Development Services, dated February 8, 2017, re: **Application to Amend the Official Plan and Zoning By-law - Glen Schnarr & Associates Inc. - Bindu and Sherry Gupta - Ward 10** (File C09E10.006)

Item 5. 1. - Delegations from:

- Ken Singh, Brampton resident, including correspondence dated March 6, 2017
- Onorio Rocca, Brampton resident, including correspondence dated March 6, 2017
- Suneet Singh Tuli, Brampton resident, including correspondence dated March 6, 2017
- Barinder Kaur, Brampton resident, including correspondence dated March 1, 2017
- Sherry Gupta, property owner, 9874 The Gore Road
- Colin Chung, Glen Schnarr & Associates Inc.

Item 13.1 - Correspondence from:

- Bindu Gupta, Brampton resident, dated March 2, 2017
- Mohan Singh, Brampton resident, dated March 1, 2017
- Dharmvir Gupta, Brampton resident, dated March 1, 2017
- Petition dated February 26, 2017, containing 41 signatures

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

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3. Consent

- * The following items listed with an asterisk (*) were considered to be routine and non-controversial by the Committee and were approved at one time.

(7.1, 8.1)

(Item 7.2 was removed from consent)

4. Statutory Public Meeting Reports - nil

5. Delegations

- 5.1. Delegations re: Item 7.2 - Report from B. Steiger, Manager, Planning and Development Services, dated February 8, 2017, re: **Application to Amend the Official Plan and Zoning By-law - Glen Schnarr & Associates Inc. - Bindu and Sherry Gupta - Ward 10** (File C09E10.006):

1. Ken Singh, Brampton resident, including correspondence dated March 6, 2017
2. Onorio Rocca, Brampton resident, including correspondence dated March 6, 2017
3. Suneet Singh Tuli, Brampton resident, including correspondence dated March 6, 2017
4. Barinder Kaur, Brampton resident, including correspondence dated March 1, 2017
5. Sherry Gupta, property owner, 9874 The Gore Road
6. Colin Chung, Glen Schnarr & Associates Inc.

Ken Singh, Brampton resident, expressed his opposition to the proposal and noted his concerns with increased traffic, insufficient parking, increased noise and pollution, and pedestrian safety. Mr. Singh referenced a petition of opposition submitted at a previous meeting regarding the subject proposal and stated that his objections have not changed.

Onorio Rocca, Brampton resident, noted his objection to the proposal and stated that it is incompatible with the surrounding area. Mr. Rocca expressed concern with increased noise and traffic and requested that the vehicular access to the development remain on The Gore Road.

Suneet Singh Tuli, Brampton resident, expressed opposition to the proposal and stated that the proposed commercial uses do not reflect the needs of the community. Mr. Tuli requested that the sustainability studies be resubmitted and that a community review be undertaken.

Barinder Kaur, Brampton resident, supported the proposal and stated that it will ease parking congestion in the surrounding area and the proposed

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commercial uses will support the growing community. Ms. Kaur submitted a petition in favour of the application containing 41 signatures. She noted that her name appeared on a previous petition of objection to the application and stated that she did not sign the petition.

Sherry Gupta, subject property owner, noted that many studies have been undertaken to ensure compatibility with the surrounding area. The proposal is a low-intensity, small scale development that will incorporate extended buffers and extensive landscaping.

Colin Chung, Glen Schnarr & Associates Inc., agent to the property owner, provided details on the history of the application and planning process. Mr. Chung noted that the property owners and staff have been cognizant of area residents' concerns and they have been addressed in the comprehensive assessment of the proposal. Numerous expert studies have been submitted and none expressed any issues with the proposal. A reduction in lot coverage, an extended buffer zone, and compatible architectural features will ensure compatibility with the surrounding neighbourhood. The proposal represents good planning and is consistent with provincial and municipal statements and growth plans.

Items 7.2 and 13.1 were brought forward at this time.

Committee consideration of the matter included:

- Existing and proposed zoning amendments
- Surrounding land uses; compatibility with future growth and development
- Built form design elements, proposed landscaping, and buffer features
- Vehicular access and sidewalk connection to surrounding points of interest
- Request to the applicant for consideration of area residents concerns during the site plan process

In response to questions from Committee, staff noted that development applications are reviewed on their own merit to ensure compatibility, Details regarding architectural elements, setbacks, vehicular access, landscaping, sidewalk extensions, and buffers are considered during the site plan process.

The following motion was considered:

- PDC051-2017 1. That the report from B. Steiger, Manager, Planning and Development Services, dated February 8, 2017 to the Planning and Development Services Committee Meeting of March 6, 2017, re: **Application to Amend the Official Plan and Zoning By-law – Glen Schnarr & Associates Inc. – Bindu and Sherry Gupta – Ward 10** (File C09E10.006) be received.

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2. That the application be approved in principle and staff be directed to prepare the appropriate amendment to the Official Plan and Zoning By-law.
3. That the Official Plan be amended to change the land-use designation of the subject site from “Estate Residential” to “Residential” on “Schedule A – General Land Use Designations”.
4. That the Bram East Secondary Plan (Area 41) be amended to change the land use designation of the subject site from “Estate Residential” to a special policy area “Service Commercial” designation. Special policies shall generally include, but not be limited to:
 - 4.1 A primary planning principle that the lands shall be developed as a small-scale commercial site and designed to ensure compatibility with and maintain the stability of the adjacent “Estate Residential” neighbourhood.
 - 4.2 Provisions that would permit only commercial/office uses that are generally low intensity in nature. In this regard the policies will set also out that medical office uses (excluding a veterinary use), restaurant and retails uses are not permitted.
 - 4.3 A provision indicating that the implementing zoning by-law amendment will include a limited range of uses, including restrictions on gross floor area for each building and for the site overall;
 - 4.4 General design principles that require a high quality site design that has a residential character. In this regard, the policies shall set out that the building form will be residential in nature and buildings will have a small footprint. Buildings will be oriented towards The Gore Road and away from the residential uses to the west.
 - 4.5 The landscape design shall complement the building design to reinforce a residential character. A large landscape buffer shall be provided adjacent to the abutting residential lot to help provide a transition and screen the commercial use from the adjacent residential lands. Extensive landscaping shall be provided within this buffer. A decorative masonry fence will be provided along the west property line.

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- 4.6 A provision that indicates that site access to Fitzpatrick Drive will be designed to discourage cut-through traffic along Fitzpatrick Drive.
5. That the Zoning By-law be amended by changing the zoning designation of the subject lands from “Residential Rural Estate Two” to an “Office Commercial - Special Section” zone generally in accordance with the following:
- 5.1 Shall only permit the following uses:
- a) Either a day nursery or an animal hospital
 - b) Office, not including medical, dental and a drugless practitioner
 - c) A personal service shop
- 5.2 Requirements and Restrictions:
- a) Minimum Setback to Fitzpatrick Drive: 9.0 metres
 - b) Minimum Interior Side Yard Setback: 18.0 metres
 - c) Minimum Setback to The Gore Road: 5.0 metres
 - d) Minimum Setback to West Property Line, including an Outdoor Play Area Associated with a Day Nursery Use: 18.0 metres
 - e) Maximum Gross Floor Area: 1,630 square metres
 - f) Maximum Ground Floor Area for Any Building: 1,250 square metres
 - g) Minimum Building Separation Distance: 46 metres
 - h) Maximum Building Height: 1 storey, 2 storeys within 50 metres of Fitzpatrick Drive
 - i) Minimum Landscape Width:
 - i) Abutting West Property Line: 6 metres
 - ii) Abutting Front Property Line: 9.0 metres
 - iii) Abutting East Property Line: 4.5 metres
 - iv) Abutting North Property Lined: 3 metres
 - j) A restriction on the ground floor area for a personal service shop
 - k) Maximum gross floor area for a day nursery or animal hospital: 400 square metres
 - l) A day nursery shall only be permitted within 75 metres of the north property line.
 - m) A drive-through is not permitted in conjunction with any permitted use.
6. That prior to the adoption of the Official Plan Amendment and the enactment of the Zoning By-law:
- 6.1 The Traffic Impact Study, prepared by Crozier and Associates shall be approved to the satisfaction of the

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Director of Environment and Development
Engineering, in consultation with the Region of Peel.

- 6.2 The Urban Design Brief, prepared by Glen Schnarr & Associates and RR Design, shall be approved to the satisfaction of the Director of Development Services. In this regard the Design Brief shall include, but not be limited to the following development principles:
- a) That the development will have a residential character, in particular with regard to the design of the buildings.
 - b) Require that the westerly landscape strip be densely landscaped with trees to screen the development from the adjacent residential lands.
 - c) That the front yard along Fitzpatrick Drive contain dense landscaping.
 - d) That a decorative masonry wall be provided along the west property line.
- 6.3
- a) A Phase 1 and Phase 2 (if required) Environmental Site Assessment in compliance with the most current regulations shall be approved to the satisfaction of the Chief Building Official;
 - b) That a decommissioning report, if contaminated material has been identified and is to be removed or, alternatively, a copy of the Certificate of Property Use approved by the Ministry of Environment be submitted to the satisfaction of the City of Brampton; and,
 - c) That confirmation of the filing of the Record of Site Condition in the Environmental Site Registry in compliance with the most current regulations be provided to the Chief Building Official.
- 6.4 The Functional Servicing and Stormwater Management Report, prepared by C.F. Crozier & Associates Inc. shall be approved to the satisfaction of the Director of Environment and Development Engineering, in consultation with the Region of Peel.

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- 6.5 The Preliminary Environmental Noise Report, prepared by Jade Acoustics shall be approved to the satisfaction of the Director of Environment and Development Engineering.
 - 6.6 The Commercial Market Study, prepared by Urban Metrics Inc., shall be approved to the satisfaction of the Commissioner of Planning and Development Services.
 - 6.7 A portion of the lands located along The Gore Road frontage are to be gratuitously dedicated to the Region of Peel for road widening purposes to their satisfaction.
 - 6.8 The applicant shall agree in writing to the form and content of the implementing Official Plan Amendment and Zoning By-law.
7. That prior to the enactment of the Zoning By-law, the Owner shall enter into a Rezoning Agreement with the City of Brampton ("City of Brampton" or the "City"). This agreement shall generally include, but not be limited to the following clauses:
- 7.1 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.
 - 7.2 The Fitzpatrick Drive access will be designed to discourage right-turn exit movements and infiltration into the estate residential area.
 - 7.3 Prior to site plan approval the application shall submit a Tree Inventory and Preservation Plan. Among other matters, this report shall identify any trees on the adjacent lands to the west and make recommendations with regard to their protection.
 - 7.4 The Owner shall agree to implement the approved Urban Design Brief.

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- 7.5 Prior to site plan approval the owner shall engage the services of a qualified acoustical consultant to complete a noise study recommending noise control measures satisfactory to the City (and the Region of Peel when requested by the Region). A copy of this report shall be provided to the City's Chief Building Official.
- 7.6 The noise control measures and noise warning recommended by the acoustical report shall be implemented to the satisfaction of the City of Brampton.
- 7.7 Prior to the issuance of any building permits, the applicant shall provide the City's Chief Building Official with a certificate certifying that the builder's plans for building to be constructed on the plan shows all of the noise attenuation works required by the approved acoustical report and the approved plans.
- 7.8 That prior to site plan approval a 5.0 metre aerial easement beyond the Official Plan R.O.W be provided along The Gore Road for the placement of Hydro One Brampton facilities.
- 7.9 That prior to site plan approval the Owner shall grant all necessary easements as may be required to Hydro One Brampton.
- 7.10 Prior to site plan approval, the Owner shall, at its own cost, grant all necessary easements and maintenance agreements required by those CRTC-licensed telephone companies and broadcasting distribution companies (the "Communication Service Providers") intending to serve the development.
- 7.11 Prior to site plan approval, the Owner shall, in consultation with the applicable utilities and the Communication Services Providers, prepare an overall distribution plan that shows the locations of all utility infrastructure for the development, as well as timing and phasing of installation.
- 7.12 The Owner shall consult with Canada Post to determine suitable locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.

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- 7.13 The Owner shall provide the following for each Community Mailbox site and include these requirements on appropriate servicing plans:
- a) An appropriately-sized sidewalk section (concrete pad), as per Canada Post specifications on which to place the Community Mailboxes.
 - b) Any required curb depressions for wheelchair access.
 - c) The Owner shall make satisfactory arrangements with Canada Post to supply and install and maintain a central mail facility (mailroom, lock box assembly) for any office or commercial building(s) with a common indoor area.
- 7.14 The Owner shall pay all applicable Regional, City and educational development charges in accordance with the respective development charges by-laws.
- 7.15 The Owner shall grant easements to the appropriate authorities as may be required for the installation of utilities and municipal services to service the lands.
- 7.16 The Owner 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.
8. 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 60 months of the Council approval of this decision.
9. That any and all written submissions relating to this application that were made to Council and the Planning and Development Committee before its decision and any and all oral submission related to this application that were made at a public meeting, held under the *Planning Act*, have been, on balance, taken into consideration by Council as part of its deliberations and final decision on this matter, including one or more of the following issues raised in those submissions: traffic impacts, impacts on character/nature of neighborhood, precedent set by change of use, parking, pedestrian safety and noise.
10. That the following delegations to the Planning and Development Committee Meeting of March 6, 2017, re: Report from B. Steiger, Manager, Planning and Development Services, dated February 8, 2017, re:

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Application to Amend the Official Plan and Zoning By-law - Glen Schnarr & Associates Inc. - Bindu and Sherry Gupta - Ward 10 (File C09E10.006) be received:

1. Ken Singh, Brampton resident, including correspondence dated March 6, 2017
2. Onorio Rocca, Brampton resident, including correspondence dated March 6, 2017
3. Suneet Singh Tuli, Brampton resident, including correspondence dated March 6, 2017
4. Barinder Kaur, Brampton resident, including correspondence dated March 1, 2017
5. Sherry Gupta, property owner, 9874 The Gore Road
6. Colin Chung, Glen Schnarr & Associates Inc.

11. That the following correspondence to the Planning and Development Committee Meeting of March 6, 2017, re: Report from B. Steiger, Manager, Planning and Development Services, dated February 8, 2017, re:

Application to Amend the Official Plan and Zoning By-law - Glen Schnarr & Associates Inc. - Bindu and Sherry Gupta - Ward 10 (File C09E10.006) be received:

1. Bindu Gupta, Brampton resident, dated March 2, 2017
2. Mohan Singh, Brampton resident, dated March 1, 2017
3. Dharmvir Gupta, Brampton resident, dated March 1, 2017
4. Petition dated February 26, 2017, containing 41 signatures

A recorded voted was requested and the motion carried as follows:

<u>Yea</u>	<u>Nay</u>	<u>Absent</u>
Miles	Jeffrey	Bowman
Medeiros	Fortini	Dhillon
Moore	Sprovieri	
Palleschi		
Whillans		
Gibson		

Carried
6 Yeas
3 Nays
2 Absent

6. Staff Presentations - nil

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7. Planning

- * 7.1. Report from R. Nargas, Urban Designer, Planning and Development Services, dated February 13, 2017, re: **Budget Amendment - Update and Consolidation of Development Design Guidelines (DDG) - City Wide**

- PDC052-2017 1. That the report from R. Nargas, Urban Designer, Planning and Development Services, dated February 13, 2017, to the Planning and Development Committee Meeting of March 6, 2017, re: **Budget Amendment - Update and Consolidation of Development Design Guidelines (DDG) -City Wide**, be received; and,
2. That a budget amendment be approved for Capital Project #167833.001 – Update and Consolidation of Development Design Guidelines in the amount of \$90,000 with funding transferred from Reserve #4 – Asset Repair and Replacement.

Carried

- 7.2. Report from B. Steiger, Manager, Planning and Development Services, dated February 8, 2017, re: **Application to Amend the Official Plan and Zoning By-law - Glen Schnarr & Associates Inc. - Bindu and Sherry Gupta - Ward 10** (File C09E10.006)

Dealt with under Item 5.1 – Recommendation PDC051-2017

8. Minutes

8.1. Minutes - Cycling Advisory Committee - February 16, 2017

- PDC053-2017 That the Cycling Advisory Committee – February 16, 2017, to the Planning and Development Committee Meeting of March 6, 2017, Recommendations CYC007-2017 to CYC013-2017 be approved as printed and circulated.

Carried

The recommendations were approved as follows:

- CYC007-2017 That the Agenda for the Cycling Advisory Committee Meeting of February 16, 2017, be approved, as printed and circulated.

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- CYC008-2017 That the presentation by Dayle Laing, Member, to the Cycling Advisory Committee Meeting of February 16, 2017, re: **Cycling Infrastructure Best Practices from the 2016 Ontario Bike Summit** be received.
- CYC009-2016 That the following Committee Members be selected to attend the Ontario Bike Summit scheduled for April 12 -13, 2017.
1. Kevin Montgomery
 2. Pauline Thornham
- CYC010-2017 That the report from Nelson Cadete, Project Manager, Active Transportation, Planning and Development Services, to the Cycling Advisory Committee Meeting of February 16, 2017, re: **Summary of the 2017 Work Plan** be received.
- CYC011-2017 1. That the correspondence from Dayle Laing, Member, to the Cycling Advisory Committee Meeting of February 16, 2017, re: **Etobicoke Creek Trail Signage Audit**, be received; and,
2. That staff provide information on the Wayfinding and Signage Program to Committee at a future meeting.
- CYC012-2017 1. That the verbal update by Dayle Laing, Member, to the Cycling Advisory Committee Meeting of February 16, 2017, re:
- **Networking with Brampton GrowGreen**
 - **Committee participation at the Toronto International Bicycle Show: request for volunteers**, be received; and,
2. That the following Members who represent the Brampton Cycling Advisory Committee at the Grow Green Network Launch Event, establish a Grow Green Network Ad Hoc Sub Committee to report back to the Brampton Cycling Advisory Committee, regarding Grow Green Network actionable items for endorsement:
 1. Alina Grzejszczak
 2. Dayle Laing
 3. Pauline Thornham
- CYC013-2017 That the Cycling Advisory Committee do now adjourn to meet again on Thursday, March 16, 2017, at 7:00 p.m.

9. **Other/New Business** - nil

10. **Referred Matters** - nil

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11. **Deferred Matters** - nil

12. **Notice of Motion** - nil

13. **Correspondence**

13.1. Correspondence re: Item 7.2 - Report from B. Steiger, Manager, Planning and Development Services, dated February 8, 2017, re: **Application to Amend the Official Plan and Zoning By-law - Glen Schnarr & Associates Inc. - Bindu and Sherry Gupta - Ward 10** (File C09E10.006):

1. Bindu Gupta, Brampton resident, dated March 2, 2017
2. Mohan Singh, Brampton resident, dated March 1, 2017
3. Dharmvir Gupta, Brampton resident, dated March 1, 2017
4. Petition dated February 26, 2017, containing 41 signatures

Dealt with under Item 5.1 – Recommendation PDC051-2017

14. **Councillor Question Period** - nil

15. **Public Question Period** – nil

16. **Closed Session** - nil

17. **Adjournment**

PDC054-2017 That the Planning and Development Committee do now adjourn to meet again on Monday, March 27, 2017, at 1:00 p.m.

Carried

Regional Councillor E. Moore, Chair



Monday, March 27, 2017

Members:

Regional Councillor E. Moore – Wards 1 and 5 (Chair)
Regional Councillor G. Gibson – Wards 1 and 5 (Vice-Chair)
Regional Councillor M. Palleschi – Wards 2 and 6
Regional Councillor M. Medeiros – Wards 3 and 4
Regional Councillor J. Sprovieri – Wards 9 and 10
City Councillor D. Whillans – Wards 2 and 6
City Councillor J. Bowman – Wards 3 and 4
City Councillor G. Dhillon – Wards 9 and 10

Members Absent:

Regional Councillor G. Miles – Wards 7 and 8 (vacation)
City Councillor P. Fortini – Wards 7 and 8 (personal)

Staff Present:

H. Schlange, Chief Administrative Officer

Planning and Development Services:

H. MacDonald, Interim Commissioner

J. Morrison, Interim Manager, Development Services

Corporate Services:

J. Zingaro, Deputy City Solicitor

City Clerk's Office:

E. Evans, Deputy City Clerk

S. Danton, Legislative Coordinator

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The meeting was called to order at 1:00 p.m. and adjourned at 1:17 p.m.

1. Approval of Agenda

PDC055-2017 That the Agenda for the Planning and Development Committee Meeting of March 27, 2017, be approved as amended as follows:

To add:

- 5.2. Delegation from Charanjit Kaur Grewal, Brampton resident, re: **Land Expropriation – Goreway Drive**

Carried

The following supplementary information was provided at the meeting.

Re: 7.1. Report from M. Taraborrelli, Sign Coordinator, Building Division, dated January 23, 2017, re: **Amendment to the Sign By-law 399-2002, as amended - Wet 'n' Wild Toronto - 7855 Finch Avenue - Ward 8** (File 26SI (290C))

- A copy of the draft by-law was provided

Re: 7.5. Report from C. Caruso, Central Area Planner, Planning and Development Services, dated March 1, 2017, re: **Application to Amend the Official Plan and Zoning By-law - Humphries Consulting Ltd. – Gore (Mosaik) Inc. - Ward 8** (File C09E08.021)

- Deletion of Page 7.5-60 which was a duplicate of Page 7.5-22

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

3. Consent

- * The following items listed with an asterisk (*) were considered to be routine and non-controversial by the Committee and were approved at one time.

(7.1, 7.3, 7.4, 8.1, 10.1, 13.1)

(Items 7.1 and 8.1 were added to consent)

(Items 7.2 and 7.5 were removed from consent)

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4. Statutory Public Meeting Reports - nil

5. Delegations

5.1. Possible Delegations re: Site Specific Amendment to the Sign By-law 399-2002, as amended – Wet 'n' Wild Toronto – 7855 Finch Avenue – Ward 8

Regional Councillor Moore, Chair, announced that in accordance with City By-laws, public notice to consider these matters was posted on the City's website on March 22, 2017.

In response to the Chair's inquiry, it was indicated that no one was present to address the subject matter.

See Item 7.1

5.2. Delegation from Charanjit Kaur Grewal, Brampton resident, re: Land Expropriation – Goreway Drive

Charanjit Kaur Grewal noted that in 2016, she was informed by City staff that a portion of her land may be expropriated to accommodate a road widening. Ms. Grewal stated that during the subsequent negotiations, a possible land exchange offer was made by staff and later retracted. Ms. Grewal requested clarification on the negotiations and status of the matter.

In response to questions from Committee, staff confirmed that a report outlining the background and details of the matter will be brought to Committee of Council at a future date.

The following motion was considered:

- PDC056-2017
1. That the delegation from Charanjit Kaur Grewal, Brampton resident, to the Planning and Development Committee Meeting of March 27, 2017, re: **Land Expropriation – Goreway Drive** be received; and,
 2. That the matter be **referred** to staff for review and a report back to Committee of Council at a future meeting.

Carried

6. Staff Presentations - nil

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7. Planning

- * 7.1. Report from M. Taraborrelli, Sign Coordinator, Building Division, dated January 23, 2017, re: **Amendment to the Sign By-law 399-2002, as amended - Wet 'n' Wild Toronto - 7855 Finch Avenue - Ward 8** (File 26SI (290C))

- PDC057-2017 1. That the report from M. Taraborrelli, Sign Coordinator, Planning and Building Division, dated January 23, 2017, to the Planning and Development Committee Meeting of March 27, 2017, re: **Site Specific Amendment to the Sign By-law 399-2002, as amended – Wet 'n' Wild Toronto – 7855 Finch Avenue – Ward 8**, be received; and
2. That the amendment to the Sign By-law be enacted;

Carried

- 7.2. Report from A. Magnone, Regulatory Coordinator, Building Division, dated January 23, 2017, re: **Application for a Permit to Demolish a Residential Property – 10691 The Gore Road – Ward 10** (File G33-LA)

In response to a question from Committee, staff provided details on the status of the development application for the subject lands.

The following motion was considered:

- PDC058-2017 1. That the report from A. Magnone, Regulatory Coordinator, Building Division, dated January 23, 2017, to the Planning and Development Services Committee Meeting of March 27, 2017 re: **Application for a Permit to Demolish a Residential Property – 10691 The Gore Road – Ward 10** (File G33-LA), be received;
2. That the application for a permit to demolish the residential property located at 10691 The Gore Road, be approved;
3. That Peel Regional Police be advised of the issuance of a demolition permit for the property; and,
4. That the demolition of the dwelling must commence within six months of the issuance of the demolition permit otherwise the approval shall be deemed null and void.

Carried

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- * 7.3. Report from A. Magnone, Regulatory Coordinator, Building Division, dated January 23, 2017, re: **Application for a Permit to Demolish a Residential Property – 1637 Mayfield Road– Ward 6** (File G33-LA)

- PDC059-2017
1. That the report from A. Magnone, Regulatory Coordinator, Building Division, dated January 23, 2017, to the Planning and Development Services Committee Meeting of March 27, 2017, re: **Application for a Permit to Demolish a Residential Property – 1637 Mayfield Road– Ward 6** (File G33-LA) be received;
 2. That the application for a permit to demolish the residential property located at 1637 Mayfield Road, be approved;
 3. That Peel Regional Police be advised of the issuance of a demolition permit for the property; and,
 4. That the demolition of the dwelling must commence within six months of the issuance of the demolition permit otherwise the approval shall be deemed null and void.

Carried

- * 7.4. Report from C. Caruso, Central Area Planner, Planning and Development Services, dated March 1, 2017, re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision - Humphries Planning Group Inc. – 2138436 Ontario Inc. - Ward 10** (File C08E17.008)

- PDC060-2017
1. That the report from Carmen Caruso, Central Area Planner, Development Services Division, dated March 1, 2017, to the Planning and Development Committee Meeting of March 27, 2017, re: Recommendation Report, Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision, Humphries Planning Group Inc. – 2138436 Ontario Inc., Ward 10, File C08E17.008, be received; and
 2. That the application be approved in principle and staff be directed to prepare the appropriate amendment to the Zoning By-law subsequent to the issuance of draft plan approval.
 3. That staff prepare appropriate amendments to the Zoning By-law for enactment by City Council to change the existing zoning to appropriate residential zones consistent with the adjacent zones once the applicant has agreed in writing to

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the form and content of the Zoning By-law implementing the draft plan of subdivision.

4. That the street name Boyce Crescent be approved for this subdivision.
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, staff be authorized to issue notice of draft plan approval subject to the following:
 - a. Any necessary redline revisions to the draft plan identified by staff and/or commenting agencies.
 - b. All applicable 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 to ensure the implementation of the Vales of Humber Block Plan and associated Block Plan Studies as determined by the Commissioner of Planning and Development Services in consultation with other City departments, divisions and external commenting agencies as applicable. Specifically, the following conditions are to be included as part of the conditions of draft approval for the proposed subdivisions:
 - i. Prior to registration, the applicant shall satisfy applicable requirements as identified in the approved Vales of Humber Growth Management Staging and Sequencing Strategy Report.
6. That the following shall be satisfied prior to the issuance of draft plan approval:
 - a. Outstanding final comments and/or conditions of draft plan 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;
 - b. The owner shall sign the Vales of Humber Cost Sharing Agreement and provide the City with a written acknowledgment from the Trustee appointed pursuant

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- to the agreement, that the owner has signed the agreement;
- c. The Functional Servicing Report and Stormwater Management Plan, prepared by Candevcon Ltd., dated June 10, 2016, be revised to the satisfaction of the Commissioner of Public Works and Engineering in conjunction with the Region of Peel;
 - d. The Phase 1 Environmental Assessment Report prepared by SPL Consultants Limited, dated January 14, 2015, be revised to the satisfaction of the Commissioner of Planning and Development Services;
 - e. A copy of the detailed soils investigation and a copy of the filing of a Record of Site Condition with the Ministry of the Environment shall be submitted to the satisfaction of the Chief Building Official;
 - f. The Archaeological Study prepared by Amick Consultants Limited, dated August 11, 2015, be revised to the satisfaction of the Commissioner of Planning and Development Services;
 - g. The Environmental Impact Study and the Vegetative Assessment prepared by Ages Consultant Limited, dated November 25, 2014, be revised to the satisfaction of the Commissioner of Public Works and Engineering;
 - h. The applicant shall prepare a Preliminary Homebuyer's Information Map and an updated Preliminary Composite Homebuyer's map for the Block Plan area to include the subject subdivision. These Information Maps shall be posted in a prominent location in each sales office where homes in the subdivision are being sold. The maps 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 Homebuyer's Information Maps including: City approved street names, the possible temporary location of Canada Post mailboxes, including the number and duration, and other matters of interest to new homebuyers;

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- i. The applicant shall request and be granted development allocation for 2 residential lots and 2 residential reserve blocks;
 - j. That the street name approved by Council be included on the Preliminary Homebuyer's Information Maps and the draft approved subdivision plans; and,
 - k. The applicants 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 be considered null and void and a new development application be required, unless a zoning by-law is passed within 60 months of the Council approval of this decision.
8. That any and all written submissions relating to this application that were made to Council and the Planning and Development Services Committee before its decision and any and all oral submissions related to this application that were made at a public meeting, held under the *Planning Act*, have been, on balance, taken into consideration by Council as part of its deliberations and final decision on this matter, including one or more of the following issues raised in those submissions: no written or oral submissions were received from the public.

Carried

- 7.5. Report from C. Caruso, Central Area Planner, Planning and Development Services, dated March 1, 2017, re: **Application to Amend the Official Plan and Zoning By-law - Humphries Consulting Ltd. – Gore (Mosaik) Inc. - Ward 8** (File C09E08.021)

The following motion was considered:

- PDC061-2017 1. That the report from C. Caruso, Central Area Planner, Development Services Division, dated March 1, 2017, to the Planning and Development Services Committee Meeting of March 27, 2017, re: **Application to Amend the Official Plan and Zoning By-law, Humphries Consulting Ltd. – Gore (Mosaik) Inc. - Ward 8** (File: C09E08.021), be received.

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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.
3. That the Bram East Secondary Plan be amended by changing the land use designation for this site from “Low/Medium Density Residential” to “Cluster and High Density Residential” with site-specific policies that will generally include polices regarding densities and for an appropriate transition and interface with existing land uses surrounding the site.
4. That the Zoning By-law be amended generally as follows:
 - 4.1 To rezone the site from “Agricultural (A)” to a site specific Residential Townhouse zone. The implementing Zoning By-law will generally be in accordance with the following:
 - a. Permitted uses:
 - i. Stacked townhouses; and
 - ii. Back-to-back stacked townhouses.
 - b. Requirements and Restrictions
 - i. Maximum number of residential units: 120;
 - ii. Maximum number of bedrooms per unit: 2;
 - iii. Minimum Dwelling Unit Area: 116 square metres;
 - iv. Minimum Landscape Open Space width shall generally comply with the following:
 - (a) 2.3 metres along the north property line;
 - (b) 1.8 metres along the west property line;
 - (c) 4.5 metres along the east property line;
 - (d) 0.0 metres along the south property line.
 - c. Parking:
 - i. 1.2 parking spaces per residential unit;
 - ii. 0.3 parking spaces per residential unit for visitors;

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- iii. minimum dimension for a parallel parking space shall be 2.7 metres in width by 6.5 metres in length.
- 5. That prior to the adoption of the Official Plan Amendment and the enactment of the Zoning By-law:
 - 5.1 The Urban Design Brief, prepared by John G. Williams Limited and Strybos Barron King Ltd, shall be approved to the satisfaction of the Commissioner of Planning and Development Services.
 - 5.2 The Functional Servicing Report prepared by Candevcon Limited shall be approved to the satisfaction of the Commissioner of Public Works and Engineering in consultation with the Region of Peel and the Toronto and Region Conservation Authority.
 - 5.3 The Transportation Study prepared by Nextrans Engineering shall be approved to the satisfaction of the Commissioner of Public Works and Engineering.
 - 5.4 The Environmental Noise Feasibility Study prepared by Valcoustics Canada Ltd. shall be approved to the satisfaction of the Commissioner of Public Works and Engineering.
 - 5.5 The owner shall agree in writing to the form and content of the Official Plan amendment.
 - 5.6 The owner shall provide Decommissioning Reports for water wells, septic systems and above and below grade storage tanks to the satisfaction of the Commissioner of Planning and Development Services.
 - 5.7 The owner shall provide confirmation of the filing of the Record of Site Condition in the Environmental Site Registry to the satisfaction of the Chief Building Official.
- 6. That prior to the enactment of the Zoning By-law:
 - 6.1 The owner shall enter into a rezoning agreement with the City, which shall include, but not be limited to, clauses that are generally in accordance with the following:
 - 6.1.1 Prior to the issuance of site plan approval, a site development plan, a landscape plan, a

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grading and drainage plan, elevation drawings and an engineering and servicing plan shall be approved to the satisfaction of the Commissioner of Planning and Development Services as may be required. Appropriate securities shall be deposited with the City to ensure the implementation of these plans in accordance with the City's site plan review process.

- 6.1.2 Prior to the issuance of site plan approval, arrangements shall be made to the satisfaction of the Director of Environment and Development Engineering for the provision of necessary reciprocal access and/or servicing easements with the property to the south to allow the southern property to develop in an appropriate manner.
- 6.1.3 Prior to the issuance of site plan approval, the applicant shall acknowledge and agree that vehicular access will not be provided from St. Grace Court.
- 6.1.4 Prior to the issuance of site plan approval, satisfactory arrangements shall be made between the owner and the school boards with respect to the adequate provision and distribution of educational facilities.
- 6.1.5 Prior to the issuance of site plan approval, the owner shall agree to erect and maintain signs at the entrances to the development which shall advise prospective purchasers that due to present school facilities, some of the children from the development may have to be accommodated in temporary facilities or bused to schools.
- 6.1.6 The Owner acknowledges and agrees that prior to offering any units for sale, a Homebuyer's Information Map is to be completed to the satisfaction of the Commissioner of Planning and Development Services, and the map will be included in all offers of purchase and sale and posted in a prominent location in each sales office where units within this development are being offered sale. Among other items, the Homebuyers'

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Information Map shall include a note that warns residents that there is a telecommunications tower in the vicinity of the development.

6.1.7 All offers and purchase shall include a statement noting that a telecommunication tower is located in the vicinity of the development.

6.1.8 All offers of purchase and sale shall include a statement to the satisfaction of the school boards noting that accommodation may not be available for all anticipated students in the neighbourhood schools, and that some students may be accommodated in temporary facilities or bused to schools outside of the area according to the Boards' Transportation Policies.

6.1.9 All offers of purchase and sale shall include a statement to the satisfaction of the school boards noting that the purchaser agrees that for the purposes of transportation to school, the residents of the development shall agree that the children will meet the school bus on roads presently in existence or at another designated place convenient to the Board.

6.2 The owner shall agree in writing to the form and content of the implementing zoning by-law.

7. That the decision of approval be considered null and void and a new development application be required, unless a zoning by-law is passed within 60 months of the Council approval of this decision.

8. That any and all written submissions relating to this application that were made to Council and the Planning and Development Services Committee before its decision and any and all oral submissions related to this application that were made at a public meeting, held under the Planning Act, have been, on balance, taken into consideration by Council as part of its deliberations and final decision on this matter, including one or more of the following issues:

8.1 Traffic and Access; and

8.2 Density.

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A recorded voted was requested and the motion carried as follows:

<u>Yea</u>	<u>Nay</u>	<u>Absent</u>
Bowman	Dhillon	Miles
Medeiros		Fortini
Moore		
Sprovieri		
Palleschi		
Whillans		
Gibson		
		Carried
		7 Yeas
		1 Nay
		2 Absent

8. Minutes

*** 8.1. Minutes - Brampton Heritage Board - February 21, 2017**

PDC062-2017 That the **Minutes – Brampton Heritage Board – February 21, 2017**, Recommendations HB008-2017 to HB020-2017, be approved, as printed and circulated.

Carried

The recommendations were approved as follows:

HB008-2017	That the agenda for the Brampton Heritage Board Meeting of February 21, 2017 be approved as printed and circulated
HB009-2017	1. That the presentation from Antonietta Minichillo, Heritage Planner, Planning and Development Services, to the Brampton Heritage Board Meeting of February 21, 2017, re: Annual Heritage Report, be received; and, 2. That staff be requested to present the Annual Heritage Report at a future City Council Meeting.
HB010-2017	That the Minutes of the Outreach and Marketing Sub-Committee Meeting of January 26, 2017 , to the Brampton Heritage Board Meeting of February 21, 2017, be received.

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- HB011-2017 That the **Minutes of the Heritage Resources Sub-Committee Meeting of January 12, 2017**, to the Brampton Heritage Board Meeting of February 21, 2017, be received.
- HB012-2017 That the **Minutes of the Heritage Resources Sub-Committee Meeting of February 9, 2017**, to the Brampton Heritage Board Meeting of February 21, 2017, be received.
- HB013-2017 That the correspondence from Elena Veldman, CHO Program Officer, dated January 12, 2017, to the Brampton Heritage Board Meeting of February 21, 2017, re: **Community Heritage Ontario (CHO) Workshops and Webinars**, be received.
- HB014-2017 That Peter Dymond and Paul Willoughby be appointed Co-Chairs of the Brampton Heritage Board for the term ending November 30, 2018, or until successors are named.
- HB015-2017
 1. That the report from Antonietta Minichillo, Heritage Planner, Planning and Development Services, dated February 10, 2017, to the Brampton Heritage Board Meeting of February 21, 2017, re: **Heritage Permit Application – Part V of the Ontario Heritage Act for Churchville Cemetery (0 Churchville Road) – Ward 6** (File HE.x), be received; and,
 2. That the Heritage Permit application for installation of a plaque in the Churchville Cemetery be approved.
- HB016-2017
 1. That the report from Antonietta Minichillo, Heritage Planner, Planning and Development Services, dated February 8, 2017, to the Brampton Heritage Board Meeting of February 21, 2017, re: **Heritage Conservation Plan and Heritage Building Protection Plan – 10254 Hurontario Street – Ward 2** (File HE.x), be received; and,
 2. That the “Heritage Conservation Plan and Heritage Building Protection Plan” attached as Appendix A to the report, be received and approved;
 3. That prior to Site Plan approval, the applicant shall provide financial securities as specified in the Heritage Conservation Plan in a form satisfactory to the Commissioner of Planning and Development Services; and,
 4. That during the period of vacancy at 10254 Hurontario Street, the owner follow the measures outlined in the Heritage Building Protection Plan;

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5. That prior to the completion of the warehouse distribution centre, the owner undertake all work in accordance with the Heritage Conservation Plan for 10254 Hurontario Street, in compliance with all applicable laws having jurisdiction and by retaining all necessary permits; and,
6. That prior to the release of the financial securities specified, the owner provide a letter of substantial completion, prepared and signed by a qualified heritage consultant, confirming that the required conservation work has been completed in accordance with the Heritage Conservation Plan and that an appropriate standard of conservation has been maintained, all to the satisfaction of Heritage staff, Planning and Development Services.

HB017-2017

1. That the report from Cassandra Jasinski, Heritage Planner, Planning and Development Services, dated February 1, 2017, to the Brampton Heritage Board Meeting of February 21, 2017, re: **Designation under Part IV, Section 29 of the Ontario Heritage Act – 10192A Highway 50 – Ward 10** (HE.x), be received;
2. That designation of 10192A Highway 50 under Part IV of the *Ontario Heritage Act* as a property of cultural heritage significance, be approved;
3. That staff be authorized to publish and serve the Notice of Intention to Designate in accordance with the requirements under the *Ontario Heritage Act*;
4. That, if there are no objections to the designation in accordance with the provisions of the *Ontario Heritage Act*, a by-law be passed to designate the subject property;
5. That, if there are any objections in accordance with the provisions of the *Ontario Heritage Act*, staff be directed to refer the proposed designation to the Ontario Conservation Review Board; and,
6. That staff be authorized to attend the Conservation Review Board hearing process in support of Council's decision to designate the subject property.

HB018-2017

1. That the report from Cassandra Jasinski, Heritage Planner, Planning and Development Services, dated February 8, 2017, to the Brampton Heritage Board Meeting of February

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21, 2017, re: **Listing 8799 Heritage Road on the Municipal Register of Cultural Heritage Resources – Ward 6** (HE.x), be received; and,

2. That 8799 Heritage Road be listed on the City of Brampton's *Municipal Register of Cultural Heritage Resources*.

HB019-2017 That the report from Peter Dymond and Paul Willoughby, Co-Chairs, re: to the Brampton Heritage Board Meeting of February 21, 2017, re: **Heritage Report: Reasons for Heritage Designation – 82-86 Main Street North – Heritage Theatre – Ward 1**, be **deferred** to the Brampton Heritage Board Meeting of March 21, 2017.

HB020-2017 That the Brampton Heritage Board do now adjourn to meet again on Tuesday, March 21, 2017 at 7:00 p.m. or at the call of the Chair.

9. **Other/New Business** - nil

10. **Referred Matters**

* 10.1. **Referred Matters List - Planning and Development Committee**

PDC063-2017 That the **Referred Matters List - Planning and Development Committee** to the Planning and Development Committee Meeting of March 27, 2017, be received.

Carried

11. **Deferred Matters** - nil

12. **Notice of Motion** - nil

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13. Correspondence

- * 13.1. Correspondence from Kathryn Lockyer, Regional Clerk, Region of Peel, dated March 6, 2017, re: **Resolution Number 2017-139 - Adoption of Regional Official Plan Amendment 27** (File BA.x)

PDC064-2017 That the correspondence from Kathryn Lockyer, Regional Clerk, Region of Peel, dated March 6, 2017, to the Planning and Development Committee Meeting of March 27, 2017, re: **Resolution Number 2017-139 - Adoption of Regional Official Plan Amendment 27** (File BA.x) be received.

Carried

14. Councillor Question Period

In response to a question from Committee, staff confirmed that meetings between stakeholders regarding the Main Street South Heritage Conservation District will be scheduled soon. Councillors will be apprised of the meeting dates.

15. Public Question Period - nil

16. Closed Session - nil

17. Adjournment

PDC065-2017 That the Planning and Development Committee do now adjourn to meet again on Monday, April 3, 2017, at 7:00 p.m.

Carried

Regional Councillor E. Moore, Chair



Monday, April 3, 2017

Members Present:

Regional Councillor E. Moore – Wards 1 and 5 (Chair)
Regional Councillor M. Palleschi – Wards 2 and 6
Regional Councillor G. Miles – Wards 7 and 8
Regional Councillor J. Sprovieri – Wards 9 and 10
City Councillor J. Bowman – Wards 3 and 4
City Councillor P. Fortini – Wards 7 and 8
City Councillor G. Dhillon – Wards 9 and 10 (arrived at 8:34 p.m.
– personal)

Members Absent:

Regional Councillor G. Gibson – Wards 1 and 5 (Vice-Chair)
(vacation)
Regional Councillor M. Medeiros – Wards 3 and 4 (personal)
City Councillor D. Whillans – Wards 2 and 6 (vacation)

Staff Present:

H. Schlange, Chief Administrative Officer

Planning and Development Services:

A. Parsons, Interim Director, Development Planning
D. Waters, Interim Director, Policy Planning
C. Caruso, Development Planner
D. VanderBerg, Central Area Planner

Corporate Services:

J. Zingaro, Deputy City Solicitor

City Clerk's Office:

P. Fay, City Clerk
S. Danton, Legislative Coordinator

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The meeting was called to order at 7:02 p.m. and adjourned at 8:57 p.m.

1. Approval of Agenda

The following motion was considered:

PDC066-2017 That the Agenda for the Planning and Development Committee Meeting of April 3, 2017, be approved as printed and circulated.

Carried

The following was received by the City Clerk's Office after the agenda was printed and related to published items on the Agenda (Committee approval was not required for addition of these items in accordance with Procedure By-law 160-2004, as amended):

Re: 7.1. Report from C. Caruso, Central Area Planner, Development Services Division, dated March 8, 2017, re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision - Glen Schnarr & Associates Inc. – Fieldgate Developments - Ward 4** (File C03W02.007)

Delegations from:

- Bassim Matuk, Brampton resident
- Zahidul Kabir, Brampton resident
- Edward Szewczyk, Brampton resident

Correspondence from:

- Carl Brawley, Glen Schnarr & Associates Inc., dated March 30, 2017

Re: 7.2. Report from B. Steiger, Manager, Planning and Development Services, dated March 8, 2017, re: **Application to Amend the Official Plan and Zoning By-Law - MMM Group Limited - 2042843 Ontario Inc. (Trevi Homes) - Ward 2** (File C01E18.017)

Delegations from:

- Andrew and Teresa Gell, Brampton residents
- Shirley and Ian Fisher, Brampton residents
- Chad John-Baptiste, MMM Group Ltd.
- John Duhaime, Brampton resident
- Frank Aloise, Brampton resident
- Mike Mytkowski, Brampton resident
- Erich Meyer, Brampton resident

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Correspondence from:

- Clayton and Florence Pifko, Brampton residents, dated March 22, 2017

The following was listed for distribution prior to the meeting and was provided:

8.1. Minutes - Cycling Advisory Committee - March 16, 2017

8.2. Minutes – Brampton Heritage Board – March 21, 2017

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

3. Consent

Item 7.1 was removed from consent

4. Statutory Public Meeting Reports

4.1. Report from C. LaRota, Policy Planner, Planning and Development Services, dated February 21, 2017, re: **City Initiated Official Plan Amendment to the Queen Street Corridor Secondary Plan, Area 36**

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

The following motion was considered:

- PDC067-2017
1. That the report from C. LaRota, Policy Planner, Planning and Development Services, dated February 21, 2017, to the Planning and Development Services Committee Meeting of April 3, 2017, re: **City Initiated Official Plan Amendment to the Queen Street Corridor Secondary Plan - Area 36** be received;
 2. That Planning and Development Services Department staff be directed to report back to Planning and Development Services Committee with the results of the Public Meeting and a staff recommendation, and;
 3. That a copy of this report and Council resolution be forwarded to the Region of Peel for information.

Carried

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- 4.2. Report from K. Freeman, Development Planner, Planning and Development Services, dated March 8, 2017, re: **Application to Amend the Zoning By-Law - Glen Schnarr & Associates Inc. - Absolute Angels - Ward 6** (File C04W12.005)

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

The following motion was considered:

- PDC068-2017
1. That the report from K. Freeman, Development Planner, Planning and Development Services, dated March 8, 2017, to the Planning and Development Committee Meeting of April 3, 2017, re: **Application to Amend the Zoning By-Law – Glen Schnarr & Associates Inc. – Absolute Angels – Ward 6** (File C04W12.005) be received; and
 2. That Development Services Division staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Carried

- 4.3. Report from K. Freeman, Development Planner, Planning and Development Services, dated March 8, 2017, re: **Application to Amend the Zoning By-Law and a Proposed Draft Plan of Subdivision - Gagnon Walker Domes Ltd. – 2040485 Ontario Ltd. - Ward 6** (File C03W11.009)

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

The following motion was considered:

- PDC069-2017
1. That the report from K. Freeman, Development Planner, Planning and Development Services, dated March 8, 2017, to the Planning and Development Committee Meeting of April 3, 2017, re: **Application to Amend the Zoning By-Law and a Proposed Draft Plan of Subdivision - Gagnon Walker Domes Ltd. – 2040485 Ontario Ltd., - Ward 6** (File C03W11.009) be received; and

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2. That Planning and Development Services Department staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Carried

- 4.4. Report from C. Caruso, Development Planner, Planning and Development Services, dated March 8, 2017, re: **Application for a Draft Plan of Subdivision, Gagnon Walker Domes Ltd. – Lakepath Holding Inc. - Ward 2** (File C01E14.027)

Members of the public requested a presentation on this matter.

Richard Domes, Gagnon Walker Domes Ltd., presented a summary of the proposal including details on the location and size of the subject lands.

Carmen Caruso, Development Planner, presented details on the technical aspects of the planning process and next steps.

Following the presentations, members of the public addressed Committee as follows:

Heidi Wilbur, Brampton resident, expressed her approval of the application and requested that the re-zoning be approved to match the proposal.

In response to questions from Donna Brennan, Brampton resident, staff clarified the status and next steps of the application.

Leo O'Brien, Brampton resident, expressed his approval of the application.

The following motion was considered:

- | | |
|-------------|--|
| PDC070-2017 | <ol style="list-style-type: none">1. That the report from C. Caruso, Development Planner, Planning and Development Services, dated March 8, 2017, to the Planning and Development Committee Meeting of April 3, 2017, re: Application for a Draft Plan of Subdivision - Gagnon Walker Domes Ltd. – Lakepath Holding Inc. - Ward 2 (File C01E14.027), be received; and |
|-------------|--|

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2. That staff be directed to report back to Planning and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Carried

- 4.5. Report from D. VanderBerg, Central Area Planner, Planning and Development Services, dated March 8, 2017, re: **Application to Amend the Zoning By-law and City-Initiated Housekeeping Amendment - Market Partners – Mattamy (Bramview) Ltd. - Ward 3** (File C01E05.061)

Members of the public requested a presentation on this matter.

Johnny Chimienti, Graziani & Corazza Architects Inc., presented a summary of the application including details on the size of the proposed condominium tower and townhouse units, and the location and size of the subject lands.

David VanderBerg, Central Area Planner, presented details on the technical aspects of the planning process and next steps.

Following the presentations, members of the public addressed Committee as follows:

Joey Rusnak, Brampton resident, requested that the façade of the buildings enhance the existing community, and improvements be made to local green spaces.

Staff confirmed that development fees may be used to enhance green spaces.

Ernesto Branco, spoke against the application and stated that the proposed access and parking provisions are insufficient.

In response to questions from Committee, staff provided details on the proposed height of the condominium tower and parking provisions.

The following motion was considered:

- | | |
|-------------|--|
| PDC071-2017 | <ol style="list-style-type: none">1. That the report from David VanderBerg, Central Area Planner, Planning and Development Services, dated March 8, 2017, to the Planning and Development Committee Meeting of April 3, 2017, re: Application to Amend the Zoning By-law and City-Initiated Housekeeping Amendment - Market Partners – Mattamy (Bramview) Ltd. - Ward 3 (File: C01E05.061) be received; and |
|-------------|--|

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2. That Development Services Division staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Carried

5. **Delegations** - nil

6. **Staff Presentations** - nil

7. **Planning**

- 7.1. Report from C. Caruso, Central Area Planner, Planning and Development Services, dated March 8, 2017, re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision - Glen Schnarr & Associates Inc. – Fieldgate Developments - Ward 4** (File C03W02.007)

A motion to defer the report and delegations to the May 15, 2017, Planning and Development Committee Meeting was introduced, and considered as follows:

- PDC072-2017
1. That the report from C. Caruso, Central Area Planner, Planning and Development Services, dated March 8, 2017, re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision - Glen Schnarr & Associates Inc. – Fieldgate Developments - Ward 4** (File C03W02.007) be **deferred** to the Planning and Development Committee Meeting of May 15, 2017; and
 2. That the following delegations to the Planning and Development Committee Meeting of April 3, 2017, re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision - Glen Schnarr & Associates Inc. – Fieldgate Developments - Ward 4** (File C03W02.007) be **deferred** to the Planning and Development Committee Meeting of May 15, 2017:
 - Bassim Matuk, Brampton resident
 - Zahidul Kabir, Brampton resident
 - Edward Szewczyk, Brampton resident; and

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3. That the correspondence from Carl Brawley, Glen Schnarr & Associates Inc., dated March 30, 2017, to the Planning and Development Committee Meeting of April 3, 2017, re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision - Glen Schnarr & Associates Inc. – Fieldgate Developments - Ward 4** (File C03W02.007) be received.

Carried

- 7.2. Report from B. Steiger, Manager, Planning and Development Services, dated March 8, 2017, re: **Application to Amend the Official Plan and Zoning By-Law - MMM Group Limited - 2042843 Ontario Inc. (Trevi Homes) - Ward 2** (File C01E18.017)

Andrew Gell, Brampton resident, expressed his opposition to the proposal and stated that it is not compatible with the existing neighbourhood.

Shirley Fisher, Brampton resident, spoke against the application and expressed concern with the proposed density intensification.

John Duhaime, stated that the proposal does not match the existing neighbourhood and the suggested amenities are insufficient.

Frank Aloise, Brampton resident, spoke against the application and stated that the developers have not taken the local residents' concerns into consideration.

Mike Mytkowski, Brampton resident, expressed his opposition to the proposal and stated that the parking provisions are inadequate.

Erich Meyer, Brampton resident, spoke against the application and stated that it does not conform to the surrounding neighbourhood.

Chad John-Baptiste, MMM Group Ltd., provided details on the history of the application and outlined the concessions taken by the developer to accommodate area residents' concerns.

A motion was introduced to defer this matter and was considered as follows:

- | | |
|-------------|--|
| PDC073-2017 | <ol style="list-style-type: none">1. That staff's recommendations regarding Item 7.2 (Trevi Homes) be put aside and the Applications for an Official Plan Amendment and Zoning Bylaw Amendment be deferred;2. That the deferral stands pending the completion or resolution of the Ontario Municipal Board Hearing pertaining to lands located immediately north of the subject lands; |
|-------------|--|

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3. That the deferral provides sufficient time to complete, peer review (at the expense of the Applicant) and consider an Urban Design Brief, Noise Impact Study and Transportation Impact Study including all other technical reports which may inform the impact of re-designating the subject lands from Low Density Residential to Medium Density;
4. That should the Applicant exercise their right to appeal the proposed Official Plan Amendment and Zoning By-law Amendment due to a non-decision, staff be directed to retain outside Counsel as necessary and any required experts to defend the deferral;
5. That the following delegations to the Planning and Development Committee Meeting of April 3, 2017, re: **Application to Amend the Official Plan and Zoning By-Law - MMM Group Limited - 2042843 Ontario Inc. (Trevi Homes) - Ward 2** (File C01E18.017) be received:
 - Andrew and Teresa Gell, Brampton residents
 - Shirley and Ian Fisher, Brampton residents
 - Chad John-Baptiste, MMM Group Ltd.
 - John Duhaime, Brampton resident
 - Frank Aloise, Brampton resident
 - Mike Mytkowski, Brampton resident
 - Erich Meyer, Brampton resident
6. That the correspondence from Clayton and Florence Pifko, Brampton residents, dated march 22, 2017, re: **Application to Amend the Official Plan and Zoning By-Law - MMM Group Limited - 2042843 Ontario Inc. (Trevi Homes) - Ward 2** (File C01E18.017) be received.

Carried

8. Minutes

8.1. Minutes - Cycling Advisory Committee - March 16, 2017

The following motion was considered:

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PDC074-2017 That the **Minutes – Cycling Advisory Committee – March 16, 2017**, to the Planning and Development Committee Meeting of April 3, 2017, Recommendations CYC014-2017 to CYC023-2017, be approved as printed and circulated.

Carried

The recommendations were approved as follows:

CYC014-2017 That the Agenda for the Cycling Advisory Committee Meeting of March 16, 2017, be approved, as amended as follows:

To add:

7.8. Discussion at the request of Dayle Laing, Member, re:
Traffic Calming - Public Information Centres

CYC015-2017 That the delegation from Erica Duque, Active Transportation Planner, Region of Peel, to the Cycling Advisory Committee Meeting of March 16, 2017, re: **Overview of Region of Peel Sustainable Transportation Strategy - Bike Month and Bike to School Week 2017** be received.

CYC016-2017 1. That the update from Nelson Cadete, Project Manager, Active Transportation, to the Cycling Advisory Committee Meeting of March 16, 2017, re: **Signalized Crossride Comparison and Input** be received; and,

2. That it is the position of the Cycling Advisory Committee that Crossride #2 – Combined Pedestrian and Cyclist Crossride be the preferred crossride for installation in intersections in the City of Brampton.

CYC017-2017 That Cycling Advisory Committee submit the schedule of 2017 Community Rides for inclusion in the City's Events calendar.

CYC018-2017 1. That Dayle Laing, Member, represent the Cycling Advisory Committee on the Bike to Work Planning Committee.

2. That Cycling Advisory Committee members volunteer to lead rides from select locations in the City to the Bike to Work Day event site; and,

3. That the Cycling Advisory Committee share an information booth at the Bike to Work Day event with BikeBrampton and the Brampton Environment Advisory Committee.

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- CYC019-2017 That Kevin Montgomery, Co-Chair, on behalf of the Cycling Advisory Committee, submit a request to the City, requesting that June be proclaimed as Bike Month in the City of Brampton.
- CYC020-2017 1. That Kevin Montgomery, Co-Chair, on behalf of the Cycling Advisory Committee, attend the **Region of Peel Transportation Road Safety Strategic Plan – Workshop #3** on May 8, 2017, and to bring forward any questions or concerns from the Committee; and,
2. That the correspondence from Kevin Montgomery, Co-Chair, to Lindsay Edwards, Principal Planner, Transportation System Planning, Public Works, Region of Peel, be approved.
- CYC021-2017 1. That the presentation by Kevin Montgomery, Co-Chair, to the Cycling Advisory Committee Meeting of March 16, 2017, re: **2016 Committee Accomplishments and 2017 Work Plan** be received; and,
2. That the Co-Chairs of the Cycling Advisory Committee, Kevin Montgomery and Anthony Simone, present the **2016 Committee Accomplishments and 2017 Work Plan** at the Planning and Development Committee Meeting of May 15, 2017.
- CYC022-2017 That the correspondence from Share the Road Cycling Coalition, dated March 6, 2017, to the Cycling Advisory Committee Meeting of March 16, 2017, re: **Province of Ontario Should Invest \$50 Million in Cycling Infrastructure** be received.
- CYC023-2017 That the Cycling Advisory Committee do now adjourn to meet again on Thursday, April 20, 2017, at 7:00 p.m.

8.2. Minutes - Brampton Heritage Board - March 21, 2017

The following motion was considered:

- PDC075-2017 That the **Minutes – Brampton Heritage Board – March 21, 2017** to the Planning and Development Committee Meeting of April 3, 2017, Recommendations HB021-2017 to HB034-2017 be approved as printed and circulated.

Carried

The recommendations were approved as follows:

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- HB021-2017 That the agenda for the Brampton Heritage Board Meeting of March 21, 2017 be approved as amended, as follows:
To add:
- 5.2. Delegation from Dr. Kathleen Armitage, Grace United Church, re: **Grace United Church – “A Gala Reception: “Once in a Lifetime” – Saturday, May 13, 2017**
- HB022-2017 That the delegation from Dr. Kathleen Armitage, Chair, Grace United Church 150th Anniversary Gala, to the Brampton Heritage Board Meeting of March 21, 2017, re: **Grace United Church 150th Anniversary Gala Reception: “Once in a Lifetime” – Saturday, May 13, 2017**, be received.
- HB023-2017 That the **Minutes of the Heritage Resources Sub-Committee Meeting of March 9, 2017**, to the Brampton Heritage Board Meeting of March 21, 2017, be received.
- HB024-2017 That the verbal update from Matthew Rea, Legal Counsel, Litigation, Corporate Services, to the Brampton Heritage Board Meeting of March 21, 2017, re: **Conservation Review Board Decision – 22 William Street – Ward 1** (File HE.x), be received.
- HB025-2017 1. That the report from Cassandra Jasinski, Heritage Planner, Planning and Development Services, dated March 7, 2017, to the Brampton Heritage Board Meeting of March 21, 2017, re: **Heritage Permit Application and Designated Heritage Property Incentive Grant Application – 156 Main St N – Ward 1** (File HE.x), be received; and
2. That the Heritage Permit application for 156 Main Street North for repointing and selective replacement of bricks on the chimney be approved; and
3. That the Designated Heritage Property Incentive Grant application for 156 Main Street North for repointing and selective replacement of bricks on the chimney be approved, to a maximum of \$5000, subject to the following condition:
- i. That the applicant submit quotes for comparable works to Heritage staff.
- HB026-2017 1. That the report from Cassandra Jasinski, Heritage Planner, Planning and Development Services, dated March 7, 2017, to the Brampton Heritage Board Meeting of March 21, 2017, re: **Heritage Permit Application – Part IV of the Ontario**

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- Heritage Act – 2 Chapel Street – Ward 3** (File HE.x), be received; and
2. That the Heritage Permit application for 2 Chapel Street for the conservation and restoration work on The Old Fire Hall be approved, subject to the following condition:
- i. That the final conservation report be submitted to Heritage staff for review and approval.
- HB027-2017
1. That the report from Cassandra Jasinski, Heritage Planner, Planning and Development Services, dated March 7, 2017, re: **Heritage Permit Application – Part IV of the Ontario Heritage Act – 55 Queen Street East – Ward 3** (File HE.x), be received; and
2. That the Heritage Permit application for 55 Queen Street East for the conservation and restoration work on the Carnegie Library be approved, subject to the following condition:
- i. That the final conservation report be submitted to Heritage staff for review and approval.
- HB028-2017
1. That the report from Tristan Costa, Assistant Heritage Planner, Planning and Development Services, dated March 7, 2017, to the Brampton Heritage Board Meeting of March 21, 2017, re: **Heritage Permit Application – Part IV of the Ontario Heritage Act for 44 Lampman Crescent – Ward 5** (File HE.x), be received; and
2. That the Heritage Permit application for 44 Lampman Crescent for the construction of a one storey detached garage be approved, subject to the following condition:
- a. That the final specifications and drawings for the garage be submitted for review and approval by Heritage Staff.
- HB029-2017
1. That the report from Tristan Costa, Assistant Heritage Planner, Planning and Development Services, dated March 7, 2017, to the Brampton Heritage Board Meeting of March 21, 2017, re: **Heritage Permit Application – Part V of the Ontario Heritage Act for 1284 Martin's Boulevard – Ward 6** (File HE.x) be received; and
2. That the Heritage Permit application for 1284 Martin's Boulevard for an addition to the front of the house and

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interior alterations be approved subject to the following condition:

- i. That all windows on public facing façades be sash windows.

- HB030-2017
1. That the report from Cassandra Jasinski, Heritage Planner, Planning and Development Services, dated March 9, 2017, re: **Notice of Intention to Demolish 11903 Airport Road – Ward 10** (File He.x), be received; and
 2. That the property at 11903 Airport Road be removed from the Municipal Heritage Register; and
 3. That the demolition of the dwelling at 11903 Airport Road be permitted, with photo documentation of the dwelling submitted for archival purposes to the City of Brampton and the archives at Peel Art Gallery, Museum & Archives (PAMA); and
 4. That future development of the site consider the name of Tullamore; and
 5. That a commemorative plaque be installed at the expense of the developer as a condition of development approval; and
 6. That a copy of the Heritage Impact Assessment be provided to the archives at Peel Art Gallery, Museum & Archives (PAMA); and
 7. That the owner be requested to salvage heritage materials that are in good condition for potential reuse in other heritage resources.

HB031-2017 That the verbal update from Paul Willoughby, Co-Chair, to the Brampton Heritage Board Meeting of March 21, 2017, re: **Heritage-Art Task Force at Peel Memorial Centre**, be received.

HB032-2017 That the report from Peter Dymond and Paul Willoughby, Co-Chairs, to the Brampton Heritage Board Meeting of March 21, 2017, re: **Heritage Report: Reasons for Heritage Designation – 82-86 Main Street North – Heritage Theatre – Ward 1**, be **deferred** to the Brampton Heritage Board Meeting of April 18, 2017.

HB033-2017 That the Brampton Heritage Board proceed into Closed Session to consider matters pertaining to the following:

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- 15.1. Verbal advisory from Matthew Rea, Legal Counsel, Litigation, Corporate Services, re: **Conservation Review Board Litigation Matter** – litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board

HB034-2017 That the Brampton Heritage Board do now adjourn to meet again on Tuesday, April 18, 2017 at 7:00 p.m. or at the call of the Chair.

9. **Other/New Business** - nil

10. **Referred Matters** - nil

11. **Deferred Matters** - nil

12. **Notice of Motion** - nil

13. **Correspondence** - nil

14. **Councillor Question Period**

In response to questions from Committee, staff provided details on the following:

- Infill development; applications are reviewed on an individual basis, surrounding land uses are taken into consideration
- Parkland and green spaces; services levels determined by population, staff are researching ways to ensure adequate provision of parklands and green spaces as intensification occurs
- Urban design guidelines; minimum design standard with respect to tall buildings
- Queen Street planning and development
- Rezoning applications; proposed increase in building height

15. **Public Question Period**

In response to a question from Donna Brennan, Brampton resident, staff provided clarification on areas identified for intensification and the City's Official Plan.

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16. **Closed Session** - nil

17. **Adjournment**

The following motion was considered:

PDC076-2017 That the Planning and Development Committee do now adjourn to
meet again on Monday, April 24, 2017, at 1:00 p.m.

Carried

Regional Councillor E. Moore, Chair

Monday, April 24, 2017

Members Present:

- Regional Councillor E. Moore – Wards 1 and 5 (Chair)
- Regional Councillor G. Gibson – Wards 1 and 5 (Vice-Chair)
- Regional Councillor M. Palleschi – Wards 2 and 6
- Regional Councillor M. Medeiros – Wards 3 and 4
- Regional Councillor G. Miles – Wards 7 and 8
- Regional Councillor J. Sprovieri – Wards 9 and 10
- City Councillor D. Whillans – Wards 2 and 6
- City Councillor J. Bowman – Wards 3 and 4
- City Councillor P. Fortini – Wards 7 and 8
- City Councillor G. Dhillon – Wards 9 and 10

Members Absent: nil

Staff Present:

- H. Schlange, Chief Administrative Officer
- Planning and Development Services:**
 - H. MacDonald, Interim Commissioner
 - R. Conard, Director of Building and Chief Building Official
 - D. Waters, Interim Director, Policy Planning
- Corporate Services:**
 - M. Rea, Legal Counsel, Litigation
- City Clerk's Office:**
 - P. Fay, City Clerk
 - S. Danton, Legislative Coordinator

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The meeting was called to order at 1:00 p.m. and adjourned at 2:39 p.m.

1. Approval of Agenda

PDC077-2017 That the Agenda for the Planning and Development Committee Meeting of April 24, 2017, be approved, as amended as follows:

To add:

- 9.1.** Discussion at the request of Regional Councillor Palleschi, re: **City of Brampton Municipal Comprehensive Review (MCR) - City Initiated Official Plan Amendments to convert Employment Lands to Non-Employment Uses**

Carried

The following was received by the City Clerk's Office after the agenda was printed and related to published items on the Agenda (Committee approval was not required for addition of this item in accordance with Procedure By-law 160-2004, as amended):

- Re: **10.1.** Report from N. Rea, Policy Planner, Planning and Development Services, dated March 13, 2017, re: **Medical Marihuana Grow and Use Provisions in Residential Areas** (File: JB.c / RM53 2016)
- 13.2.** Correspondence from the Association of Municipalities of Ontario (AMO), dated April 20, 2017, re: **Federal Cannabis Legislation Tabled**

The following supplementary information was provided at the meeting:

- Re: **7.3.** Report from A. Darmanin, Policy Planner, Planning and Development Services, dated March 15, 2017, re: **Conversion of Single-Detached Dwellings to Multiple-Unit Dwellings**
- Replacement Page 7.3 - 1
- Re: **7.4.** Report from C. LaRota, Policy Planner, Planning and Development Services, dated March 5, 2017, re: **City of Brampton Municipal Comprehensive Review (MCR)- City Initiated Official Plan Amendments to convert Employment Lands to Non-Employment Uses**

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- Replacement Page 7.4 – 8

Note: the report was distributed to Members electronically on April 20, 2017, and a hard copy was distributed on April 21, 2017

Re: **13.1** Correspondence from L. Tulloch, Planner, Community Planning and Development, Municipal Services Office, Ministry of Municipal Affairs, dated April 10, 2017, re:
Approved Site Specific Amendment to the Parkway Belt West Plan - 7751 Winston Churchill Boulevard; Part of Lot 14, Concession 6, City of Brampton (File BA.x)

- Two maps of the subject location are provided

Additional Business and Changes related to the Published Agenda (2/3 Majority Vote Required):

Re: **8.1. Minutes – Brampton Heritage Board – April 18, 2017**

- Refer to the May 10, 2017, Council Meeting as they have not yet been finalized

2. **Declarations of Interest under the Municipal Conflict of Interest Act** - nil

3. **Consent**

- * The following items listed with an asterisk (*) were considered to be routine and non-controversial by the Committee and were approved at one time.

(7.1, 7.2, 13.1)
(Item 10.1 was withdrawn from consent)

4. **Statutory Public Meeting Reports** - nil

5. **Delegations** - nil

6. **Staff Presentations** - nil

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7. Planning

- * 7.1. Report from J. Spencer, Manager, Parks Planning, dated February 27, 2017, re: **Revised Parks and Open Space Naming Policy and Procedures** (File J.CX.ASS)

- PDC078-2017 1. That the report from J. Spencer, Manager, Parks Planning, dated February 27, 2017, to the Planning and Development Committee Meeting of April 24, 2017, re: **Revised Parks and Open Space Naming Policy and Procedures** (File J.CX.ASS) be received;
2. That Council approve the 'Parks and Open Space Naming Policy' (as amended) (Appendix A in the report);
3. That Council approve the associated 'Parks and Open Space Naming Standard Operation Procedures (SOP)' (Appendix B in the report);
4. That the Community Services Department be directed to develop a parallel policy and standard operating procedure to govern the naming of municipally-owned buildings; and,
5. That staff temporarily be granted delegated authority to address the backlog of unnamed parks and open space assets without the necessity of formal corporate reports to Council, in accordance with the process outlined in the report.

Carried

- * 7.2. Report from A. Magnone, Regulatory Coordinator, Planning and Building Division, dated March 2, 2017, re: **Applications for Permits to Demolish Residential Properties – 19, 21, 23, 25, 27 and 29 Clarence Street – Ward 3** (File G33-LA)

- PDC079-2017 1. That the report from Anthony D. Magnone, Regulatory Coordinator, Planning and Building Division, dated March 2, 2017, to the Planning and Development Services Committee Meeting of April 24, 2017, re: **Applications for Permits to Demolish Residential Properties – 19, 21, 23, 25, 27 and 29 Clarence Street – Ward 3** (File G33-LA), be received;
2. That the applications for permits to demolish the residential properties located at 19, 21, 23, 25, 27 and 29 Clarence Street be approved;

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3. That Peel Regional Police be advised of the issuance of demolition permits for the properties; and,
4. That the demolition of the dwellings must commence within six months of the issuance of the demolition permits otherwise the approval shall be deemed null and void.

Carried

7.3. Report from A. Darmanin, Policy Planner, Planning and Development Services, dated March 15, 2017, re: **Illegal Conversion of Single-Detached Dwellings to Multiple-Unit Dwellings**

In response to a question from Committee, staff noted that replacement page 7.3-1 included the addition of the word “illegal” to the title of the report.

Committee consideration of the matter included:

- Increasing numbers of illegally converted multiple-unit dwellings throughout the city
- Safety of converted units and health risks
- Fire inspections, right of entry, and enforcement
- Public communications and media release strategy

Staff stated that the concerns expressed by Committee will be considered by the inter-departmental committee tasked with investigating potential changes to the City’s by-laws and petitioning the province for right of entry regarding multiple unit dwellings. Status updates will be provided to Committee when available.

The following motion was considered:

- PDC080-2017
1. That the report from A. Darmanin, Policy Planner, Planning and Development Services, dated March 15, 2017, to the Planning and Development Services Committee Meeting of April 24, 2017 re: **Illegal Conversion of Single-Detached Dwellings to Multiple-Unit Dwellings**, be received; and
 2. That the conversion of single-detached dwellings to multiple-unit dwellings be referred to the staff Committee that is investigating potential changes to the City’s by-laws and petitioning the Province of Ontario for right of entry regarding multiple unit dwellings.

Carried

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- 7.4. Report from C. LaRota, Policy Planner, Planning and Development Services, dated March 5, 2017, re: **City of Brampton Municipal Comprehensive Review (MCR)- City Initiated Official Plan Amendments to convert Employment Lands to Non-Employment Uses**

In response to a question from Committee, staff noted that replacement page 7.4 – 8 reflects the correct order of the appendices. A brief overview of the report and recommendations was provided.

See Item 9.1

The following motion was considered:

- PDC081-2017 1. That the report from Claudia LaRota, Policy Planner, Planning and Development Services Department, dated March 5, 2017, to the Planning and Development Services Committee Meeting of April 24, 2017, re: **City of Brampton Municipal Comprehensive Review (MCR)- City Initiated Official Plan Amendments to convert Employment Lands to Non-Employment Uses** be received;
2. That the Section 4.4.1.11 of the Official Plan Amendment for 10534 Hurontario Street be revised as follows:
- “4.4.1.11 Notwithstanding the Business Corridor designation on Schedule ‘A’ of this plan, the following policies apply to the property municipally known as 10534 Hurontario Street:
- i. A retail warehouse is permitted on the western portion of the property;
 - ii. Complementary uses such as commercial, office, retail in excess of 1,000 square metres, and a supermarket or food store up to 930 sq. m. shall be permitted only in conjunction with a retail warehouse;
 - iii. Limited outdoor storage in conjunction with industrial uses shall be permitted generally in the southwest quadrant of the subject site and shall be screened from a public road;
 - iv. In conjunction with a retail warehouse, a supermarket with a gross floor area greater than 930 sq. m. and up to 3,715 sq. m. shall be permitted on the subject property without an amendment to this plan, only if through a market study approved by the City, it has been demonstrated there is no impact to existing and planned supermarkets within the trade area of the subject site.”

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3. That Section 4.14.3.15 of the Official Plan Amendment for Royal Pine be revised as follows:

“4.14.3.15 Special Land Use Policy Area 15: Queen Street East and Palleschi Drive

Lands designated Office within Special Land Use Policy Area 15 may be permitted to include a residential component as part of a mixed-use development. The office component of the mixed-use development shall have a minimum gross floor area of 9,500 sq. m. (102,258 sq. ft.).

Lands designated Residential within Special Land Use Policy Area 15 shall be developed for a range of medium/high and medium density residential uses.

Buildings located at the intersections of Queen Street East and Palleschi Drive shall have a minimum height of 3 storeys, and shall be sited and orientated to address the intersection with a built form that is pedestrian friendly and easily accessible. A superior form of architectural design and detail, in addition to site design, landscaping and buffer treatment will be required to establish a well-structured focal point.

The implementing Zoning By-law for Special Land Use Policy Area 15 shall permit 70% of the residential units to be developed without a holding provision. Release of the remaining 30% of the residential units shall be subject to the following conditions:

- a) a building permit being issued for an industrial use for lands located to the west of Palleschi Drive and fronting Queen Street East prior to releasing 10% of the remaining building permits for residential units within a plan of subdivision, and;
 - b) a building permit being issued for an office building for lands fronting Queen Street East within the Office designation, prior to releasing the final 20% of the building permits for residential units within a plan of subdivision.”
4. That the Section 4.14.3.19 of the Official Plan Amendment for TACC Holborn be revised as follows:

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"4.14.3.19 Special Land Use Policy Area 19: North-east corner of Queen Street East and The Gore Road

To ensure that employment targets are achieved for the subject lands, provisions will be included in the implementing Secondary Plan Amendment and Zoning By-law for Special Land Use Policy Area 19 to ensure that higher order, higher density employment uses will be located within the Office designation. The Office designation shall have a minimum area of 3 hectares (7.5 acres) and shall be developed to accommodate a minimum of 860 office jobs.

Complementary commercial and business support uses will be permitted within the Office designation, but will be restricted to a maximum percentage of floor space within the office buildings in accordance with the provisions of the implementing Zoning By-law, and shall not count towards the employment target of 860 jobs.

Buildings at the intersections fronting The Gore Road shall provide a focus for intensification, and shall be sited and orientated to address the intersection and contribute to the establishment of a well-structured focal point. A superior form of architectural design and detail in addition to site design, landscaping and buffer treatment will be required to recognize, establish and reinforce their focal significance.

Buildings fronting Queen Street East and The Gore Road shall have a minimum height of 3 storeys, with a built form that is pedestrian friendly and easily accessible.

A high-density mixed use block shall be located fronting The Gore Road and north of the Office designation, to form a transition between the employment uses along Queen Street East, and residential uses to the north and east. The block shall be developed as a mixed-use development that may include a full range of offices, retail and service activities, institutional uses, and multiple residential uses.

The balance of the residential uses at the southeast quadrant of The Gore and Fogal Roads shall be developed with a range of housing types that fall within the medium density residential category of the Official Plan.

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The implementing Zoning By-law shall contain a Holding (H) provision to ensure that building permits for the residential uses not fronting The Gore Road or Fogal Road do not precede the issuance of the first building permit within the Office designation shown on Schedule A.”

5. That the Official Plan Amendments attached hereto as Appendices A, B, C, D, E, F and G, be presented to Council for adoption;
6. That it is hereby determined that in adopting the attached Official Plan Amendments, Council has had regard for all matters of Provincial Interest and the Provincial Policy Statements as set out in Section 2 and 3(5) respectively of the *Planning Act*, R.S.O. 1990, c.P.13, as amended;
7. That any and all written submissions relating to these Official Plan Amendments that were made to Council and the Planning and Infrastructure Services Committee before its decision and any and all oral submissions related to these Official Plan Amendments that were made at a public meeting, held under the *Planning Act*, have been, on balance, taken into consideration by Council as part of its deliberations and final decision on this matter, including one or more of the following issues raised in those submissions:
 - achieving employment forecasts
 - impacts to existing employment areas
 - compatibility with surrounding uses
 - conformity with Provincial Plans;
8. That staff be directed to undertake a review of the existing employment policies of the Bram East Secondary Plan, in order to ensure that the emerging Office vision for Bram East is not compromised;
9. That the City Clerk be directed to forward a copy of this staff report and Council resolution to the Region of Peel;
10. That the correspondence from Michael Gagnon and Andrew Walker, Gagnon Walker Domes Professional Planners, dated April 24, 2017, re: **MCR – City Initiated Official Plan Amendments to Convert Employment Lands to Non-Employment Uses** be received.

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

<u>Yea</u>	<u>Nay</u>	<u>Absent</u>
Jeffrey	Dhillon	nil
Miles		
Fortini		
Bowman		
Medeiros		
Moore		
Sprovieri		
Palleschi		
Whillans		
Gibson		
		Carried
		10 Yeas
		1 Nays
		0 Absent

- 7.5. Report from D. Waters, Interim Director, Policy Planning, Planning and Development Services, dated March 22, 2017, re: **City of Brampton Population Growth – Response to Council Direction** (File BEX PEF13)

Committee consideration of the matter included a request for information regarding 2015 and 2016 new housing starts within the built boundary, and consensus to refer the matter to the April 26, 2017, Council Meeting.

The following motion was considered:

- PDC082-2017 That the report from D. Waters, Interim Director, Policy Planning, Planning and Development Services, dated March 22, 2017, to the Planning and Development Committee Meeting of April 24, 2017, re: **City of Brampton Population Growth – Response to Council Direction (File BEX PEF13)** be **referred** to the Council Meeting of April 26, 2017.

Carried

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8. Minutes

8.1. Minutes - Brampton Heritage Board - April 18, 2017

PDC083-2017 That the **Minutes - Brampton Heritage Board - April 18, 2017** to the Planning and Development Committee Meeting of April 24, 2017, be **referred** to the Council Meeting of May 10, 2017.

Carried

9. Other/New Business

9.1. Discussion at the request of Regional Councillor Palleschi, re: **City of Brampton Municipal Comprehensive Review (MCR) - City Initiated Official Plan Amendments to convert Employment Lands to Non-Employment Uses**

The following motion was introduced:

“That the employment land converted as recommended in the report MCR - City Initiated Official Plan Amendments to convert Employment Lands to Non-Employment Uses, dated March 5, 2017 not be added to the existing heritage heights net 300 hectares of employment lands allocation; and further,

That any City initiated or other Official Plan Amendments to convert lands designated for employment use to non-employment use in Brampton be accompanied by recommendations detailing potential lands where the resultant deficit in employment land uses can be made up.”

A motion to refer the matter to staff for a report back at the Planning and Development Committee Meeting of June 19, 2017 was subsequently introduced.

Committee discussion on the referral motion included a request for the report back to include information on the City's ability to achieve its long term employment forecasts and activity rate, including details on land sizing requirements and allocation.

See Item 7.4

The following motion was considered:

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PDC084-2017

That the following motion be **referred** to staff for a report back at the Planning and Development Committee Meeting of June 19, 2017:

That the employment land converted as recommended in the report MCR - City Initiated Official Plan Amendments to convert Employment Lands to Non-Employment Uses, dated March 5, 2017 not be added to the existing heritage heights net 300 hectares of employment lands allocation; and further,

That any City initiated or other Official Plan Amendments to convert lands designated for employment use to non-employment use in Brampton be accompanied by recommendations detailing potential lands where the resultant deficit in employment land uses can be made up.

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

Yea

Jeffrey

Miles

Fortini

Bowman

Medeiros

Moore

Dhillon

Sprovieri

Whillans

Gibson

Nay

Palleschi

Absent

nil

Carried

10 Yeas

1 Nays

0 Absent

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10. Referred Matters

- * 10.1. Report from N. Rea, Policy Planner, Planning and Development Services, dated March 13, 2017, re: **Medical Marihuana Grow and Use Provisions in Residential Areas** (File: JB.c / RM53 2016)

Committee consideration of the matter included:

- Commercial and residential growing licenses
- Marihuana growth in residential areas; health and safety of homeowners and area residents
- Municipal involvement in regulation and enforcement
- Designated smoking area; prohibitions and by-law following implementation
- Resale of residential properties; marihuana growth registered on title

Staff noted that the City's inter-departmental committee is researching the proposed legislation and potential municipal impacts, as well as considering all avenues for municipal involvement in regulation and enforcement. Updates will be provided when available.

Committee consideration included consensus that Councillor Miles be appointed as Council Liaison to the interdepartmental staff committee struck to investigate municipal impacts related to implications of medical marijuana production, distribution and consumption, as well as municipal implications resulting from the introduction, enactment and implementation of Bill C-45, *The Cannabis Act*.

The following motion was considered:

- PDC085-2017 1. That the report from N. Rea, Policy Planner, Planning and Development Services, dated March 13, 2017, to the Planning and Development Committee Meeting of April 24, 2017, re: **Medical Marihuana Grow and Use Provisions in Residential Areas** (File: JB.c / RM53 2016), be received; and,
2. That staff report back to address the role of local municipalities once the regulatory framework is announced by the Federal government regarding the legalization of cannabis.
3. That Councillor Miles be appointed as a Council Liaison to the interdepartmental staff committee struck to investigate municipal impacts related to implications of medical marijuana production, distribution and consumption, as well as municipal implications resulting from the introduction, enactment and implementation of Bill C-45, *The Cannabis Act*;

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4. That the correspondence from the Association of Municipalities of Ontario (AMO), dated April 20, 2017, to the Planning and Development Committee Meeting of April 24, 2017, re: **Federal Cannabis Legislation Tabled** be received.

Carried

11. Deferred Matters - nil

12. Notice of Motion - nil

13. Correspondence

- * 13.1. Correspondence from L. Tulloch, Planner, Community Planning and Development, Municipal Services Office, Ministry of Municipal Affairs, dated April 10, 2017, re: **Approved Site Specific Amendment to the Parkway Belt West Plan - 7751 Winston Churchill Boulevard; Part of Lot 14, Concession 6, City of Brampton** (File BA.x)

PDC086-2017 That the correspondence from L. Tulloch, Planner, Community Planning and Development, Municipal Services Office, Ministry of Municipal Affairs, dated April 10, 2017, to the Planning and Development Committee Meeting of April 24, 2017, re: **Approved Site Specific Amendment to the Parkway Belt West Plan - 7751 Winston Churchill Boulevard; Part of Lot 14, Concession 6, City of Brampton** (File BA.x) be received.

Carried

- 13.2. Correspondence from the Association of Municipalities of Ontario (AMO), dated April 20, 2017, re: **Federal Cannabis Legislation Tabled**

Dealt with under Item 10.1 – Recommendation PDC085-2017

14. Councillor Question Period - nil

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15. Public Question Period - nil

16. Closed Session - nil

17. Adjournment

Prior to adjournment, Committee expressed gratitude to Heather MacDonald, Interim Commissioner, Planning and Development Services, for her dedication and contributions to the City, and wished her well in her future endeavors.

The following motion was considered:

PDC087-2017 That the Planning and Development Committee do now adjourn to meet again on Monday, May 15, 2017, at 7:00 p.m.

Carried

Regional Councillor E. Moore, Chair



Monday, May 15, 2017

Members Present:

Regional Councillor E. Moore – Wards 1 and 5 (Chair)
Regional Councillor G. Gibson – Wards 1 and 5 (Vice-Chair)
Regional Councillor M. Medeiros – Wards 3 and 4 (arrived at
7:02 p.m. – personal)
Regional Councillor J. Sprovieri – Wards 9 and 10
City Councillor D. Whillans – Wards 2 and 6
City Councillor J. Bowman – Wards 3 and 4
City Councillor P. Fortini – Wards 7 and 8
City Councillor G. Dhillon – Wards 9 and 10

Members Absent:

Regional Councillor M. Palleschi – Wards 2 and 6 (other
municipal business)
Regional Councillor G. Miles – Wards 7 and 8 (other
municipal business)

Staff Present:

H. Schlange, Chief Administrative Officer
Planning and Development Services:
R. Elliott, Commissioner
A. Parsons, Interim Director, Planning and Development
D. Waters, Interim Director, Policy Planning
J. Morrison, Interim Manager, Planning and Development
C. Caruso, Central Area Planner
Public Works and Engineering:
M. Won, Director, Development Engineering
Corporate Services:
J. Zingaro, Deputy City Solicitor
T. Canzano, Legal Counsel, Real Estate
City Clerk's Office:
P. Fay, City Clerk
C. Gravlev, Interim Deputy Clerk
S. Danton, Legislative Coordinator

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The meeting was called to order at 7:00 p.m. and adjourned at 9:06 p.m.

1. Approval of Agenda

PDC088-2017 That the Agenda for the Planning and Development Committee Meeting of May 15, 2017, be approved, as printed and circulated.

Carried

The following was received by the City Clerk's Office after the agenda was printed and related to published items on the Agenda (Committee approval was not required for addition of the items in accordance with Procedure By-law 160-2004, as amended):

Re: 7.1. Report from J. Morrison, Interim Manager, Planning and Development Service, dated April 19, 2017, re: **Application to Amend the Official Plan and Zoning By-law - Stantec Consulting Ltd. – Region of Peel - To Permit the Redevelopment of the Peel Manor Long Term Care Facility - 525 Main Street North and 160 & 228 Murray Street - Ward 5** (File C01E09.017)

- Replacement Page 7.1-26 – to reflect the correct spelling of two Brampton residents' names

Delegations From:

- 5.2-2. Dr. Saha, LTC Medical Director; Nancy Polsinelli, Commissioner of Health Services, Region of Peel
- 5.2-3. David Charezenko, Stantec Consulting
- 5.2-4. Beryl Anselm, Brampton resident
- 4.2-5. Giuliana Cacciavillani, Brampton resident
- 5.2-6. Lynda Gilbert, Brampton resident

Re: 7.7. Report from N. Mahmood, Development Planner, Planning and Development Services, dated April 19, 2017, re: **Application to Amend the Official Plan and Zoning By-Law - Weston Consulting - 21 Coventry Inc. - To Permit a Private School - 21 Coventry Road, South of Queen Street East, West of Airport Road - Ward 8** (File C06E05.011)

- A copy of the report was provided

Delegations From:

- 5.4-1. Sean Ford, Dancor Construction and Development
- 5.4-2. Ryan Guetter, Weston Consulting

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Re: 11.1. Report from C. Caruso, Central Area Planner, Development Services Division, dated March 8, 2017, re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision - Glen Schnarr & Associates Inc. – Fieldgate Developments - To Permit 53 Residential Lots, 1 Medium Density Block, a Residential Reserve Block, 2 Valley Land Blocks, a Stormwater Management Block, a Vista Block, 3 Railway Buffer Blocks, an Access Block, and a 0.3 Metre Reserve - North of Steeles Ave. West and east of Churchville Road - Ward 4** (File C03W02.007)

13.3. Correspondence from Bassim Matuk, Brampton resident, dated May 12, 2017

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

3. Consent

The following items listed with an asterisk (*) were considered to be routine and non-controversial by the Committee and were approved at one time.

(7.2, 7.3, 8.1)

(Items 7.4, 7.5 and 7.6 were removed from consent)

4. Statutory Public Meeting Reports

- 4.1. Report from N. Grady, Development Planner, Planning and Development Services, dated April 19, 2017, re: **Application to Amend the Zoning By-law - Korsiak & Company Limited- Mattamy (Credit River) Limited - To Permit Rear-Lane Townhouses, Stacked Back-to-Back Townhouses and Apartment Uses - North-west Corner of Lagerfeld Drive and Creditview Road - Ward 6** (File C04W11.013)

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

The following motion was considered:

- | | |
|-------------|---|
| PDC089-2017 | 1. That the report from N. Grady, Development Planner, Planning and Development Services, dated April 19, 2017, to the Planning and Development Committee Meeting of May 15, 2017, re: Application to Amend the Zoning By-law - Korsiak & Company Limited- Mattamy (Credit River) Limited - To Permit Rear-Lane Townhouses, Stacked Back-to-Back |
|-------------|---|

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Townhouses and Apartment Uses - North-west Corner of Lagerfeld Drive and Creditview Road - Ward 6 (File C04W11.013) be received; and,

2. That Planning and Development Services staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Carried

- 4.2. Report from D. VanderBerg, Central Area Planner, Planning and Development Services, dated April 19, 2017, re: **Application to Amend the Zoning By-law - Andre Sherman, Architect– Royal Crown Homes - To Permit 4 Townhouse Dwellings - 14 Hillcrest Avenue - Ward 3** (File C01E05.011)

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

The following motion was considered:

- PDC090-2017
1. That the report from D. VanderBerg, Central Area Planner, Planning and Development Services, dated April 19, 2017, to the Planning and Development Committee Meeting of May 15, 2017, re: **Application to Amend the Zoning By-law - Andre Sherman, Architect– Royal Crown Homes - To Permit 4 Townhouse Dwellings - 14 Hillcrest Avenue - Ward 3** (File C01E05.011) be received; and
 2. That Development Services Division staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Carried

5. Delegations

- 5.1. Delegation from Kevin Montgomery and Anthony Simone, Co-Chairs, Cycling Advisory Committee, re: **Cycling Advisory Committee 2016 Review and 2017 Plans**

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Kevin Montgomery and Anthony Simone, Co-Chairs, Cycling Advisory Committee, provided a presentation that highlighted the 2016 committee accomplishments and outlined the 2017 Work Plan. Mr. Montgomery stated that the Share the Road Coalition awarded the City of Brampton a Bicycle Friendly Community bronze medal.

Committee expressed gratitude for the hard work and dedication of the committee.

The following motion was considered:

- PDC091-2017 That the delegation from Kevin Montgomery and Anthony Simone, Co-Chairs, Cycling Advisory Committee, to the Planning and Development Committee Meeting of May 15, 2017, re: **Cycling Advisory Committee 2016 Review and 2017 Plans** be received.

Carried

5.2. Delegation from Paul Januszewski, Brampton resident, re: **Peel Long Term Care Facility**

Paul Januszewski, stated that he lives directly across from the subject lands and expressed concern with the proposed landscaping, ancillary structures, noise impacts and lighting.

Beryl Anselm, Brampton resident, expressed concern with the loss of green space and stated that the application to amend the zoning by-law should be declined and requested that the entire proposal be redesigned.

Giuliana Cacciavillani, Brampton resident, expressed concern with the environmental site assessment and potential environmental risks.

Staff outlined the timeline of the environmental assessments and stated that the soils on the property will be tested and remediated to ensure the lands are clean

Linda Gilbert, Brampton resident, spoke in favour of the proposal and stated that the long term care facility will become an asset to the surrounding community.

Dr. Saha, Long Term Care Medical Director, William Osler Health System, explained that there is a continuing rise in dementia patients and a great need for modern long term care facilities. The proposed staged development of the proposed facility will ensure a successful transition for the patients.

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Nancy Polsinelli, Commissioner of Health Services, Region of Peel, outlined the design and layout features of the proposed facility and stated that the care facility will become a community hub with amenities accessible to the area residents.

David Charezenko, Stantec Consulting, provided details on the design and intent of the proposed facility, outlined the phased development plan, and noted the next steps. Mr. Charezenko stated that he will address an area resident's concerns regarding the preservation of a nearby cemetery.

Committee consideration of the matter included consensus that the proposed development will provide superior care for the patients and become an asset to the surrounding community.

Item 7.1 was brought forward at this time.

The following motion was considered:

- PDC092-2017
1. That the report from J. Morrison, Interim Manager, Development Services dated April 19, 2017, to the Planning and Development Services Committee Meeting of May 15, 2017, re: **Application to Amend the Official Plan and Zoning By-law - Stantec Consulting Ltd. – Region of Peel - To Permit the Redevelopment of the Peel Manor Long Term Care Facility - 525 Main Street North and 160 & 228 Murray Street - Ward 5** (File C01W09.017) be received.
 2. That the application be approved in principle and staff be directed to prepare the appropriate amendments to the Official Plan and the Zoning By-law.
 3. That the Brampton West Secondary Plan (SPA 6) be amended to accommodate the proposed long term care facility by:
 - a. Re-designating a portion of the “Low Density Residential” to “Institutional”;
 - b. Re-designating a portion of the “Institutional” and “Low Density Residential” designations to “Neighbourhood Park”; and
 - c. Including site-specific policies related to land use to permit a retail community hub.
 4. That Zoning By-law 270-2004, as amended be further amended to accommodate the proposed long-term care facility by:

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- a. Rezoning a portion of the site zoned “Open Space – (OS)” to “Institutional Two Section 1171 – (I2-1171)”;
 - b. Rezoning a portion of the “Institutional Two Section 1171 – (I2-1171)” to “Open Space – (OS)”;
 - c. Including site-specific zoning provisions to permit associated uses on the site, such as, but not limited to, a retail community hub.
5. That prior to the adoption of the Official Plan Amendment and the enactment of the Zoning By-law Amendment, the following studies be substantially approved to the satisfaction of the City:
- a. A Phase 1 and Phase 2 Environmental Site Assessment in compliance with the most current regulation on the Phase 1 Lands;
 - b. A Decommissioning Report if contaminated material has been identified and is removed or, alternatively, a copy of the Certificate of Property Use by the Ministry of the Environment for the Phase 1 Lands;
 - c. Confirmation of the filing of the Record of Site Condition in the Environmental Site Registry in compliance with the most current regulation for the Phase 1 Lands;
 - d. An Urban Design Brief detailing conceptual design principles for Murray Street Park, Gatesgill Park, and Eventide Cemetery;
 - e. A Functional Servicing Report for the entirety of the lands;
 - f. A Heritage Impact Assessment for the entirety of the lands;
 - g. A Noise Feasibility Study for the entirety of the lands;
 - h. A Traffic Impact Study for the entirety of the lands; and
 - i. A Tree Inventory Vegetation Assessment and Tree Preservation Plan for the entirety of the lands.
6. That the following be satisfied prior to enactment of the Zoning By-law:
- a. A land exchange agreement between the City and the Region shall be executed with respect to the transfer of the Phase 1 Lands and Phase 2 Lands, which includes terms that address the following:
 - i. The site plan area for the redevelopment project;
 - ii. The final building envelope of the new Peel Manor LTC;
 - iii. Parkland dedication requirements; and
 - iv. Conditions, including environmental, that the City and the Region must satisfy prior to transfer of the Phase 1 Lands and Phase 2 Lands, and any required securities.

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- b. The Region shall provide a phasing plan(s) with respect to the redevelopment of Murray Street Park, Gatesgill Park, and Eventide Cemetery to the satisfaction of the City;
- c. The Region shall enter into a rezoning agreement with the City, which shall include, but not be limited to, clauses that are generally in accordance with the following:
 - i. Prior to site plan approval, the Region shall provide an updated phasing plan(s) with respect to the redevelopment of Murray Street Park, Gatesgill Park, and Eventide Cemetery to the satisfaction of the City,
 - ii. Prior to site plan approval, the Region shall provide a conceptual redevelopment plan with respect to Murray Street Park, Gatesgill Park, and Eventide Cemetery illustrating the coordination of the redesign and redevelopment of Gatesgill Park and Murray Street Park to the satisfaction of the City. The Region shall design and develop Murray Street Park (on the City's behalf) in accordance with City standards, which shall include providing all studies, surveys, test results and obtaining all approvals, at its expense, in accordance with the conceptual redevelopment plan,
 - iii. Prior to site plan approval, the Region shall provide, as requested by the City, a site development plan, a landscape plan, a grading and drainage plan, elevation drawings, and an engineering and servicing plan to the satisfaction of the City. Appropriate securities shall be deposited with the City to ensure the implementation of these plans in accordance with the City's site plan review process,
 - iv. Prior to site plan approval, the Region shall ensure that all environmental conditions for the Phase 1 Lands are fulfilled in accordance with the land exchange agreement and to the satisfaction of the City,
 - v. Prior to site plan approval, the Region shall dedicate the required parkland to the City in accordance with the land exchange agreement,
 - vi. Prior to site plan approval, the Region shall erect hoarding along the property boundary abutting Murray Street Park, Gatesgill Park, and Eventide Cemetery and/or along the drip line of any vegetation within the park block, to the satisfaction of the City,
 - vii. Prior to site plan approval, the Region shall erect and maintain signage on all road frontages and at all entrances to Murray Street Park advising residents of

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- the redevelopment of the park, to the satisfaction of the City,
- viii. Prior to site plan approval, the Region shall make arrangements with the City to provide street trees along Murray Street in accordance with the Urban Design Brief and to the satisfaction of the City,
 - ix. Prior to site plan approval, the Region shall post additional securities (as applicable) and satisfy the City's insurance requirements,
 - x. The Region shall obtain a Heritage Permit and all necessary approvals for alterations to the site including and immediately adjacent to Eventide Cemetery,
 - xi. The Region shall provide at their own expense and at the request of the City, the following:
 - 1. upgraded fencing and a new formal pathway to the entrance of Eventide Cemetery;
 - 2. a heritage interpretive plaque commemorating Eventide Cemetery, and
 - 3. landscaping and all testing, permits and studies including and immediately adjacent to Eventide Cemetery;
 - xii. The Region shall protect and maintain, at their own expense and in accordance with the Tree Inventory Vegetative Assessment and Preservation Plan, the public access to Eventide Cemetery and the existing double row of trees which are designated under the *Ontario Heritage Act* throughout construction of the new Peel Manor LTC,
 - xiii. Prior to site plan approval, the Region shall provide an updated Heritage Impact Assessment for the entirety of the lands to the satisfaction of the City,
 - xiv. Prior to site plan approval, the Region shall provide an Archaeological Assessment(s) for the entirety of the lands, and shall mitigate adverse impacts to any significant archaeological resources found, to the satisfaction of the City and the Ministry of Tourism, Culture and Sport (MTCS),
 - xv. Prior to site plan approval, the Region shall provide an updated Urban Design Brief to the satisfaction of the City,
 - xvi. Prior to site plan approval, the Region shall provide an updated Noise Impact Study to the satisfaction of the City,
 - xvii. Prior to site plan approval, the Region shall make arrangements for the preservation of existing

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- trees and provide an updated Tree Inventory Vegetative Assessment and Preservation Plan to the satisfaction of the City,
- xviii. The Region shall convey the Phase 2 lands to the City in accordance with the land exchange agreement,
- xix. The Region agrees to provide as-built drawings for all parklands received and/or dedicated, and
- xx. Such other clauses as the City may reasonably require.
7. That prior to the adoption of the Official Plan Amendment and enactment of the Zoning By-law, the Region of Peel shall agree in writing to the form and content of an implementing Official Plan Amendment and Zoning By-law.
8. That any and all written submission relating to this application that were made to Council and the Planning and Development Services Committee before its decision and any and all oral submissions related to this application that were made at the public meeting, held under the *Planning Act*, have been, on balance, taken into consideration by Council as part of its deliberation and final decision on the matter, including one or more of the following issues raised in those circumstances:
- a. Loss of greenspace
 - b. Cost comparison of replacement of the facility versus renovating
 - c. Location of building on site
 - d. Noise impact
 - e. Parking
 - f. Long-term need for the facility
 - g. Impacts on infrastructure
 - h. Impact on natural light for surrounding low-rise residential
 - i. Minimizing impact on current Peel Manor LTC residents
 - j. Increased traffic
 - k. Removal of trees
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 60 months of the Council approval of this decision.
10. That the following delegations to the Planning and Development Committee Meeting of May 15, 2017, re:
Application to Amend the Official Plan and Zoning By-

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law - Stantec Consulting Ltd. – Region of Peel - To Permit the Redevelopment of the Peel Manor Long Term Care Facility - 525 Main Street North and 160 & 228 Murray Street - Ward 5 (File C01W09.017) be received:

1. Paul Januszewski, Brampton resident
2. Dr. Saha, LTC Medical Director; Nancy Polsinelli, Commissioner of Health Services, Region of Peel
3. David Charezenko, Stantec Consulting
4. Beryl Anselm, Brampton resident
5. Giuliana Cacciavillani, Brampton resident
6. Lynda Gilbert, Brampton resident

Carried

5.3. Delegations re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision - Glen Schnarr & Associates Inc. – Fieldgate Developments - Ward 4**

1. Bassim Matuk
2. Zahidul Kabir
3. Edward Szewczyk

Note: deferred to this meeting pursuant to Recommendation PDC072-2017

Bassim Matuk, Brampton resident, outlined his concerns as noted in his correspondence and expressed concern with the amount of time the consideration of the application has taken.

Committee noted that development applications may take a long time to process.

Items 13.1 and 13.3 were brought forward at this time.

In response to a question from the Chair, delegations Zahidul Kabir and Edward Szewczyk agreed to defer their request to the June 5, 2017, Planning and Development Committee Meeting.

The following motion was considered:

PDC093-2017 That the following delegation and correspondence to the Planning and Development Committee Meeting of May 15, 2017, re:
Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision - Glen Schnarr & Associates Inc. – Fieldgate Developments - To Permit 53 residential lots, 1 Medium Density Block, a Residential Reserve Block, 2 Valley Land Blocks, a Stormwater Management Block, a Vista Block,

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3 Railway Buffer Blocks, an Access Block, and a 0.3 Metre Reserve - North of Steeles Ave. West and East of Churchville Road - Ward 4 (File C03W02.007), be received:

1. Delegation from Bassim Matuk, Brampton resident
2. Correspondence from Carl Brawley, Glen Schnarr & Associates Inc., dated April 24, 2017,

Carried

PDC094-2017 That the following items to the Planning and Development Committee Meeting of May 15, 2017, re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision - Glen Schnarr & Associates Inc. – Fieldgate Developments - To Permit 53 residential lots, 1 Medium Density Block, a Residential Reserve Block, 2 Valley Land Blocks, a Stormwater Management Block, a Vista Block, 3 Railway Buffer Blocks, an Access Block, and a 0.3 Metre Reserve - North of Steeles Ave. West and East of Churchville Road - Ward 4** (File C03W02.007), be **deferred** to the June 5, 2017, Planning and Development Committee Meeting:

1. Report from C. Caruso, Central Area Planner, Development Services Division, dated March 8, 2017, and April 19, 2017;
2. Delegations:
 - a) Zahidul Kabir
 - b) Edward Szewczyk;
3. Correspondence from Bassim Matuk, Brampton resident, dated May 12, 2017

Carried

5.4. Delegations re: Report from N. Mahmood, Development Planner, Planning and Development Services, dated April 19, 2017, re: **Application to Amend the Official Plan and Zoning By-Law - Weston Consulting - 21 Coventry Inc. - To Permit a Private School - 21 Coventry Road, South of Queen Street East, West of Airport Road - Ward 8** (File C06E05.011)

1. Sean Ford, Dancor Construction and Development
2. Ryan Guetter, Weston Consulting

Sean Ford, Dancor Construction and Development, spoke in favour of the proposal and requested that fair consideration be given to the application.

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Ryan Guetter, Weston Consulting, noted that additional traffic studies recently submitted to staff support a total capacity of 480 students. Mr. Guetter requested that Committee support the increase in student capacity.

Staff outlined the current recommendations regarding traffic and capacity and noted that the new studies submitted by Weston Consulting will be considered and the application will be processed in a timely manner.

Committee consideration of the matter included consensus to direct staff to provide an update at the May 24, 2017, Council meeting regarding the status of the traffic study.

Item 7.7 was brought forward at this time.

The following motion was considered:

- PDC095-2017
1. That the report from Nasir Mahmood, Development Planner, Development Services Division, dated April 19, 2017 to the Planning and Development Committee meeting of May 15, 2017 re Report from N. Mahmood, Development Planner, Planning and Development Services, dated April 19, 2017, re: **Application to Amend the Official Plan and Zoning By-Law - Weston Consulting - 21 Coventry Inc. - To Permit a Private School - 21 Coventry Road, South of Queen Street East, West of Airport Road - Ward 8** (File C06E05.011) be received;
 2. That the application be approved in principle and staff be directed to prepare the appropriate amendments to the Official Plan and the Zoning By-law.
 3. That the private school use be permitted either as generally shown on Appendix 1 or Appendix 1A and that there be a specific maximum building occupancy and/or gross floor area of classrooms associated with either of these alternatives to be determined, to the satisfaction of the Commissioner of Public Works and Engineering, and the Commissioner of Planning and Development Services.
 4. That Policy 4.6.15.1.12 (Aircraft Noise Policies) of the Official Plan be amended to permit a private school to be located at 21 Coventry Road.
 5. That the Bramalea South Industrial Secondary Plan's (Area 22) land use designation be amended from the "Industrial Areas (A3)" designation to a "Special Policy Area" with site-

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specific policies to permit both industrial uses and a private school.

6. That the Zoning By-law 270-2004 be amended by adding a private school to the permitted uses of the 'Industrial Three A - 156 (M3A - 156)' zone and including a restriction on the maximum building occupancy (i.e. students and staff).
7. That prior to the adoption of the Official Plan Amendment and enactment of the Zoning By-law amendment:
 - 7.1 The Functional Servicing Report prepared by Schad Engineering shall be approved to the satisfaction of the Director of Environment and Development Engineering, in consultation with the Region of Peel.
 - 7.2 The Urban Design Brief prepared by Weston Consulting shall be approved to the satisfaction of the Commissioner of Planning and Development Services Department.
 - 7.3 A Phase 1 and Phase 2 Environmental Site Assessment, in compliance with the most current regulations, shall be approved to the satisfaction of the Chief Building Official, and the following items be also satisfied;
 - i) A remediation report, if contaminated material has been identified and is to be removed or, alternatively, a copy of the Certificate of Property Use approved by the Ministry of Environment be submitted to the satisfaction of the City of Brampton; and,
 - ii) Confirmation of the filing of the Records of Site Condition in the Environmental Site Registry in compliance with the most current regulations be provided to the Chief Building Official.
 - 7.4 The applicant shall agree in writing to the form and content of the implementing Official Plan and Zoning By-law Amendments.
8. That in addition to the items required in association with Recommendation #7, prior to the adoption of the Official Plan Amendment and enactment of the Zoning By-law

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amendment in association with Alternative #1 (identified on Appendix 1), a mutual access easement for the shared access with the abutting property to the east (Hydro One, Brampton lands) is to be registered on title to the satisfaction of the City Solicitor and the City Commissioner, Public Works and Engineering. The easement shall indicate that the owner waives and releases the City from any claim for compensation, injurious affection or other damages, claims, demands, losses, costs, suits or other proceedings arising or which may arise as a result of such access arrangements.

9. That prior to the adoption of the Official Plan and Zoning By-law Amendment, the owner shall enter into a Rezoning Agreement with the City, which shall generally be in accordance with the following provisions:
 - 9.1 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.
 - 9.2 The owner shall agree to implement the approved Urban Design Brief.
 - 9.3 A Noise Warning Agreement shall be executed amongst the property owner, Greater Toronto Airports Authority, and the City of Brampton, stipulating construction conditions and warning clauses for development on site, warning clauses in student enrolment contracts, and a warning sign on property acknowledging potential interference with both indoor and outdoor activities.
 - 9.4 The new recreational building shall be constructed in accordance with the applicable City of Brampton standards and the Ministry of Environment and Climate Change environmental compliance guidelines.
 - 9.5 Post-construction inspection and testing for the new building shall be conducted by a qualified acoustical

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consultant, and a certificate provided to the City to confirm the architectural treatments to provide the required Acoustic Insulation Factors (AIF) towards satisfying MOECC's interior noise guidelines.

- 9.6 The noise control measures and noise warning recommended by the Transportation Noise Assessment shall be implemented to the satisfaction of the Director of Environment and Development Engineering, and the Chief Building Official.
- 9.7 The owner shall pay all applicable Regional, City and Educational Development Charges in accordance with the respective development charges by-law.
- 9.8 Prior to site plan approval, arrangements shall be made to the satisfaction of the Commissioner of Public Works and Engineering, and the Commissioner of Planning and Development Services as follows:
- The applicant is responsible for all costs associated with the construction of a pedestrian path to link the site to the side walk on Airport Road;
 - The applicant is responsible to provide safe pedestrian movements between the bus stop and the school, and shall be responsible for all costs that would be associated with the potential need to extend pedestrian walkways and/or relocate the bus stops.
- 9.9 The owner acknowledges and agrees that the site configurations as shown on the two conceptual site plan drawings are not final and approved by the City. The site is subject to further review and possible revisions during the site plan approval process, and the final plan must adhere to the City's requirements and guidelines.
- 9.10 The owner acknowledges and agrees that existing easements dedicated to the Region of Peel for the purpose of sanitary sewer and/or watermain must be maintained or the existing infrastructure relocated to

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the satisfaction of the Region of Peel, at the owner's cost.

- 9.11 The owner acknowledges and agrees that the mitigative measures recommended in the Environmental Noise and Air Quality Assessment prepared by Novus Environmental dated March 14, 2017 shall be implemented to the satisfaction of the Director of Environment and Development Engineering.
- 9.12 The owner acknowledges and agrees to grant all necessary aerial and underground easements as may be required by Hydro One Brampton.
- 9.13 The owner acknowledges and agrees to observe all aerial and underground clearances as may be required by Hydro One Brampton.
- 9.14 The owner acknowledges and agrees to design the current and any future additions from a single distribution point from Hydro One Brampton, and utilize the existing feed, if applicable.
- 9.15 The owner acknowledges and agrees that the maximum transformation capacity supplied by Hydro One Brampton is 1,500 KVA.
- 10. 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 60 months of the Council approval of this decision.
- 11. That any and all submissions relating to this application that were made to Council and the Planning and Development Committee before its decision and any and all oral submission related to this application that were made at a public meeting, held under the *Planning Act*, have been, on balance, taken into consideration by Council as part of its deliberations and final decision on this matter, including one or more of the following issues raised in those submissions: No written or oral submissions were received from the public.
- 12. That the following delegations to the Planning and Development Committee Meeting of May 15, 2017, re:

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Application to Amend the Official Plan and Zoning By-Law - Weston Consulting - 21 Coventry Inc. - To Permit a Private School - 21 Coventry Road, South of Queen Street East, West of Airport Road - Ward 8 (File C06E05.011) be received;

1. Sean Ford, Dancor Construction and Development
 2. Ryan Guetter, Weston Consulting
13. That staff be directed to provide an update at the May 24, 2017 Council meeting regarding the status of the traffic study.

Carried

- 5.5. Delegation Nitesh Kumar, Brampton Property Owner, re **Application to Amend the Official Plan and Zoning By-Law - Glen Schnarr & Associates Incorporated – Castlemore Plaza Incorporate - To Permit the Development of a Neighbourhood Commercial Plaza - 3425 Countryside Drive & 10990 Goreway Drive - Ward 10 (File C07E15.013)**

Nitesh Kumar, Brampton property owner, stated that he owns the lands adjacent to the proposed development and expressed concerns with the suggested vehicular entrance, landscaping features, and location of the building. Mr. Kumar stated that he is willing to work with the adjacent landowners to come to a mutually agreeable development plan.

In response to questions from Committee, staff provided details on the planning process as it related to standard landscaping requirements, channel treatments, vehicular access, and market impact studies. Proper steps were taken to notify area residents of the report and meeting, and consideration will be given to Mr. Kumar's concerns during the site plan approval process.

Item 7.5 brought forward at this time.

The following motion was considered:

- PDC096-2017 1. That the report from A. Balram, Development Planner, Planning and Development Services, dated April 19, 2017, to the Planning and Development Committee Meeting of May 15, 2017, re: **Application to Amend the Official Plan and Zoning By-Law - Glen Schnarr & Associates Incorporated – Castlemore Plaza Incorporate - To Permit the Development of a Neighbourhood Commercial Plaza - 3425 Countryside Drive & 10990 Goreway Drive - Ward 10 (File C07E15.013) be received.**

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2. That the application be approved in principle and staff be directed to prepare the appropriate Official Plan and Zoning By-law amendments.
3. That the Official Plan be amended generally as follows:
 - a) By amending Schedule A2 – Retail Structure of the 2006 Official Plan to add a “Neighbourhood Retail” designation;
 - b) By amending Schedule A of Chapter 42(A) in the Vales of Castlemore Secondary Plan, to re-designate the lands from “Service Commercial”, “Estate Residential”, “Upscale Executive Housing Special Policy Area” to “Neighbourhood Commercial”;
 - c) By adding policies to require superior architecture and urban design in order to maintain the character of the area.
4. That the Zoning By-law be amended to a site specific “Commercial Two (C2)” zone that includes permissions, requirements and restrictions, generally in accordance with the following:
 - a) Permitted uses:
 - i. The uses permitted within Commercial Two (C2) zones;
 - ii. A day nursery;
 - iii. A pharmacy;
 - iv. A health care centre;
 - v. A commercial school;
 - vi. A tool and equipment rental establishment;
 - vii. A supermarket having a maximum gross floor area of 850 square metres;
 - viii. A seasonal garden centre.
 - b) The following uses shall not be permitted:
 - i. An adult entertainment parlour;
 - ii. An adult video store;
 - iii. An adult bookstore;
 - iv. A massage or body rub parlour.
 - c) For the purpose of the Zoning By-law, Goreway Drive shall be considered the front yard;
 - d) Shall be subject to the following requirements and restrictions:

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- i. A drive through facility shall only be permitted in association with a bank, trust company or finance company;
 - ii. The maximum cumulative Gross Commercial Floor Area (GFA) shall be 4500m²;
 - iii. A day nursery use may include a rooftop outdoor play area that is setback a minimum of 15 metres from all property lines;
 - iv. Minimum Front Yard Depth: 4.5 metres;
 - v. Maximum Front and Exterior Side Yards: 6 metres;
 - vi. Minimum Exterior Side Yard Width: 5 meters;
 - vii. Minimum Rear Yard Depth: 5.5 metres;
 - viii. A Main Wall of a building or structure may encroach to within 0.5 metres of a Daylighting Triangle/Rounding;
 - ix. A canopy may encroach to within 0.15 metres of a Daylighting Triangle/Rounding;
 - x. Minimum setback from a utility transformer to any lot line: 2.0 metres
 - xi. Minimum vehicle stacking spaces for a drive-through facility associated with a bank, trust company or finance company: 3 spaces;
 - xii. Landscaped Open Space may include retaining walls, patios associated with a permitted use, and canopies;
 - xiii. Minimum Exterior Side Yard Landscaped Strip: 5 metres
 - xiv. A driveway lane for a drive-through facility shall be located no closer than 9.9 metres to a residential zone;
 - xv. A seasonal garden centre shall not require additional parking and shall be permitted to occupy required parking spaces.
5. That prior to the adoption of the Official Plan Amendment and the enactment of the Zoning By-law:
- a) A Functional Servicing Report be approved to the satisfaction of the Commissioner of Public Works and Engineering, the Region of Peel, and the TRCA;
 - b) An Urban Design Brief be approved to the satisfaction of the Commissioner of Planning and Development Services, which is to include the following design principles:

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- Compliance with the City's Design Handbook for Upscale Executive Special Policy Area in terms of scale, orientation and built form;
 - Significant building massing to be provided at the intersection of Countryside Drive and Goreway Drive which should have a prominent presence with special design considerations to anchor the location as an identified focal point/landmark;
 - Buildings shall be located close to the street to reinforce the street edge with prominent main entrances provided at grade level to create an active city streetscape;
 - Facades oriented toward the street should be articulated with true windows and transparent glazing, especially for buildings located at corners to mitigate the negative impacts of the blank frontage at the streets, and to contribute positively to an animated streetscape;
 - At the intersections, buildings should be sited close to the corners, or alternatively, configured to define pedestrian public place/plaza;
 - Superior standards of architectural massing and design detail that is consistent with the character of the neighborhood; and
 - Commercial units are to be proportional to the surrounding residential area in terms of scale, with a prominent presence along the street particularly at the intersection.
- c) A revised Tertiary Plan be approved to the satisfaction of the Commissioner of Planning and Development Services, the Commissioner of Public Works and Engineering, and the TRCA;
- d) A Traffic Impact Study be approved to the satisfaction of the Commissioner of Public Works and Engineering;
- e) The owner submit updated, signed, and sealed Phase One and Two Environmental Site Assessments to the

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satisfaction of the Chief Building Official and Commissioner of Public Works and Engineering;

- f) Confirmation of filing of a Record of Site Condition with the Ministry of Environment and Climate Change to the satisfaction of the Chief Building Official;
 - g) A Geotechnical Investigation Report be submitted to the satisfaction of the Chief Building Official and Commissioner of Public Works and Engineering;
 - h) A detailed report identifying existing water wells as well as confirmation of the decommissioning of the same be submitted to the satisfaction of the Chief Building Official;
 - i) The decommissioning for the fuel storage tank located in the basement of 3425 Countryside be verified and submitted to the satisfaction of the Chief Building Official;
 - j) An Archaeological Assessment be submitted to the satisfaction to the Commissioner of Planning and Development Services; and
 - k) The owner enter into the Vales of Castlemore Area 3 Cost Sharing Agreement and provide the City with written acknowledgement from the Trustee appointed that the Agreement has been executed and payments required by the Agreement delivered.
6. 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 with the City, which shall generally be in accordance with the following:
- a) Prior to the issuance of site plan approval, a site development plan, a landscape plan, a grading and drainage plan, elevation drawings and an engineering and servicing plan shall be approved to the satisfaction of the Commissioner of Planning and Development Services as may be required. Appropriate securities shall be deposited with the City to ensure the implementation of these plans in accordance with the City's site plan review process;

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- b) The Owner agrees to implement the requirements of the approved Urban Design Brief through the site plan approval process;
- c) The Owner agrees that during any phase of topsoil stripping, grading or construction, should a cemetery be discovered, the Owner shall, at their expense, undertake mitigation measures to the satisfaction of applicable provincial agencies and the Commissioner of Planning and Development Services;
- d) The Owner agrees that access to Goreway Drive will be restricted to right in/right out operations only;
- e) Prior to the issuance of Site Plan Approval the owner agrees to establish an access easement in favour of the adjacent landowners to the west of the site;
- f) In conjunction with site plan approval, the Owner shall grant all necessary easements to the appropriate authorities as may be required for the installation of utilities and municipal services to service the lands;
- g) The Owner shall pay all applicable Regional, City and Educational development charges in accordance with respective development charges by-law;
- h) The Owner will be required to pay cash-in-lieu of parkland dedication in accordance with the Planning Act and City Policy;
- i) That the owner co-ordinate with Rogers Communications to relocate the telecommunications tower to a suitable location to the satisfaction of the Commissioner of Planning and Development Services;
- j) The Owner shall consult with Canada Post to determine a suitable location for the placement of a Community Mailbox and to indicate this location on appropriate servicing plans;
- k) The Owner agrees to provide the following for the Community Mailbox site and include these requirements on appropriate servicing plans:

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- i. A Community Mailbox concrete base pad per Canada Post specifications;
 - ii. Any required walkway across the boulevard, as per Municipal Standards; and
 - iii. Any required curb depressions for wheelchair access.
 - ii. The Owner agrees that on-site waste collection is required through a private waste hauler.
7. That the decision of approval be considered null and void and a new development application be required, unless a zoning by-law is passed within 60 months of the Council approval of this decision.
8. That any and all written submissions relating to this application that were made to Council and the Planning and Development Services Committee before its decision and any and all oral submissions related to this application that were made at a public meeting, held under the Planning Act, have been, on balance, taken into consideration by Council as part of its deliberations and final decision on this matter, including one or more of the following issues: Compatibility with the surrounding community, design and safety issues, type of retail uses proposed, signage, traffic, notice of application to residents, and loss of green space.
9. That the delegation from Nitesh Kumar, Brampton property owner, to the Planning and Development Committee Meeting of May 15, 2017, re: **Application to Amend the Official Plan and Zoning By-Law - Glen Schnarr & Associates Incorporated – Castlemore Plaza Incorporate - To Permit the Development of a Neighbourhood Commercial Plaza - 3425 Countryside Drive & 10990 Goreway Drive - Ward 10** (File C07E15.013) be received.

Carried

6. **Staff Presentations** - nil

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7. Planning

- 7.1. Report from J. Morrison, Interim Manager, Planning and Development Service, dated April 19, 2017, re: **Application to Amend the Official Plan and Zoning By-law - Stantec Consulting Ltd. – Region of Peel - To Permit the Redevelopment of the Peel Manor Long Term Care Facility - 525 Main Street North and 160 & 228 Murray Street - Ward 5** (File C01E09.017)

Dealt with under Item 5.2 – Recommendation PDC092-2017

- * 7.2. Report from S. Dykstra, Development Planner, Planning and Development Services, dated April 19, 2017, re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision - Candevcon Limited - Dolomiti Estates Inc. - To Permit 26 Single Detached Residential Lots, 7 Residential Reserve Blocks, 2 Public Streets and Noise Buffer Blocks - Southwest Corner of Cottrelle Boulevard and Thorndale Road - Ward 10** (File C07E10.007)

- PDC097-2017
1. That the report from S. Dykstra, Development Planner, Planning and Development Services, dated April 19, 2017, to the Planning and Development Committee Meeting of May 15, 2017, re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision - Candevcon Limited - Dolomiti Estates Inc. - To Permit 26 Single Detached Residential Lots, 7 Residential Reserve Blocks, 2 Public Streets and Noise Buffer Blocks - Southwest Corner of Cottrelle Boulevard and Thorndale Road - Ward 10** (File C07E10.007) be received;
 2. That the applications be approved in principle and staff be directed to prepare the appropriate amendment to the Zoning By-law, and prepare conditions and give notice of draft plan approval after the satisfaction of “prior to draft plan approval” conditions;
 3. That the Zoning By-law be amended generally as follows:
 - 3.1) to rezone the site from “Institutional One – Section 1814 (I1-1814)” to a site-specific Residential Single Detached D – R1D zone. The implementing Zoning By-law shall generally include, but not be limited to, the following provisions:
 - a) Permitted uses:
 - i. a single detached dwelling
 - ii. a group home type 1

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- iii. an auxiliary group home
- iv. a place of worship
- v. purposes accessory to the other permitted purposes

b) Shall be subject to the following requirements and restrictions:

- i. Minimum Lot Area: 286 square metres;
- ii. Minimum Lot Width: Interior Lot: 11 metres;
Corner Lot: 10.7 metres;
- iii. Minimum Lot Depth: 26 metres;
- iv. Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling;
- v. Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
- vi. Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres;
- vii. Minimum Interior Side Yard Width:
 - a. 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
 - b. 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
- viii. Minimum Landscaped Open Space:
 - a. 40% of the minimum front yard area; and,
 - b. 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
- ix. The following provisions shall apply to garages:
 - a. The maximum garage door width shall be 5.5 metres.
 - b. The garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
 - c. The garage door width restriction does not apply to the garage door facing a flankage lot line.

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- d. The interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the garage door width.
 - x. No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;
 - xi. Minimum Setback from a Floodplain (F) zone: No permanent structures, including inground swimming pools or excavations shall be located closer than 10.0 metres to a Floodplain Zone;
 - xii. The minimum setback to a daylighting triangle or rounding shall be 1.5 metres. Eaves and cornices are permitted to encroach into the setback to a maximum of 0.6 metres.
- 4. That staff be authorized to issue the notice of draft plan approval at such time as all items approved by Council to be addressed prior 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 plans identified by staff and/or identified in comments; and,
 - (ii) All applicable 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.
- 5. That the following shall be satisfied prior to the issuance of draft plan approval:
 - 5.1 the Owner shall sign the Bram East Phase 1 Cost Sharing Agreement and provide Planning and Development Services staff with a written acknowledgement from the Trustee appointed pursuant to the Agreement that the owner has signed the Agreement;
 - 5.2 the Urban Design Brief prepared by MBTW / WAI shall be approved to the satisfaction of the Commissioner of Planning and Development Services;
 - 5.3 the Preliminary Geotechnical Investigation prepared by WSP shall be approved to the satisfaction of the Director of Environment and Development Engineering;

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- 5.4 the Functional Servicing Report prepared by Candevcon shall be approved to the satisfaction of the Director of Environment and Development Engineering;
 - 5.5 the Phase One Environmental Site Assessment prepared by Candevcon shall be approved to the satisfaction of the Director of Environment and Development Engineering;
 - 5.6 the applicant shall execute a Preliminary Subdivision Agreement to the satisfaction of the Legal Services Division, which shall include a schedule identifying all of the notice provisions for all of the lots and blocks within the plan of subdivision;
 - 5.7 the applicant shall prepare a Preliminary Homebuyer's Information Map to the satisfaction of Planning and Development Services to be posted in a prominent location in each sales office where homes in the subdivision are being sold. This map shall contain the application 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 Homebuyer's Information Maps including City approved street names and the possible temporary location of Canada Post mail boxes, including the number and duration;
 - 5.8 the applicant shall, request and obtain development allocation for the proposed dwellings units, to the satisfaction of the Commissioner of Planning and Development Services; and
 - 5.9 the applicant shall agree in writing to the form and content of an implementing Zoning By-law.
 - 5.10 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
6. That the street names "Penlea Gate" and "Oseco Way" be approved for use with this 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, or within an

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extended time, to the satisfaction of the Commissioner of Planning and Development Services Department.

8. That any and all written submissions relating to this application that were made to Council and the Planning and Development Services Committee before its decision and any and all oral submissions related to this application that were made at a public meeting, held under the *Planning Act*, have been, on balance, taken into consideration by Council as part of its deliberations and final decision on this matter: there were no oral or written submissions related to this application

Carried

- * 7.3. Report from S. Dykstra, Development Planner, Planning and Development Services, dated April 19, 2017, re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision - Candevcon Limited - 1556613 Ontario Limited - To Permit 23 Single Detached Residential Lots, 7 Residential Reserve Blocks and 1 Public Street - Southwest corner of Cottrelle Boulevard and Thorndale Road - Ward 10** (File C10E07.017)

- PDC098-2017
1. That the report from S. Dykstra, Development Planner, Planning and Development Services, dated April 19, 2017, to the Planning and Development Committee Meeting of May 15, 2017, re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision - Candevcon Limited - 1556613 Ontario Limited - To Permit 23 Single Detached Residential Lots, 7 Residential Reserve Blocks and 1 Public Street - Southwest corner of Cottrelle Boulevard and Thorndale Road - Ward 10** (File C10E07.017) be received;
 2. That the applications be approved in principle and staff be directed to prepare the appropriate amendment to the Zoning By-law, and prepare conditions and give notice of draft plan approval after the satisfaction of “prior to draft plan approval” conditions;
 3. That the Zoning By-law be amended generally as follows:
 - 3.1) to rezone the site from “Institutional One – Section 1814 (I1-1814)” to a site-specific Residential Single Detached D – R1D zone. The implementing Zoning

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By-law shall generally include, but not be limited to, the following provisions:

- a) Permitted uses:
 - i. a single detached dwelling
 - ii. a group home type 1
 - iii. an auxiliary group home
 - iv. a place of worship
 - v. purposes accessory to the other permitted purposes
- b) Shall be subject to the following requirements and restrictions:
 - i. Minimum Lot Area: 286 square metres;
 - ii. Minimum Lot Width: Interior Lot: 11 metres; Corner Lot: 10.7 metres;
 - iii. Minimum Lot Depth: 26 metres;
 - iv. Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling;
 - v. Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area;
 - vi. Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage shall be 6.0 metres;
 - vii. Minimum Interior Side Yard Width:
 - a. 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
 - b. 1.2 metres where the side yard abuts a public walkway or a non-residential zone;
 - viii. Minimum Landscaped Open Space:
 - a. 40% of the minimum front yard area; and,
 - b. 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines extended beyond the front lot line is greater than 25 degrees;
 - ix. The following provisions shall apply to garages:
 - a. The maximum garage door width shall be 5.5 metres.

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- b. The garage door width may be widened by an extra 0.6 metres if the front of the garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.
 - c. The garage door width restriction does not apply to the garage door facing a flankage lot line.
 - d. The interior garage width, as calculated 3 metres from the garage opening shall not be 0.9 metres more than the garage door width.
 - x. No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;
 - xi. Minimum Setback from a Floodplain (F) zone: No premanent structures, including inground swimming pools or excavations shall be located closer than 10.0 metres to a Floodplain Zone;
 - xii. The minimum setback to a daylighting triangle or rounding shall be 1.5 metres. Eaves and cornices are permitted to encroach into the setback to a maximum of 0.6 metres.
- 4. That staff be authorized to issue the notice of draft plan approval at such time as all items approved by Council to be addressed prior to draft plan approval have been addressed to the satisfaction of the City, subject to the following:
 - (iii) any necessary red-line revisions to the draft plans identified by staff and/or identified in comments; and,
 - (iv) All applicable 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.
- 5. That the following shall be satisfied prior to the issuance of draft plan approval:
 - 5.1 the Owner shall sign the Bram East Phase 1 Cost Sharing Agreement and provide Planning and Development Services staff with a written acknowledgement from the Trustee appointed

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- pursuant to the Agreement that the owner has signed the Agreement;
- 5.2 the Urban Design Brief prepared by MBTW / WAI shall be approved to the satisfaction of the Commissioner of Planning and Development Services;
- 5.3 the Preliminary Geotechnical Investigation prepared by WSP shall be approved to the satisfaction of the Director of Environment and Development Engineering.
- 5.4 the Functional Servicing Report prepared by Candevcon shall be approved to the satisfaction of the Director of Environment and Development Engineering.
- 5.5 the Phase One Environmental Site Assessment prepared by Canada Engineering Services Inc. shall be approved to the satisfaction of the Director of Environment and Development Engineering.
- 5.6 the applicant shall execute a Preliminary Subdivision Agreement to the satisfaction of the Legal Services Division, which shall include a schedule identifying all of the notice provisions for all of the lots and blocks within the plan of subdivision;
- 5.7 the applicant shall prepare a Preliminary Homebuyer's Information Map to the satisfaction of Planning and Development Services to be posted in a prominent location in each sales office where homes in the subdivision are being sold. This map shall contain the application 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 Homebuyer's Information Maps including City approved street names and the possible temporary location of Canada Post mail boxes, including the number and duration;
- 5.8 the applicant shall, request and obtain development allocation for the proposed dwellings units, to the satisfaction of the Commissioner of Planning and Development Services; and
- 5.9 the applicant shall agree in writing to the form and content of an implementing Zoning By-law.
- 5.10 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

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plan and physical layout resulting from these comments, shall be accommodated.

6. That the street name "Oseco Way" be approved for use with this 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, or within an extended time, to the satisfaction of the Commissioner of Planning and Development Services Department.
8. That any and all written submissions relating to this application that were made to Council and the Planning and Development Services Committee before its decision and any and all oral submissions related to this application that were made at a public meeting, held under the *Planning Act*, have been, on balance, taken into consideration by Council as part of its deliberations and final decision on this matter, including one or more of the following issues: residential land use.

Carried

- 7.4. Report from C. Caruso, Central Area Planner, dated April 19, 2017, re: **Building Improvement Grant Application for 9 George Street North – Ward 1** (File BU17-002)

Committee consideration of the matter include consensus to refer to staff to review the eligibility criteria of the program.

The following motion was considered:

- PDC099-2017 That the report from C. Caruso, Central Area Planner, dated April 19, 2017, to the Planning and Development Committee Meeting of May 15, 2107, re: **Building Improvement Grant Application for 9 George Street North – Ward 1** (File BU17-002) be **referred** to staff to review the eligibility criteria of the program.

Carried

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- 7.5. Report from A. Balram, Development Planner, Planning and Development Services, dated April 19, 2017, re: **Application to Amend the Official Plan and Zoning By-Law - Glen Schnarr & Associates Incorporated – Castlemore Plaza Incorporate - To Permit the Development of a Neighbourhood Commercial Plaza - 3425 Countryside Drive & 10990 Goreway Drive - Ward 10** (File C07E15.013)

Dealt with under Item 5.5 – Recommendation PDC096-2017

- 7.6. Report from A. Balram, Development Planner, Planning and Development Services, dated April 19, 2017, re: **Application to Amend the Zoning By-law and Draft Plan of Subdivision - Candevcon Limited – Forestside Estates Incorporated - To Permit a Residential Development Consisting of 256 Apartment Units, 19 Freehold Townhouses, 53 Frontloaded Townhouses, 4 Semi-Detached Dwellings; and the Proposed Extension of Palleschi Drive and Attmar Drive - Ward 8** (File C09E09.017)

The following motion was considered:

- PDC100-2017
1. That the report from A. Balram, Development Planner, Planning and Development Services, dated March 2, 2017, to the Planning and Development Services Committee Meeting of May 15, 2017, re: **Application to Amend the Zoning By-law and Draft Plan of Subdivision - Candevcon Limited – Forestside Estates Incorporated - To Permit a Residential Development Consisting of 256 Apartment Units, 19 Freehold Townhouses, 53 Frontloaded Townhouses, 4 Semi-Detached Dwellings; and the Proposed Extension of Palleschi Drive and Attmar Drive - Ward 8** (File C09E09.017) be received.
 2. That the application be approved in principle and staff be directed to prepare the appropriate amendment to the Zoning By-law, and prepare conditions and give notice of draft plan approval after the satisfaction of “prior to draft plan approval” conditions.
 3. That staff be authorized to issue the notice of draft plan approval at such time as all items approved by Council 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 and/or identified in comments;

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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 conditions and any other appropriate conditions in accordance with the intent of the approval in principle of this plan of subdivision application, to the satisfaction of the Chief, Planning and Infrastructure Services Officer.
4. That the following shall be satisfied prior to the issuance of draft plan approval and further that the recommendations set out in the identified studies be incorporated into appropriate conditions of approval:
- a. 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 undertaken;
 - b. That comments be received from the Toronto and Region Conservation Authority (TRCA) be addressed by the Owner to the satisfaction of the TRCA and the City of Brampton, including, if necessary, changes to be the Official Plan Amendment, Zoning By-law provisions, and the rezoning agreement;
 - c. a Stormwater Management Report be submitted and approved to the satisfaction of the Commissioner of Public Works and Engineering Department Toronto and Region Conservation Authority (TRCA);
 - d. the Functional Servicing Report prepared by Candevcon Limited be approved to the satisfaction of the Commissioner of Planning and Development Services, Commissioner of Public Works and Engineering, the TRCA and the Region of Peel;
 - e. the Environmental Impact Study, prepared by Palmer Environmental be approved to the satisfaction of the Commissioner of Public Works and Engineering, and the TRCA;
 - f. the owner submit a revised Urban Design Brief to the satisfaction of the Commissioner of Planning and Development Services;

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- g. the owner submit a complete and sealed Geotechnical Investigation report, updated signed and sealed Phase One and Phase Two Environmental Site Assessments, and Record of Site Condition, to the satisfaction of the City of Brampton's Chief Building Official;
- h. the owner submit a revised Traffic Impact Study to the satisfaction of the Public Works and Engineering Department;
- i. the owner shall enter into a Subdivision Agreement for the construction of the proposed right-of-way extension of Palleschi Drive and Attmar Drive;
- j. the Functional Servicing Report prepared by Beacon Environmental, shall be approved to the satisfaction of the City of Brampton's Public Works and Engineering Department, in consultation with the Region of Peel and TRCA;
- k. the owner shall submit an Archaeological Assessment for all lands within the subject application, and mitigate adverse impacts to any significant archaeological resources found, to the Satisfaction of the City and the Ministry of Culture, Tourism and Sport (MTCS);
- l. the applicant shall prepare a preliminary Homebuyer's Information Map for the subject lands. The Homebuyer's Information Map shall 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 prescribed within the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision as it pertains to Sales Office Homebuyer's Information Maps and the possible temporary locations of Canada Post mailboxes, including the number and estimated duration of these temporary locations;
- m. a Development Allocation shall be granted for the development;
- n. the owner shall execute a preliminary Subdivision Agreement to the satisfaction of the City, which shall

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include a schedule identifying all of the notice provisions for all of the lots and blocks within the plan of subdivision;

- o. A Vegetation Assessment and Tree Inventory and Preservation Plan (TIPP) be approved to the satisfaction of the Commissioner of Planning and Development Services.
- 5. That the Zoning By-law be amended to rezone the property from “Residential Rural Estate (RE2), Residential Townhouse C (R3c-1939) and Agricultural (A)”, to appropriate residential zones, including any site-specific provisions.
- 6. That the decision of approval of this application be null and void and a new development application be required, unless a zoning by-law is passed within 60 months of the decision.
- 7. That prior to the enactment of the zoning by-law, the applicant shall agree in writing to the form and content of the implementing zoning by-law for the subject application.
- 8. That any and all written submissions relating to this application that were made to council and Planning and Development Committee before its decision and any and all oral submission related to this application that were made at a public meeting, held under the *Planning Act*, have been, on balance, taken into consideration by Council as part of its deliberations and final decision of this matter, including one or more of the following issues raised in those submissions: compatibility of development in the context of the existing neighborhood, housing value depreciation, traffic volume increases, and the decline of open space within the neighborhood.

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

<u>Yea</u>	<u>Nay</u>	<u>Absent</u>
Fortini	Dhillon	Miles
Bowman		Palleschi
Medeiros		
Moore		
Sprovieri		
Whillans		
Gibson		

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Carried
7 Yeas
1 Nay
2 Absent

- 7.7. Report from N. Mahmood, Development Planner, Planning and Development Services, dated April 19, 2017, re: **Application to Amend the Official Plan and Zoning By-Law - Weston Consulting - 21 Coventry Inc. - To Permit a Private School - 21 Coventry Road, South of Queen Street East, West of Airport Road - Ward 8** (File C06E05.011)

Dealt with under Item 5.4 – Recommendation PDC095-2017

8. Minutes

8.1. Minutes - Cycling Advisory Committee - April 20, 2017

- PDC101-2017 That the **Minutes - Cycling Advisory Committee - April 20, 2017** to the Planning and Development Committee Meeting of May 15, 2017, Recommendations CYC024-2017 to CYC027-2017 be approved as printed and circulated.

Carried

The recommendations were approved as follows:

- CYC024-2017 That the Agenda for the Cycling Advisory Committee Meeting of April 20, 2017, be approved, as amended as follows:

To add:

- 7.2.** Discussion at the request of Dayle Laing, Member, re: **Committee Member Participation in Bike Month Activities**
- 7.3.** Discussion at the request of Kevin Montgomery, Co-Chair, re: **City of Brampton Received Bronze Bicycle Friendly Community Award**

- CYC025-2017 1. That the **Minutes - Policy Subcommittee - April 1, 2017** to the Cycling Advisory Committee Meeting of April 20, 2017, be received; and,

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2. That the policy items outlined in the Policy Subcommittee Minutes of April 1, 2017, be forwarded to IBI Group Inc., for consideration in the development of the City's Active Transportation Master Plan.

CYC026-2017 That Members of the Cycling Advisory Committee may participate in, and support, as representatives of the Committee, Bike Month activities.

CYC027-2017 That the Cycling Advisory Committee do now adjourn to meet again on Thursday, May 18, 2017, at 7:00 p.m.

9. Other/New Business - nil

10. Referred Matters

10.1. The following was referred to this meeting pursuant to Council Resolution C111-2017:

- a) **Report from D. Waters, Interim Director, Policy Planning, Planning and Development Services, dated March 22, 2017, re: City of Brampton Population Growth – Response to Council Direction (File BEX PEF13)**
- b) **Correspondence from D. Waters, Interim Director, Policy Planning, Planning and Development Services, dated April 26, 2017, re: Housing Starts**

Item 13.2 was brought forward at this time.

The following motion was considered:

- PDC102-2017 1. That the report from D. Waters, Interim Director, Policy Planning, Planning and Development Services, dated March 22, 2017, re: **City of Brampton Population Growth – Response to Council Direction** (File BEX PEF13) be received; and,
2. That the correspondence from D. Waters, Interim Director, Policy Planning, Planning and Development Services, dated April 26, 2017, and May 1, 2017, re: **Housing Starts** be received.

Carried

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10.2. Discussion re: **Facade and Building Improvement - 164/166 Main Street**

Note: referred to this meeting pursuant to the following recommendation:

PDC017-2017 That the following be referred to staff for a meeting with area Councillors with the intent to bring the matter back to a future meeting:

That the following applications be approved under the Downtown Facade and Building Improvement Programs, subject to each applicant signing an agreement with the City of Brampton, maintaining the rules of the programs as set out in the approved Implementation Guidelines, and meeting the specific conditions for each project on or before May 1, 2017 failing which the approval shall be null and void:

- a) Applications P75CE FA16-004, P75CE FA16-005, P75CE BU16-004, P75CE BU16-003 for 164 and 166 Main Street North in the amount of a maximum of \$50,000.00 under each of the Facade Improvement Program and Building Improvement Program (combined total grant of \$100,000), subject to the following conditions:
 - i. That satisfactory detailed drawings for the façade, interior of the building, and landscaping be submitted to the City of Brampton;
 - ii. That the cost estimates be updated in accordance with the submitted drawings;
 - iii. That the applicant satisfies the requirements of the City and enters into the necessary agreements with the City of Brampton.

The following motion was considered:

PDC103-2017 Whereas the Planning and Development Committee at their meeting of January 30, 2017, referred recommendation 2(a) related to Façade and Building Improvement Grant applications for 164 / 166 Main Street North in the report from David VanderBerg, Central Area Planner, dated January 4, 2017, re: **Recommendation Report: Façade and Building Improvement Grant Applications for 164 / 166 Main Street North, 183 Queen Street West and 91 George Street South - Wards 1 and 3** to staff for a meeting with area Councillors with the intent to bring the matter back to a future meeting (Resolution PDD 17-2017).

And whereas, subsequent to the Planning and Development Committee meeting of January 30, 2017 Planning and

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Development Services staff has had two meetings with the area Councillors to discuss the grant applications.

And whereas, as indicated in the Recommendation Report of January 4, 2017 attached to this Resolution, the application proposes a comprehensive renewal of the building at 164 / 166 Main Street North that fulfills the objectives of the grant programs.

And whereas Planning and Development Services staff recommends an amendment to the Recommendation Report, dated January 4, 2017 to change the deadline by which the applicant must fulfill the identified conditions of approval from April 1, 2017 to August 1, 2017.

It is therefore resolved that:

Recommendation 2(a) as set out in the staff report dated January 4, 2017 to the Planning and Development meeting of January 30, 2017 be deleted and replaced as follows:

2. That the following applications be approved under the Downtown Facade and Building Improvement Programs, subject to each applicant signing an agreement with the City of Brampton, maintaining the rules of the programs as set out in the approved Implementation Guidelines, and meeting the specific conditions for each project on or before August 1, 2017 failing which the approval shall be null and void:
 - a) Applications P75CE FA16-004, P75CE FA16-005, P75CE BU16-004, P75CE BU16-003 for 164 and 166 Main Street North be approved in the amount of a maximum of \$50,000.00 under each of the Facade Improvement Program and Building Improvement Program (combined total grant of \$100,000), subject to the following conditions:
 - i. That satisfactory detailed drawings for the façade, interior of the building, and landscaping be submitted to the City of Brampton;
 - ii. That the cost estimates be updated in accordance with the submitted drawings;
 - iii. That the applicant satisfies the requirements of the City and enters into the necessary agreements with the City of Brampton.

Carried

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11. Deferred Matters

- 11.1. Report from C. Caruso, Central Area Planner, Development Services Division, dated March 8, 2017, re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision - Glen Schnarr & Associates Inc. – Fieldgate Developments - To Permit 53 residential lots, 1 Medium Density Block, a Residential Reserve Block, 2 Valley Land Blocks, a Stormwater Management Block, a Vista Block, 3 Railway Buffer Blocks, an Access Block, and a 0.3 Metre Reserve - North of Steeles Ave. West and east of Churchville Road - Ward 4** (File C03W02.007)

Note: Deferred to this meeting pursuant to Recommendation PDC072-2017

Dealt with under Item 5.3 – Recommendation PDC094-2017

12. Notice of Motion - nil

13. Correspondence

- 13.1. Correspondence from Carl Brawley, Glen Schnarr & Associates Inc., dated April 24, 2017, re: **Deferral Request - C03W02.007**

Dealt with under Item 5.3 – Recommendation PDC093-2017

- 13.2. Correspondence from D. Waters, Interim Director, Policy Planning, Planning and Development Services, dated May 1, 2017, re: **Housing Starts**

Dealt with under Item 10.1 – Recommendation PDC102-2017

- 13.3. Correspondence Bassim Matuk, Brampton resident, dated May 12, 2017, re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision - Glen Schnarr & Associates Inc. – Fieldgate Developments - To Permit 53 Residential Lots, 1 Medium Density Block, a Residential Reserve Block, 2 Valley Land Blocks, a Stormwater Management Block, a Vista Block, 3 Railway Buffer Blocks, an Access Block, and a 0.3 Metre Reserve - North of Steeles Ave. West and east of Churchville Road - Ward 4**

Dealt with under Item 5.3 – Recommendation PDC094-2017

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14. **Councillor Question Period** - nil

15. **Public Question Period** - nil

16. **Closed Session** - nil

17. **Adjournment**

The following motion was considered:

PDC104-2017 That the Planning and Development Committee do now adjourn to
meet again on Monday, May 29, 2017, at 1:00 p.m.

Carried

Regional Councillor E. Moore, Chair



Monday, May 29, 2017

Members Present:

Regional Councillor E. Moore – Wards 1 and 5 (Chair)
Regional Councillor G. Gibson – Wards 1 and 5 (Vice-Chair)
Regional Councillor M. Palleschi – Wards 2 and 6
Regional Councillor G. Miles – Wards 7 and 8
City Councillor D. Whillans – Wards 2 and 6
City Councillor J. Bowman – Wards 3 and 4
City Councillor P. Fortini – Wards 7 and 8
City Councillor G. Dhillon – Wards 9 and 10 (left at 2:38 p.m.
– personal)

Members Absent:

Regional Councillor M. Medeiros – Wards 3 and 4 (personal)
Regional Councillor J. Sprovieri – Wards 9 and 10 (other
municipal business)

Staff Present:

Planning and Development Services:

R. Elliott, Commissioner
R. Conard, Director of Building and Chief Building Official
A. Parsons, Interim Director, Planning and Development
D. Waters, Interim Director, Policy Planning

Corporate Services:

J. Pittari, Commissioner
M. Rea, Legal Counsel, Litigation
P. Morrison, Director of Enforcement and By-law Services
J. Avbar, Manager, Enforcement and By-law Services

City Clerk's Office:

P. Fay, City Clerk
C. Gravlev, Interim Deputy City Clerk
S. Danton, Legislative Coordinator

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The meeting was called to order at 12:59 p.m. and adjourned at 2:58 p.m.

1. Approval of Agenda

PDC105-2017 That the Agenda for the Planning and Development Committee Meeting of May 29, 2017, be approved as amended as follows:

To add:

5.1 a) Announcement by Regional Councillor Moore, Chair, re
Recognition of Alex Taranu, Senior Advisor, Architect Design Services, Planning and Development Services – Recipient of College of Fellows Award from the Royal Architectural Institute of Canada

Carried

Note: later in the meeting on a two-thirds majority vote to re-open the question, Approval of the Agenda was re-opened and Richard Domes, Gagnon Walker Domes, was added as a delegation to Item 7.4

The following item was listed on the agenda for distribution prior to the meeting, and was provided:

7.4. Report from C. Caruso, Development Planner, Planning and Development Services, dated May 11, 2017, re: **Application for a Draft Plan of Subdivision - Gagnon Walker Domes Ltd. - Lakepath Holding Inc. - To permit 118 townhouse units, 4 semi-detached units, 2 walkway blocks, 2 buffer blocks, a road widening block and a 0.3 metre reserve block - 100 Conestoga Drive - Ward 2 (File C01E14.027)**

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

3. Consent

- * The following items listed with an asterisk (*) were considered to be routine and non-controversial by the Committee and were approved at one time.

(7.2, 8.1, 13.1)
(Items 7.1 and 7.3 were removed from consent)

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4. Statutory Public Meeting Reports - nil

5. Delegations

5.1. Delegation from Barbara Watson, Brampton resident, re: **Affordable Housing in the City of Brampton**

In response to the Chair's inquiry, it was indicated that the delegation was not present to address the subject matter. Committee noted that a staff report addressing the delegation's subject matter is anticipated to be considered in the Fall. Staff will advise the delegation of the upcoming report.

5.1 a) Announcement by Regional Councillor Moore, Chair, re **Recognition of Alex Taranu, Senior Advisor, Architect Design Services, Planning and Development Services – Recipient of College of Fellows Award from the Royal Architectural Institute of Canada**

Regional Councillor Moore, Chair, Planning and Development Committee, announced that Alex Taranu, Senior Advisor, Architect Design Services, Planning and Development Services, received the College of Fellows Award from the Royal Architectural Institute of Canada. Committee congratulated Mr. Taranu and expressed gratitude for his numerous achievements and contributions to the City of Brampton

6. Staff Presentations - nil

7. Planning

7.1. Report from A. Magnone, Regulatory Coordinator, Building Division, Planning and Development Services, dated April 11, 2017, re: **Applications for Permits to Demolish Residential Properties – 6875 and 6889 Mayfield Road – Ward 10 (File G33-LA)**

In response to questions from Committee, staff provided details on proposed land-use designations in Ward 10.

The following motion was considered:

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- PDC106-2017
1. That the report from A. Magnone, Regulatory Coordinator, Building Division, Planning and Development Services, dated April 11, 2017, to the Planning and Development Services Committee Meeting of May 29, 2017 re: **Applications for Permits to Demolish Residential Properties – 6875 and 6889 Mayfield Road – Ward 10** (File G33-LA), be received;
 2. That the applications for permits to demolish the residential properties located at 6875 and 6889 Mayfield Road, be approved;
 3. That Peel Regional Police be advised of the issuance of demolition permits for the properties; and,
 4. That the demolition of the dwellings must commence within six months of the issuance of the demolition permits otherwise the approval shall be deemed null and void.

Carried

- * 7.2. Report from A. Balram, Development Planner, Planning and Development Services, dated May 3, 2017, re: **Application to Amend the Official Plan and Zoning By-Law - Weston Consulting Group Incorporated – Ashbury Properties - To permit a 1-storey commercial building - 9218 The Gore Road - Ward 8** (File C09E07.012)

- PDC107-2017
1. That the report from A. Balram, Development Planner, Planning and Development Services, dated May 3, 2017, to the Planning and Development Services Committee Meeting of May 29, 2017, re **Application to Amend the Official Plan and Zoning By-Law - Weston Consulting Group Incorporated – Ashbury Properties - To permit a 1-storey commercial building - 9218 The Gore Road - Ward 8** (File C09E07.012) be received.
 2. That the applications be approved in principle and staff be directed to prepare the appropriate Official Plan and Zoning By-law Amendments provided that the recommendations in this report are fulfilled to the satisfaction of the Commissioner of Planning and Development Services.
 3. That the Schedule “A2” Retail Structure of the Official Plan be amended to permit “Convenience Retail” on the subject site.

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4. That the “Medium Density Residential” land use designation in the Bram East Secondary Plan (SP41a) be amended to “Convenience Retail” and “Valleyland”.
5. That the Zoning By-Law be amended to a site-specific “Commercial One” zone that includes permissions, requirements and restrictions, generally in accordance with the following:
 - a. Permitted uses:
 - i. Uses permitted within the Commercial One (C1) zone
 - ii. Offices including a medical office
 - iii. A commercial school
 - iv. A health or fitness centre
 - v. A place of commercial recreation
 - vi. A community club
 - vii. A tavern
 - viii. A custom workshop
 - b. Maximum Gross Floor Area for medical office uses is to be limited to 25% of the total gross area of the building.
 - c. That the yard abutting Don Minaker Drive is considered the front yard and the yard abutting The Gore Road is considered the exterior side yard.
 - d. Shall be subject to the following Minimum Landscaped Open Space requirements:
 - i. 0 metres along the Gore Road;
 - ii. 3 metres along Don Minaker Road;
 - iii. 0 metres at the daylight triangle.
 - e. Shall be subject to the following requirement and restrictions:
 - i. Minimum Front Yard Depth: 3.0 metres;
 - ii. Minimum Exterior Side Yard Width: 0.0 metres;
 - iii. Minimum setback to a Daylight Triangle: 0.0 metres.
 - f. Minimum Number of Parking Spaces: 59 parking spaces.

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- g. The Ground Floor Area (GFA) shall be provided in accordance with the following:
 - i. Medical Office Use: 25% of the gross GFA
 - ii. All Other Uses: 75% of the gross GFA
 - h. That the lands be considered one lot for zoning purposes.
- 6. That prior to the adoption of the Official Plan Amendment and the enactment of the Zoning By-law:
 - a. Comments received from the Toronto and Region Conservation Authority (TRCA) be addressed by the Owner to the satisfaction of the TRCA and the Commissioner of Planning and Development Services;
 - b. The owner shall gratuitously convey such lands as may be required by the City for the purposes of valleyland;
 - c. An Environmental Impact Study be approved to the satisfaction of the Commissioner of Engineering and Public Works in consultation with the Toronto and Region Conservation Authority;
 - d. An Urban Design Brief be approved to the satisfaction of the Commissioner of Planning and Development Services, and is to include details, to the satisfaction of the Commissioner of Planning and Development Services, regarding superior architectural treatment along the road frontages to offset the minimal landscaping that will occur in these areas;
 - e. The applicant is required to complete, in compliance with the most current regulations, a Phase I Environmental Site Assessment and confirmation of Filing of the Record of Site condition to the satisfaction of the Chief Building Official;

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- f. The owner shall enter into the Bram East Phase I Community Cost Sharing Agreement and the Front Ending Agreement and provide the City with written acknowledgement from the Trustee appointed that the Agreement has been executed and payments required by the Agreement delivered.
 - g. The owner shall agree in writing to the form and content of the implementing official plan amendment and zoning by-law.
- 7. That prior to the adoption of the Official Plan and the enactment of the Zoning By-law, the applicant shall enter into a rezoning agreement with the City, which shall generally be in accordance with the following:
 - a. Prior to the issuance of a building permit, site plan approval shall be obtained, which shall include the submission of a site development plan, landscaping, grading and storm drainage plan, elevation and cross section drawings, fire protection plan and engineering and servicing plans;
 - b. The Owner shall agree to implement the requirements of the approved Urban Design Brief through the site plan approval process;
 - c. The Owner agrees that during any phase of topsoil stripping, grading or construction, should a cemetery be discovered, the Owner shall, at their expense, undertake mitigation measures to the satisfaction of applicable provincial agencies and the Commissioner of Planning and Development Services;
 - d. The Owner agrees to construct a 15 metre ×15 metre daylight triangle at the intersection of The Gore Road and Don Minaker Drive;
 - e. The owner shall ensure that sufficient lands along The Gore Road are gratuitously dedicated as public right-of-way (ROW) to the Region of Peel for the purposes of the Region's Environment Assessment (EA) Project #13-4380 for future widening of The Gore Road. Additional permanent/temporary working /grading easements may be required;

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- f. The Owner agrees that landscaping, signs, fences, gateway features or any other encroachments are not to be permitted within the Region's easements and/or right-of-way limits;
- g. The Owner agrees to any road improvements that may arise as a result of the proposed site access to Don Minaker Drive that may be identified through the site plan approval process;
- h. The Region of Peel be party to the Site Plan Agreement, which will include the appropriate Regional provisions required;
- i. That a detailed engineering submission of road and access works be submitted for review and comment, designed, stamped and signed by a Licensed Ontario Professional Engineer, to the satisfaction of the Commissioner of Engineering and Public Works and the Region of Peel;
- j. In conjunction with site plan approval, the Owner shall gratuitously dedicate a 0.3 metre reserve behind the property line along The Gore Road (Regional Road 8) and daylight triangle, free of any encumbrances and bear all cost associated with the transfer to the Region of Peel as per Section 7.7 of the Region's Official Plan;
- k. The Owner agrees that all lands to be dedicated are to be free and clear of all encumbrances, and all costs associated with the transfer of land will be the responsibility of the Owner. The Owner must provide the necessary title documents and a draft reference plan(s) for review and approval prior to deposit;
- l. In conjunction with site plan approval, the Owner shall grant all necessary easements to the appropriate authorities as may be required for the installation of utilities and municipal services to service the lands;
- m. The Owner shall pay all applicable Regional, City and Educational development charges in accordance with respective development charges by-law;

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- n. The Owner will be required to pay cash-in-lieu of parkland dedication in accordance with the *Planning Act* and City Policy;
 - o. The Owner shall agree that on-site waste collection is required through a private waste hauler; and
 - p. Prior to site plan approval, arrangements shall be made to provide landscape treatment within The Gore Road right-of-way, if required, and at the discretion of the Region of Peel.
8. That the decision of approval be considered null and void and a new development application be required, unless a zoning by-law is passed within 60 months of the Council approval of this decision.
9. That any and all written submissions relating to this application that were made to Council and the Planning and Development Services Committee before its decision and any and all oral submissions related to this application that were made at a public meeting, held under the Planning Act, have been, on balance, taken into consideration by Council as part of its deliberations and final decision on this matter, including one or more of the following issues: No written or oral submissions were received from the public.

Carried

- 7.3. Report from A. Balram, Development Planner, Planning and Development Services, dated May 3, 2017, re: **Application to Amend the Official Plan and Zoning By-law - MHBC Planning Limited – Anndale Properties Limited - To permit a motor vehicle (transport trucks) sales establishment and associated service and repair, and office uses - Southwest corner of Steeles Avenue East and Tomken Road - Ward 3** (File T03E15.022)

Committee consideration of the matter included discussions regarding appropriate land use planning in the subject area, and consensus to refer the matter to a future meeting of the Planning and Development Committee.

The following motion was considered:

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- PDC108-2017 1. That the report from A. Balram, Development Planner, Planning and Development Services, dated May 3, 2017 to the Planning and Development Committee Meeting of May 29, 2016, re: **Application to Amend the Official Plan and Zoning By-law - MHBC Planning Limited – Anndale Properties Limited - To Permit a Motor Vehicle (Transport Trucks) Sales Establishment and Associated Service and Repair, and Office Uses - Southwest Corner of Steeles Avenue East and Tomken Road - Ward 3** (File T03E15.022) be **referred** to a future meeting of the Planning and Development Committee.

Carried

- 7.4. Report from C. Caruso, Development Planner, Planning and Development Services, dated May 11, 2017, re: **Application for a Draft Plan of Subdivision - Gagnon Walker Domes Ltd. - Lakepath Holding Inc. - To permit 118 townhouse units, 4 semi-detached units, 2 walway blocks, 2 buffer blocks, a road widening block and a 0.3 metre reserve block - 100 Conestoga Drive - Ward 2** (File C01E14.027)

Committee consideration of the matter included discussions regarding previously submitted studies and the history of the application.

In response to questions from Committee, staff provided details on the timeline and requirements of the application.

Richard Domes, Gagnon Walker Domes, stated that the previously submitted studies are still applicable.

A motion was introduced to delete clauses 3, 6 and 7 from the subject report.

Legal staff provided advice regarding the proposed motion.

The following motions were considered:

*PDC109-2017 That Clause 3, as follows, be deleted from the recommendations in
Lost the staff report:*

3. *That prior to draft approval, a Phase 1 Environmental Site Assessment and if required, a Phase 2 Environmental Site Assessment, be approved to the satisfaction of the Chief Building Official*

A recorded vote was requested and the motion lost as follows:

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Yea
Palleschi

Nay
Jeffrey
Miles
Fortini
Bowman
Moore
Dhillon
Whillans
Gibson

Absent
Medeiros
Sprovieri

Lost
1 Yea
8 Nays
2 Absent

PDC110-2017
Lost

That Clause 6, as follows, be deleted from the recommendations in the staff report:

6. *That prior to final approval of the plan of subdivision, the Traffic Assessment be revised to the satisfaction of the Commissioner of Public Works and Engineering.*

A recorded vote was requested and the motion lost as follows:

Yea
Palleschi

Nay
Jeffrey
Miles
Fortini
Bowman
Moore
Dhillon
Whillans
Gibson

Absent
Medeiros
Sprovieri

Lost
1 Yea
8 Nays
2 Absent

PDC111-2017
Lost

That Clause 7, as follows, be deleted from the recommendations in the staff report:

7. *That prior to final approval of the plan of subdivision, a Detailed Noise Study be approved to the satisfaction of the Commissioner of Public Works and Engineering*

A recorded vote was requested and the motion lost as follows:

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Yea
Palleschi

Nay
Jeffrey
Miles
Fortini
Bowman
Moore
Dhillon
Whillans
Gibson

Absent
Medeiros
Sprovieri

Lost
1 Yea
8 Nays
2 Absent

The motion in its entirety was considered as follows:

- PDC112-2017
1. That the report from C. Caruso, Central Area Planner, Planning and Development Services, dated May 10, 2017, to the Planning and Development Committee Meeting of May 29, 2017, re: **Application for a Draft Plan of Subdivision - Gagnon Walker Domes Ltd. – Lakepath Holding Inc. – To Permit 118 Townhouse Units, 4 Semi-detached Units, 2 Walkway Blocks, 2 Buffer Blocks, a Road Widening Block and a 0.3 Metre Reserve Block – 100 Conestoga Drive – Ward 2** (File C01E14.027), be received;
 2. That prior to the commencement of any soil disturbances, an Archaeological Study be approved to the satisfaction of the Commissioner of Planning and Development Services.
 3. That prior to draft approval, a Phase 1 Environmental Site Assessment and if required, a Phase 2 Environmental Site Assessment, be approved to the satisfaction of the Chief Building Official
 4. That prior to draft plan approval, the Functional Servicing Report be revised to the satisfaction of the Commissioner of Public Works and Engineering.
 5. That prior to draft plan approval, the Urban Design Brief be revised to the satisfaction of the Commissioner of Planning and Development.

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6. That prior to final approval of the plan of subdivision, the Traffic Assessment be revised to the satisfaction of the Commissioner of Public Works and Engineering.
7. That prior to final approval of the plan of subdivision, a Detailed Noise Study be approved to the satisfaction of the Commissioner of Public Works and Engineering
8. That prior to final approval of the plan of subdivision, a Geotechnical Report be approved to the satisfaction of the Chief Building Official.
9. That prior to final approval of the plan of subdivision, a Decommissioning Report be approved to the satisfaction of the Chief Building Official.
10. That prior to the final approval of the plan of subdivision, confirmation be received that a Record of Site Condition has been filed with the Ministry of the Environment, to the satisfaction of the Chief Building Official.
11. That the delegation from Richard Domes, Gagnon Walker Domes, to the Planning and Development Meeting of May 29, 2017, re: **Application for a Draft Plan of Subdivision - Gagnon Walker Domes Ltd. – Lakepath Holding Inc. – To Permit 118 Townhouse Units, 4 Semi-detached Units, 2 Walkway Blocks, 2 Buffer Blocks, a Road Widening Block and a 0.3 Metre Reserve Block – 100 Conestoga Drive – Ward 2** (File C01E14.027) be received.

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

Yea
Jeffrey
Miles
Fortini
Bowman
Moore
Dhillon
Palleschi
Whillans
Gibson

Nay

Absent
Medeiros
Sprovieri

Carried
9 Yeas
0 Nays
2 Absent

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- 7.5. Report from C. LaRota, Policy Planner, Planning and Development Services, dated April 5, 2017, re: **City Initiated Amendment to the City of Brampton Comprehensive Zoning By-Law for Second Units** (File L01 Bill 140)

Committee consideration of the matter included discussions regarding right of entry, Building Code requirements, fire safety measures, second unit registration program and fees, impacts on regional services, and side entrance requirements.

- PDC113-2017
1. That the report from C. LaRota, Policy Planner, Planning and Development Services, dated April 5, 2017, to the Planning and Development Committee Meeting of May 29, 2017, re: **City Initiated Amendment to the City of Brampton Comprehensive Zoning By-Law for Second Units** (File L01 Bill 140) be received;
 2. That the Zoning By-law attached to the report as Appendix A be presented to Council for adoption;
 3. That staff be authorized to waive the \$200 zoning review fee for the existing legal non-conforming (LNC) second units that have not registered to date;
 4. That staff be authorized to issue a \$200 refund to each owner who has apply to register their LNC second unit with the City and paid the associated \$200 zoning review fee;
 5. That any and all written submissions relating to this Zoning By-law Amendment that were made to Council and the Planning and Development Committee before its decision and any and all oral submissions related to this Zoning By-law Amendment that were made at a public meeting, held under the *Planning Act*, have been, on balance, taken into consideration by Council as part of its deliberations and final decision on this matter, including one or more of the following issues raised in those submissions: conformity with Provincial Policies; and health and safety, and;
 6. That the City Clerk be directed to forward a copy of the staff report and Council resolution to the Region of Peel for information.

Carried

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8. Minutes

8.1. Minutes - Brampton Heritage Board - May 16, 2017

PDC114-2017 That the **Minutes - Brampton Heritage Board - May 16, 2017** to the Planning and Development Committee Meeting of May 29, 2017, Recommendations HB043-2017 to HB049-2017, be approved as printed and circulated.

Carried

The recommendations were approved as follows:

HB043-2017 That the agenda for the Brampton Heritage Board Meeting of May 16, 2017 be approved as printed and circulated.

HB044-2017 That the briefing memorandum from Cassandra Jasinski, Heritage Planner, Planning and Development Services, dated May 8, 2017, to the Brampton Heritage Board Meeting of May 16, 2017, re: **7830 Churchville Road Heritage Permit – Ward 6** (File HE.x), be received.

HB045-2017 1. That the report from Cassandra Jasinski, Heritage Planner, Planning and Development Services, dated May 5, 2017, to the Brampton Heritage Board Meeting of May 16, 2017, re: **Listing 136 Church Street East on the Municipal Register of Cultural Heritage Resources – Ward 1** (File HE.x), be received; and,

2. That 136 Church Street East be listed on the City of Brampton's *Municipal Register of Cultural Heritage Resources*.

HB046-2017 1. That the report from Tristan Costa, Assistant Heritage Planner, Planning and Development Services, dated May 8, 2017, re: **Listing 57 Elizabeth Street South on the Municipal Register of Cultural Heritage Resources – Ward 4** (File HE.x), be received; and,

2. That 57 Elizabeth Street South be listed on the City of Brampton's *Municipal Register of Cultural Heritage Resources*.

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- HB047-2017 That the verbal update from Cassandra Jasinski, Heritage Planner, Planning and Development Services, to the Brampton Heritage Board Meeting of May 16, 2017, re: **Main Street South Heritage Conservation District – Ward 3 – Public Workshop – Tuesday, May 30, 2017 – 7:00 p.m. to 9:00 p.m. – Alderlea – 40 Elizabeth Street South**, be received.
- HB048-2017 That the report from Peter Dymond and Paul Willoughby, Co-Chairs, to the Brampton Heritage Board Meeting of May 16, 2017, re: **Heritage Report: Reasons for Heritage Designation – 82-86 Main Street North – Heritage Theatre – Ward 1**, be deferred to the Brampton Heritage Board Meeting of June 20, 2017.
- HB049-2017 That the Brampton Heritage Board do now adjourn to meet again on Tuesday, June 20, 2017 at 7:00 p.m. or at the call of the Chair.

9. Other/New Business - nil

10. Referred Matters

- 10.1. Report from J. Pittari, Commissioner, Corporate Services , dated May 3, 2017, re: **The Enforcement of Second Dwelling Units**

See Item 7.5

Note: deferred to this meeting pursuant to Recommendation CW028-2017

Committee consideration of the matter included suggestions regarding advocacy of enforcement measures.

In response to questions from Committee, staff provided details on the current allowable enforcement measures and noted that the inter-departmental team will continue to investigate enforcement measures and report back to a future meeting.

- PDC115-2017 1. That the report from J. Pittari, Commissioner, Corporate Services (on behalf of the staff working group), dated May 3, 2017, to the Planning and Development Committee Meeting of May 29, re: **The Enforcement of Second Dwelling Units**, be received;

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2. That Council direct staff to develop the governance model and resource requirements as part of the 2018 budget process for Council consideration for a City of Brampton inter-departmental enforcement team to investigate all illegal unit complaints including more complex and demanding investigations where collaboration of authorities and resources are required.

Carried

11. **Deferred Matters** - nil

12. **Notice of Motion** - nil

13. **Correspondence**

- * 13.1. Correspondence from K. Stranks, Senior Manager, Corporate Secretariat, Toronto and Region Conservation, dated May 5, 2017, re. **Cornerstone Standards Council Certification for Aggregate: Procurement of Responsible Aggregate Materials**

PDC116-2017 That the correspondence from K. Stranks, Senior Manager, Corporate Secretariat, Toronto and Region Conservation, dated May 5, 2017, to the Planning and Development Committee Meeting of May 29, 2017, re. **Cornerstone Standards Council Certification for Aggregate: Procurement of Responsible Aggregate Materials** be received.

Carried

14. **Councillor Question Period** - nil

15. **Public Question Period** - nil

16. **Closed Session** - nil

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17. Adjournment

The following motion was considered:

PDC117-2017 That the Planning and Development Committee do now adjourn to
meet again on Monday, June 5, 2017, at 7:00 p.m.

Carried

Regional Councillor E. Moore, Chair



Monday, June 5, 2017

Members Present:

Regional Councillor E. Moore – Wards 1 and 5 (Chair)
Regional Councillor G. Gibson – Wards 1 and 5 (Vice-Chair)
Regional Councillor M. Palleschi – Wards 2 and 6 (arrived at 7:03 p.m. – personal)
Regional Councillor G. Miles – Wards 7 and 8
Regional Councillor J. Sprovieri – Wards 9 and 10
City Councillor D. Whillans – Wards 2 and 6
City Councillor J. Bowman – Wards 3 and 4
City Councillor P. Fortini – Wards 7 and 8
City Councillor G. Dhillon – Wards 9 and 10

Members Absent:

Regional Councillor M. Medeiros – Wards 3 and 4 (personal)

Staff Present:

Harry Schlange, Chief Administrative Officer

Planning and Development Services:

R. Elliott, Commissioner
A. Parsons, Interim Director, Planning and Development
D. Waters, Interim Director, Policy Planning
A. Balram, Development Planner
N. Mahmood, Development Planner
M. Majeed, Policy Planner

Corporate Services:

R. Zuech, Deputy City Solicitor

City Clerk's Office:

P. Fay, City Clerk
S. Danton, Legislative Coordinator

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The meeting was called to order at 7:00 p.m. and adjourned at 10:04 p.m.

1. Approval of Agenda

PDC118-2017 That the Agenda for the Planning and Development Committee Meeting of June 6, 2017, be approved, as printed and circulated.

Carried

The following was received by the City Clerk's Office after the agenda was printed and related to Items on the agenda. In accordance with the Procedure By-law, Committee approval was not required to add the items to the agenda:

- 5.1. Delegations re Item 7.1 - **Application to Amend the Zoning By-Law - Korsiak Urban Planning - WAM Kennedy Road LP., c/o Jeffrey Marshall - To Remove the Limitation on the Maximum Number of Loading Doors (14) and to Increase the Maximum Front Yard Setback to 24 Metres from the Property Line - 174 Kennedy Road South - East Side of Kennedy Road South, South of Glidden Road - Ward 3** (File C02E02.015):
 - a) Andre Le Blanc, Property Manager, Malvern Property Management
 - b) Lorene Hatelt, Brampton resident
- 5.2. Delegations re Item 7.2 - **Application for Proposed Draft Plan of Subdivision - PMG Planning Consultants - Chinguacousy Farm Ltd. - To Create Fifteen (15) Single-detached Lots on a Public Road - South-west Corner of Demaris Drive and Great Lakes Drive - Ward 9** (File C02E12.019):
 - a) Robert Walters, PMG Planning
 - b) Zahir Bacchus, Imam and Amjid Iqbal, Community Leader
- 5.3. Delegation from Bassim Matuk, Brampton resident, re: Item 11.1 - **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision - Glen Schnarr & Associates Inc. – Fieldgate Developments - To Permit 53 residential lots, 1 Medium Density Block, a Residential Reserve Block, 2 Valley Land Blocks, a Stormwater Management Block, a Vista Block, 3 Railway Buffer Blocks, an Access Block, and a 0.3 Metre Reserve - North of Steeles Ave. West and East of Churchville Road - Ward 4** (File C03W02.007)

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- 13.1. Correspondence re: **Application to Amend the Official Plan - Glenn Schnarr & Associates Inc. - Block Plan 47-1 Landowner Group Inc. & Block Plan 47-2 Landowner Group Inc. - To implement Block Plan 47-1 and Block Plan 47-2 Land Use Policies - North of Castlemore Road, East of The Gore Road, South of Mayfield Road and West of Rainbow Creek - Ward 10** (File BP47-1.001/BP47-2.001):
- a) Bal Shakti, Brampton resident, dated June 2, 2017
 - b) Vijay Baghi, Brampton resident, dated June 2, 2017
- 13.2. Correspondence from Scott Snider, Turkstra Mazza, dated June 5, 2017, re: **Application to Amend the Official Plan, Zoning By-Law and - Proposed Draft Plan of Subdivision - Malone Given Parsons Ltd. - TACC Holborn Corporation - to Permit the Development of 124 Single Detached Dwellings, 26 Townhouse Blocks Containing 152 Townhouses, a Medium/High Density Block, an Employment/Office Block, a Park Block, a Stormwater Management Facility Block, Buffer Blocks, Natural Heritage System Area, and Public Streets - 8863 The Gore Road - East of The Gore Road, North of Queen Street East -Ward 8** (File C10E04.005)

The following supplementary information was provided at the meeting:

- Re: Item 4.3 - Report from R. Nykyforchyn, Development Planner, Planning and Development Services, dated May 10, 2017, re: **Application to Amend the Zoning By-law - KLM Planning Partners Inc. c/o Four X Development Inc. - West of Mississauga Road and North of Ostrander Boulevard - Ward 6** (File C05W07.005)
- Replacement Page 4.3-8 was provided

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

3. Consent

- * The following items listed with an asterisk (*) were considered to be routine and non-controversial by the Committee and were approved at one time.

(7.3, 8.1)
(Item 7.2 was removed from consent)

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4. Statutory Public Meeting Reports

- 4.1. Report from M. Majeed, Policy Planner, Planning and Development Services, dated May 10, 2017, re: **Application to Amend the Official Plan - Glenn Schnarr & Associates Inc. - Block Plan 47-1 Landowner Group Inc. & Block Plan 47-2 Landowner Group Inc. - To implement Block Plan 47-1 and Block Plan 47-2 Land Use Policies - North of Castlemore Road, East of The Gore Road, South of Mayfield Road and West of Rainbow Creek - Ward 10** (File BP47-1.001/BP47-2.001)

See Item 13.1

Members of the public requested a presentation on this item.

Steven Wimmer, MBTW Group, presented the vision for the application and noted proposed features of the development.

Malik Majeed, Policy Planner, Planning and Development Services, presented the technical aspects and next steps of the planning process.

Following the presentation, a member of the public addressed Committee as follows:

Dan O'Reilly, Brampton resident, requested that the historical aspects of the subject lands be preserved.

The following motion was considered:

- PDC119-2017
1. That the report from M. Majeed, Policy Planner, Planning and Development Services, dated May 10, 2017, to the Planning and Development Committee Meeting of June 5, 2017, re: **Application to Amend the Official Plan - Glenn Schnarr & Associates Inc. - Block Plan 47-1 Landowner Group Inc. & Block Plan 47-2 Landowner Group Inc. - To implement Block Plan 47-1 and Block Plan 47-2 Land Use Policies - North of Castlemore Road, East of The Gore Road, South of Mayfield Road and West of Rainbow Creek - Ward 10** (File BP47-1.001/BP47-2.001) be received; and,
 2. That staff report back to Planning and Development Committee with the results of the statutory public meeting and the circulation of the proposed official plan amendment to agencies, as well as a final recommendation with respect to the official plan amendment subject to completion of the

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component studies to the satisfaction of the City in consultation with the relevant agencies.

3. That the following correspondence to the Planning and Development Committee Meeting of June 5, 2017, re: **Application to Amend the Official Plan - Glenn Schnarr & Associates Inc. - Block Plan 47-1 Landowner Group Inc. & Block Plan 47-2 Landowner Group Inc. - To implement Block Plan 47-1 and Block Plan 47-2 Land Use Policies - North of Castlemore Road, East of The Gore Road, South of Mayfield Road and West of Rainbow Creek - Ward 10** (File BP47-1.001/BP47-2.001) be received:
 - a. Bal Shakti, Brampton resident, dated June 2, 2017
 - b. Vijay Baghi, Brampton resident, dated June 2, 2017

Carried

- 4.2. Report from N. Grady, Development Planner, Planning and Development Services, dated re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision - KLM Planning Partners Inc. -GB (Alloa Green) Inc. - To Permit Single-detached Dwellings, Park and Place of Worship Purposes - 1637 Mayfield Road - South-east Corner of Thornbush Boulevard and Mayfield Road - Ward 6** (File C03W17.007)

No members of the public were present for this item.

The following motion was considered:

- | | |
|-------------|--|
| PDC120-2017 | <ol style="list-style-type: none">1. That the report from N. Grady, Development Planner, Planning and Development Services, dated May 10, 2017, to the Planning and Development Committee Meeting of June 5, 2017, re: Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision - KLM Planning Partners Inc. -GB (Alloa Green) Inc. - To Permit Single-detached Dwellings, Park and Place of Worship Purposes - 1637 Mayfield Road - South-east Corner of Thornbush Boulevard and Mayfield Road - Ward 6 (File C03W17.007) be received; and, |
|-------------|--|

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2. That Planning and Development Services staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Carried

- 4.3. Report from R. Nykyforchyn, Development Planner, Planning and Development Services, dated May 10, 2017, re: **Application to Amend the Zoning By-law - KLM Planning Partners Inc. c/o Four X Development Inc. - West of Mississauga Road and north of Ostrander Boulevard - Ward 6** (File C05W07.005)

No members of the public were present for this item.

Note: replacement page 4.3-8 was provided

The following motion was considered:

- PDC121-2017
1. That the report from R. Nykyforchyn, Development Planner, Planning and Development Services, dated May 10, 2017, to the Planning and Development Committee Meeting of June 5, 2017, re: **Application to Amend the Zoning By-law - KLM Planning Partners Inc. c/o Four X Development Inc. - West of Mississauga Road and north of Ostrander Boulevard - Ward 6** (File C05W07.005) be received; and,
 2. That the Planning and Development Services Department staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Carried

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- 4.4. Report from N. Mahmood, Development Planner, Planning and Development Services, dated , re: **Application to Amend the Official Plan, Zoning By-Law and - Proposed Draft Plan of Subdivision - Malone Given Parsons Ltd. - TACC Holborn Corporation - to Permit the Development of 124 Single Detached Dwellings, 26 Townhouse Blocks Containing 152 Townhouses, a Medium/High Density Block, an Employment/Office Block, a Park Block, a Stormwater Management Facility Block, Buffer Blocks, Natural Heritage System Area, and Public Streets - 8863 The Gore Road - East of The Gore Road, North of Queen Street East -Ward 8** (File C10E04.005)

See Item 13.2

Members of the public requested a presentation on this item.

Don Given, Malone Given Parsons Ltd., presented a summary of the proposal including details on the location and size of the subject lands

Nasir Mahmood, Development Planner, presented details on the technical aspects of the planning process and next steps.

Staff noted that a revised version of the application has not been received by the Planning and Development Services Department.

Following the presentations, members of the public addressed Committee as follows:

Massimo Lombardo, Brampton resident, expressed his opinion that the proposal is not a good fit for the area.

Gurpreet Singh, Brampton resident, was favour of the application.

Sukhwinder Summan, Brampton resident, requested that commercial developments be included in the application.

Sarabjit Bassi, Brampton resident, was in favour of the application.

Jarnail Khalon, Brampton resident, requested more residential developments in the subject area.

The following motion was considered:

- | | |
|-------------|---|
| PDC122-2017 | 1. That the report from N. Mahmood, Development Planner, Planning and Development Services, dated May 10, 2017 to the Planning and Development Committee Meeting of June 5, 2017 re: Application to Amend the Official Plan, Zoning By-Law and - Proposed Draft Plan of Subdivision - Malone Given Parsons Ltd. - TACC Holborn |
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Corporation - to Permit the Development of 124 Single Detached Dwellings, 26 Townhouse Blocks Containing 152 Townhouses, a Medium/High Density Block, an Employment/Office Block, a Park Block, a Stormwater Management Facility Block, Buffer Blocks, Natural Heritage System Area, and Public Streets - 8863 The Gore Road - East of The Gore Road, North of Queen Street East -Ward 8 (File C10E04.005) be received; and,

2. That Planning and Development Services Department staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.
3. That the correspondence from Scott Snider, Turkstra Mazza, dated June 5, 2017, to the Planning and Development Committee Meeting of June 5, 2017, re: **Application to Amend the Official Plan, Zoning By-Law and - Proposed Draft Plan of Subdivision - Malone Given Parsons Ltd. - TACC Holborn Corporation - to Permit the Development of 124 Single Detached Dwellings, 26 Townhouse Blocks Containing 152 Townhouses, a Medium/High Density Block, an Employment/Office Block, a Park Block, a Stormwater Management Facility Block, Buffer Blocks, Natural Heritage System Area, and Public Streets - 8863 The Gore Road - East of The Gore Road, North of Queen Street East -Ward 8 (File C10E04.005) be received.**

Carried

- 4.5. Report from A. Balam, Development Planner, Planning and Development Services, dated May 10, 2017, re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision - KLM Planning Partners Incorporated – Cal-Queen West Developments Inc. - To permit a Proposed Plan of Subdivision Consisting of 37 Single Detached Dwellings, a Residential Block for an existing Dwelling, an Open Space Block, and Emergency Access Block - 1324, 1328 and 1342 Queen Street West - Ward 5 (File C03W06.007)**

No members of the public were present for this item.

The following motion was considered:

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- PDC123-2017
1. That the Report from A. Balram, Development Planner, Planning and Development Services, dated May 10, 2017, re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision - KLM Planning Partners Incorporated – Cal-Queen West Developments Inc. - To permit a Proposed Plan of Subdivision Consisting of 37 Single Detached Dwellings, a Residential Block for an existing Dwelling, an Open Space Block, and Emergency Access Block - 1324, 1328 and 1342 Queen Street West - Ward 5** (File C03W06.007) be received; and
 2. That Planning and Development Services Department staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Carried

- 4.6. Report from A. Balram, Development Planner, Planning and Development Services, dated May 10, 2017, re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision - Design Plan Service Incorporated- Wolverleigh Construction Limited - to Permit Four (4) Single Detached Lots, Six (6) Residential Reserve Blocks, and the Extension of Rainbrook Close - Ward 10** (File C06E16.006)

Members of the public requested a presentation on this item.

T.J. Cieciura, Design Plan Services Inc., presented a summary of the proposal including details on the location and size of the subject lands.

Anand Balram, Development Planner, presented details on the technical aspects of the planning process and next steps.

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

The following motion was considered:

- PDC124-2017
1. That the report from A. Balram, Development Planner, Planning and Development Services, dated May 10, 2017 to the Planning and Development Committee Meeting of June 5, 2017, re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision - Design Plan Service Incorporated -**

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Wolverleigh Construction Limited - to Permit Four (4) Single Detached Lots, Six (6) Residential Reserve Blocks, and the Extension of Rainbrook Close - Ward 10 (File C06E16.006) be received; and,

2. That Planning and Development Services Department staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Carried

- 4.7. Report from J. Spencer, Manager, Parks Planning, Planning and Development Services, dated May 11, 2017 , re: **City-initiated Amendments to the Official Plan and Parkland Dedication By-Law**

No members of the public were present for this item.

The following motion was considered:

- PDC125-2017
1. That the report from J. Spencer, Manager, Parks Planning, Planning and Development Services, dated May 11, 2017, to the Planning and Development Services Committee meeting of June 5, 2017, re: **City-initiated Amendments to the Official Plan and Parkland Dedication By-Law** be received;
 2. That staff be directed to report back to the Planning, Design and Development Committee with the results of the statutory public meeting and a final recommendation; and,
 3. That a grant be endorsed for homeowners that have paid cash-in-lieu of parkland for the redevelopment of their principal residence between the period of October 2013 to June 2017, provided that the redevelopment meets prescribed criteria presented in this staff report.

Carried

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5. Delegations

- 5.1. Delegations re Item 7.1 - **Application to Amend the Zoning By-Law - Korsiak Urban Planning - WAM Kennedy Road LP., c/o Jeffrey Marshall - To Remove the Limitation on the Maximum Number of Loading Doors (14) and to Increase the Maximum Front Yard Setback to 24 Metres from the Property Line - 174 Kennedy Road South - East Side of Kennedy Road South, South of Glidden Road - Ward 3** (File C02E02.015):
- c) Andre Le Blanc, Property Manager, Malvern Property Management
 - d) Lorene Hatelt, Brampton resident

Andre LeBlanc, Property Manager, Malvern Property Management, on behalf of a nearby condominium, stated that the proposal is not a good fit for the area and will have a detrimental effect on the surrounding neighbourhoods.

Lorene Hatelt, Brampton resident, stated her disapproval of the proposal and expressed concern with traffic and safety impacts. Ms. Hatelt submitted a petition of opposition containing approximately 57 signatures.

In response to the Chair's inquiry, it was indicated that additional members of the public were present to address the item.

Serena Richardson, Brampton resident, expressed her opposition to the proposal.

Deborah Miller, Brampton resident, stated her opposition to the proposal.

Committee consideration of the matter included discussions regarding the appropriateness of the application and planning vision for the surrounding area.

In response to questions from Committee, staff provided details on the planning aspects of the application.

A motion to refuse the proposed application was introduced at this time.

The following motions were considered:

- | | |
|-------------|---|
| PDC126-2017 | 1. That the following delegations to the Planning and Development Committee Meeting of June 5, 2017, re:
Application to Amend the Zoning By-Law - Korsiak Urban Planning - WAM Kennedy Road LP., c/o Jeffrey Marshall - To Remove the Limitation on the Maximum Number of Loading Doors (14) and to Increase the Maximum Front Yard Setback to 24 Metres from the Property Line - 174 Kennedy Road South - East Side of |
|-------------|---|

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Kennedy Road South, South of Glidden Road - Ward 3
(File C02E02.015) be received:

1. Andre LeBlanc, Property Manager, Malvern Property Management
2. Lorene Hatelt, Brampton resident
3. Serena Richardson, Brampton resident
4. Deborah Miller, Brampton resident;

- 2.. That the petition of objection containing approximately 57 signatures, submitted at the Planning and Development Committee Meeting of June 5, 2017, re: **Application to Amend the Zoning By-Law - Korsiak Urban Planning - WAM Kennedy Road LP., c/o Jeffrey Marshall - To Remove the Limitation on the Maximum Number of Loading Doors (14) and to Increase the Maximum Front Yard Setback to 24 Metres from the Property Line - 174 Kennedy Road South - East Side of Kennedy Road South, South of Glidden Road - Ward 3** (File C02E02.015) be received.

Carried

- PDC127-2017
1. That report from N. Mahmood, Development Planner, Planning and Development Services, dated May 10, 2017, re: **Application to Amend the Zoning By-Law - Korsiak Urban Planning - WAM Kennedy Road LP., c/o Jeffrey Marshall - To Remove the Limitation on the Maximum Number of Loading Doors (14) and to Increase the Maximum Front Yard Setback to 24 Metres from the Property Line - 174 Kennedy Road South - East Side of Kennedy Road South, South of Glidden Road - Ward 3** (File C02E02.015) be received;
 2. That the application to amend the Zoning By-law be **refused** for the following reasons: concerns related to traffic and the intensified industrial use on the surrounding residential neighbourhood including pedestrian safety, noise and air quality;

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

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<u>Yea</u>	<u>Nay</u>	<u>Absent</u>
Jeffrey	Dhillon	Medeiros
Miles		
Fortini		
Bowman		
Moore		
Sprovieri		
Palleschi		
Whillans		
Gibson		

Carried
9 Yeas
1 Nay
1 Absent

- 5.2. Delegations re Item 7.2 - **Application for Proposed Draft Plan of Subdivision - PMG Planning Consultants - Chinguacousy Farm Ltd. - To Create Fifteen (15) Single-detached Lots on a Public Road - South-west Corner of Demaris Drive and Great Lakes Drive - Ward 9 (File C02E12.019):**

- c) Robert Walters, PMG Planning
- d) Zahir Bacchus, Imam and Amjid Iqbal, Community Leader

Robert Walters, PMG Planning, stated that he represents the applicants and was present to answer questions from Committee.

Zahir Bacchus, Imam, stated opposition to the application and expressed concern with the potential safety impacts to the surrounding area.

Amjid Iqbal, Community Leader, expressed concern for safety and traffic impacts to the surrounding area.

Committee consideration of the area included discussions regarding land use and traffic studies, appropriateness of the application, surrounding land uses, and traffic and safety impacts.

In response to questions from Committee, staff noted that traffic impacts and concerns will be addressed in the draft plan approval process. Staff confirmed that additional comments from the City's traffic engineers, including review of the original traffic study completed at the time of the original plan of subdivision approval will be provided to Committee for further consideration on this matter, prior to draft plan approval by staff. A request may be made to the Brampton School Traffic Safety Council to review the traffic issues identified in the area in the vicinity of the area schools.

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A motion to refer the matter to staff to request the completion of a traffic study to support the proposed draft plan of subdivision, to be completed by the applicant, and subsequent report back to Committee by staff was introduced at this time.

The following motions were considered:

- PDC128-2017 That the following delegations to the Planning and Development Committee Meeting of June 5, 2017, re: **Application for Proposed Draft Plan of Subdivision - PMG Planning Consultants - Chinguacousy Farm Ltd. - To Create Fifteen (15) Single-detached Lots on a Public Road - South-west Corner of Demaris Drive and Great Lakes Drive - Ward 9** (File C02E12.019) be received:
- a) Robert Walters, PMG Planning
 - b) Zahir Bacchus, Imam, and Amjid Iqbal, Community Leader

Carried

- PDC129-2017 That Item 7.2 be referred back to staff to request the completion of a traffic study to support the proposed draft plan of subdivision, to be completed by the applicant, and subsequent report back to Committee by staff.*
- Lost*

A recorded vote was requested and the motion lost as follows:

Yea
Dhillon
Fortini

Nay
Jeffrey
Miles
Bowman
Moore
Sprovieri
Palleschi
Whillans
Gibson

Absent
Medeiros

Lost
2 Yeas
8 Nay
1 Absent

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- PDC130-2017
1. That the report from K. Freeman, Development Planner, Planning and Development Services, dated May 10, 2017, re: **Application for Proposed Draft Plan of Subdivision - PMG Planning Consultants - Chinguacousy Farm Ltd. - To Create Fifteen (15) Single-detached Lots on a Public Road - South-west Corner of Demaris Drive and Great Lakes Drive - Ward 9** (File C02E12.019) be received; and,
 2. That the applications be approved in principle and staff be directed to prepare conditions and give notice in accordance with the *Planning Act* once all “prior to draft plan approval” conditions are satisfied;
 3. That staff be authorized to issue the notice of draft plan approval at such time as all items approved by Council to be addressed prior to draft plan approval have been addressed to the satisfaction of the City, subject to the following:
 - (i) that the draft plan be revised to include a separate block for the existing hydro switchgear with a corresponding change to the configuration of Lot 13. Alternatively, the owner may undertake alternative arrangements regarding the hydro switchgear and provide written confirmation to the satisfaction of the Director of Development Services;
 - (ii) any other necessary red-line revisions to the draft plans identified by staff and/or identified in comments; and,
 - (iii) Conditions of Draft Approval applied to this residential plan of subdivision application are to be to the satisfaction of the Commissioner of Planning and Development Services.
 4. That the following shall be satisfied prior to the issuance of draft plan approval:
 - 4.1 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 prescribed within the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision as it pertains to Sales Office Homebuyer’s Information

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- Maps including City approved street names and the possible temporary location of Canada Post mailboxes, including the number and duration;
- 4.2 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;
 - 4.3 the applicant shall provide written confirmation from the Trustee for the Sandringham Community Cost Sharing Agreement confirming whether the owner is required to sign the Agreement;
 - 4.4 the Phase 1 Environmental Site Assessment shall be approved to the satisfaction of the Director of Environment and Development Engineering;
 - 4.5 the applicant shall provide confirmation of the filing of a Record of Site Condition (RSC) in compliance with the most current legislation, to the satisfaction of the Chief Building Official;
 - 4.6 the road designs as it pertains to curb radii and daylighting, as well as driveway setbacks to the intersection are to be approved to the satisfaction of Transportation Engineering. Any required changes to the draft plan shall be undertaken; and,
 - 4.7 the Addendum to the Chinguacousy Farm Urban Design Brief Architectural Guidelines which includes an updated priority lot plan shall be approved to the satisfaction of the Commissioner of Planning and Development Services.
5. That the street name “Jenna Court” be approved for use in conjunction with this subdivision;
 6. That any and all written submissions relating to this application that were made to Council and the Planning and Development Committee before its decision and any and all oral submissions related to this application that were made at a public meeting, held under the *Planning Act*, have been, on balance, taken into consideration by Council as part of its deliberations and final decision on this matter.

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7. That staff be requested to further obtain additional comments from the City's traffic engineers, including review of the original traffic study completed at the time of the original plan of subdivision approval and report back to Committee for further consideration on this matter, prior to draft plan approval by staff.
8. That the Brampton School Traffic Safety Council be requested to further review the traffic issues identified in this area in the vicinity of the area schools.

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

<u>Yea</u>	<u>Nay</u>	<u>Absent</u>
Jeffrey	Dhillon	Medeiros
Miles	Whillans	
Fortini		
Bowman		
Moore		
Sprovieri		
Palleschi		
Gibson		
		Carried
		8 Yeas
		2 Nay
		1 Absent

- 5.3. **Delegation from Bassim Matuk, Brampton resident, re: Item 11.1 - Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision - Glen Schnarr & Associates Inc. – Fieldgate Developments - To Permit 53 residential lots, 1 Medium Density Block, a Residential Reserve Block, 2 Valley Land Blocks, a Stormwater Management Block, a Vista Block, 3 Railway Buffer Blocks, an Access Block, and a 0.3 Metre Reserve - North of Steeles Ave. West and East of Churchville Road - Ward 4 (File C03W02.007)**

Item 11.1 was brought forward at this time.

Edward Szewczyk, Brampton resident, expressed his concerns and opposition to the proposal.

Bassim Matuk, Brampton resident, requested that mature evergreen trees be planted along the train tracks adjacent to the subject lands.

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Staff noted that the delegations' concerns will be considered through the detail design and draft plan of subdivision process.

The following motion was considered:

- PDC131-2017
1. That the report from C. Caruso, Central Area Planner, Planning and Development Services, dated March 8, 2017, to the Planning and Development Committee Meeting of June 5, 2017, re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision - Glen Schnarr & Associates Inc. – Fieldgate Developments - To Permit 53 residential lots, 1 Medium Density Block, a Residential Reserve Block, 2 Valley Land Blocks, a Stormwater Management Block, a Vista Block, 3 Railway Buffer Blocks, an Access Block, and a 0.3 Metre Reserve - North of Steeles Ave. West and East of Churchville Road - Ward 4** (File C03W02.007) be received;
 2. That the following delegations to the Planning and Development Committee Meeting of June 5, 2017, re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision - Glen Schnarr & Associates Inc. – Fieldgate Developments - To Permit 53 residential lots, 1 Medium Density Block, a Residential Reserve Block, 2 Valley Land Blocks, a Stormwater Management Block, a Vista Block, 3 Railway Buffer Blocks, an Access Block, and a 0.3 Metre Reserve - North of Steeles Ave. West and East of Churchville Road - Ward 4** (File C03W02.007) be received:
 - a) Edward Szewczyk, Brampton resident
 - b) Bassim Matuk, Brampton resident
 3. That the correspondence from Bassim Matuk, Brampton resident, dated May 12, 2017, to the Planning and Development Committee Meeting of June 5, 2017, re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision - Glen Schnarr & Associates Inc. – Fieldgate Developments - To Permit 53 residential lots, 1 Medium Density Block, a Residential Reserve Block, 2 Valley Land Blocks, a Stormwater Management Block, a Vista Block, 3 Railway Buffer Blocks, an Access Block, and a 0.3 Metre Reserve - North of Steeles Ave. West and East of Churchville Road - Ward 4** (File C03W02.007) be received.

Carried

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- PDC132-2017
1. That the report from C. Caruso, Central Area Planner, Development Services Division, dated April 19, 2017, to the Planning and Development Committee Meeting of June 5, 2017, re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision - Glen Schnarr & Associates Inc. – Fieldgate Developments - To Permit 53 residential lots, 1 Medium Density Block, a Residential Reserve Block, 2 Valley Land Blocks, a Stormwater Management Block, a Vista Block, 3 Railway Buffer Blocks, an Access Block, and a 0.3 Metre Reserve - North of Steeles Ave. West and East of Churchville Road - Ward 4** (File C03W02.007) be received;
 2. That the application be approved in principle, subject to the proposed modification included in Recommendation 5, and staff be directed to prepare the appropriate amendment to the Zoning By-law subsequent to the issuance of draft plan approval.
 3. That staff prepare appropriate amendments to the Zoning By-law for enactment by City Council to change the existing zoning from “Agricultural (A)” to appropriate single detached residential, floodplain and open space zones. The single detached residential zone shall be generally in accordance with the following:
 - 3.1. Permitted Uses:
 - 3.1.1 Single detached dwelling;
 - 3.1.2 Group Home Type 1;
 - 3.1.3 Auxiliary Group Home;
 - 3.1.4 Place of Worship; and,
 - 3.1.5 Purposes accessory to other permitted uses.
 - 3.2 Shall be subject to the following requirements and restrictions:
 - 3.1.1. Minimum Lot Area: 375 square metres;
 - 3.1.2. Minimum Lot Width: Interior Lot: 12.5 metres;
Corner Lot: 14.3 metres;
 - 3.1.3. Minimum Lot Depth: 30.0 metres;
 - 3.1.4. Minimum Front Yard Depth: 4.5 metres to the front wall of the dwelling and 6 metres to the front of the garage door;

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- 3.1.5. Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres, provided that the area of the rear yard is at least 25 percent of the minimum required lot area;
 - 3.1.6. Minimum Interior Side Yard Width: 0.6 metres, provided that the combined total of the interior side yards on an interior lot is not less than 1.8 metres;
 - 3.1.7. Minimum Exterior Side Yard Width: 3.0 metres, except where a garage faces the exterior side lot line, the minimum setback to the front of the garage door shall be 6.0 metres;
 - 3.1.8. Maximum Garage Door Width: For a garage facing the front lot line: 5.0 metres; For a garage facing the flankage lot line: 50% of the total unit width;
 - 3.1.9. Interior Garage Width: shall not be greater than 0.6 metres more than the maximum garage door width;
 - 3.1.10. Maximum Garage Projection: No garage shall project into the front yard more than 1.5 metres beyond a porch or front wall of a dwelling;
 - 3.1.11. Maximum Porch Encroachment: A porch may encroach a maximum of 1.8 metres into the required front or exterior side yard.
- 4. That prior to the enactment of the implementing zoning by-law:
 - 4.1. The associated plan of subdivision application is to be draft approved; and,
 - 4.2. he applicant shall agree in writing to the form and content of the Zoning By-law implementing the draft plan of subdivision.
 - 5. That that the lands proposed to be developed as a medium density block (Block 54) be refused for reasons outlined in this report, and that those lands be conveyed to the City for natural heritage feature purposes, and zoned for open space or floodplain purposes in accordance with Recommendation 3.
 - 6. That the street names Bower Court and Mossberry Way be approved for this subdivision.

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7. That the following shall be satisfied prior to the issuance of draft plan approval:
 - 7.1. Outstanding final comments and/or conditions of draft plan 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.
 - 7.2. The owner shall demonstrate that appropriate access arrangements have been made to accommodate the crossing of the Orangeville Railway Development Corporation (ORDC) railway lands to the satisfaction of the Commissioner of Public Works and Engineering and the Commissioner of Planning and Development Services.
 - 7.3. The owner shall sign the Landowners' Cost Sharing Agreement that was established for this area of the City and provide a written acknowledgment from the Trustee appointed pursuant to the agreement, that the owner has signed the agreement to the satisfaction of the Commissioner of Planning and Development Services.
 - 7.4. The Urban Design Brief, prepared by MBTW-Watchorn, dated November 2014, be revised to the satisfaction of the Commissioner of Planning and Development Services.
 - 7.5. The Tree Inventory and Assessment Plan, prepared by MBTW Group, dated October 2014, be revised to the satisfaction of the Commissioner of Public Works and Engineering.
 - 7.6. The Functional Servicing Report, prepared by Rand Engineering Corporation, dated December 2014, be revised to the satisfaction of the Commissioner of Public Works and Engineering in conjunction with the Credit Valley Conservation Authority.
 - 7.7. The Environmental Site Assessment Reports (Phase 1 and 2), prepared by Terraprobe Inc., dated January 3, 2013, be revised and a Record of Site Condition shall be filed with the Ministry of the Environment to the satisfaction of the Commissioner of Public Works and Engineering and the Chief Building Official.

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- 7.8. The Hydrogeological Investigation Report prepared by Terraprobe Inc., dated February 19, 2013, be revised to the satisfaction of the Commissioner of Public Works and Engineering in conjunction with the Credit Valley Conservation Authority.
 - 7.9. The Rail Noise Feasibility Study, prepared by HGC Engineering, dated March 14, 2013, be revised to the satisfaction of the Commissioner of Public Works and Engineering.
 - 7.10. The applicant shall prepare a Preliminary Homebuyer's Information Map. The Information Map shall 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 Homebuyer's Information Maps including but not limited to: City approved street names; the possible temporary location of Canada Post mailboxes, including the number and duration, and other matters of interest to new homebuyers;
 - 7.11. The applicant shall request and be granted development allocation for 53 residential lots.
 - 7.12. The applicants 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.
8. 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, staff be authorized to issue notice of draft plan approval subject to the following:
- 8.1. Any necessary redline revisions to the draft plan identified by staff and/or commenting agencies.
 - 8.2. All applicable 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 to ensure the implementation of the Bram West Secondary Plan (Area 40c) in consultation with other City departments, divisions

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and external commenting agencies as applicable. Specifically, conditions that are generally in accordance with the following are to be included as part of the conditions of draft approval for the proposed subdivision:

- 8.2.1. The owner shall provide landscaping and berming including the planting of appropriate evergreen vegetation between any required barrier and the ORDC right-of-way consistent with Special Policy Area 6 – Section 3.4.35(i) of the Bram West Secondary Plan (Area 40c) and to the satisfaction of the Commissioner of Public Works and Engineering.
 - 8.2.2. The owner shall provide a detail design and construct the access block to the property over Block 106 on Plan 43M-1899, and the level railway crossing over the Orangeville Railway Development Corporation (ORDC) lands to the satisfaction of the Commissioner of Public Works and Engineering and ORDC.
 - 8.2.3. The owner shall gratuitously convey Residential Reserve Block 55 to the owner of 32 Fahey Drive (Lot 16, Plan 43M-1769) and prepare appropriate documentation to ensure that the Residential Reserve Block and Lot 16, Plan 43M-1769 cannot be conveyed independently. Alternatively, Residential Reserve Block 55 may be incorporated into proposed Lot 53 upon receipt of a letter from the owner of 32 Fahey Drive declining the conveyance of Residential Reserve Block 55.
 - 8.2.4. The owner shall convert Medium Density Block 54 to a natural heritage feature block which shall be gratuitously conveyed to the City.
9. That the decision of approval be considered null and void and a new development application be required, unless a zoning by-law is passed within 60 months of the Council approval of this decision, or within an extended time, to the satisfaction of the Commissioner of Planning and Development Services.
 10. That any and all written submissions relating to this application that were made to Council and the Planning and Development Services Committee before its decision and any

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and all oral submissions related to this application that were made at a public meeting, held under the Planning Act, have been, on balance, taken into consideration by Council as part of its deliberations and final decision on this matter, including one or more of the following issues:

- 10.1. Traffic and Access;
- 10.2. Insufficient Open Space;
- 10.3. Removal of trees; and
- 10.4. Impact on wildlife.

Carried

6. Staff Presentations - nil

7. Planning

- 7.1. Report from N. Mahmood, Development Planner, Planning and Development Services, dated May 10, 2017, re: **Application to Amend the Zoning By-Law - Korsiak Urban Planning - WAM Kennedy Road LP., c/o Jeffrey Marshall - To Remove the Limitation on the Maximum Number of Loading Doors (14) and to Increase the Maximum Front Yard Setback to 24 Metres from the Property Line - 174 Kennedy Road South - East Side of Kennedy Road South, South of Glidden Road - Ward 3** (File C02E02.015)

Dealt with under Item 5.1 – Recommendation PDC126-2017

- 7.2. Report from K. Freeman, Development Planner, Planning and Development Services, dated May 10, 2017, re: **Application for Proposed Draft Plan of Subdivision - PMG Planning Consultants - Chinguacousy Farm Ltd. - To Create Fifteen (15) Single-detached Lots on a Public Road - South-west Corner of Demaris Drive and Great Lakes Drive - Ward 9** (File C02E12.019)

Dealt with under Item 5.2 – Recommendation PDC130-2017

- * 7.3. Report from K. Freeman, Development Planner, Planning and Development Services, dated May 10, 2017, re: **Application to Amend the Zoning By-law and a Proposed Draft Plan of Subdivision - Gagnon Walker Domes Ltd. – 2040485 Ontario Ltd. - To Permit Residential Uses and to Create Six (6) Single-detached Lots and Four (4) Residential Reserve Blocks - 193 Salvation Road - North of Bovaird Drive West, East Side of Salvation Road - Ward 6** (File C03W11.009)

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- PDC133-2017
1. That the report from K. Freeman, Development Planner, Planning and Development Services, dated May 10, 2017, to the Planning and Development Committee Meeting of June 5, 2017, re: **Application to Amend the Zoning By-law and a Proposed Draft Plan of Subdivision - Gagnon Walker Domes Ltd. – 2040485 Ontario Ltd. - To Permit Residential Uses and to Create Six (6) Single-detached Lots and Four (4) Residential Reserve Blocks - 193 Salvation Road - North of Bovaird Drive West, East Side of Salvation Road - Ward 6** (File C03W11.009), be received;
 2. That the applications be approved in principle and staff be directed to prepare the appropriate amendment to the Zoning By-law, be directed to issue draft plan approval and give notice in accordance with the *Planning Act* after all “prior to draft plan approval” conditions are satisfied;
 3. That Zoning By-law 270-2004 be amended to rezone the property subject to this application from “Agricultural (A)” to a Residential Single-Detached D – Special Section Zone generally in accordance with the following:
 - (i) a minimum lot width of approximately 13.2 metres;
 - (ii) minimum lot depth, yard depth and setback requirements, open space, garage setback and control requirements, and building height as set out in the R1D-Section 996 zone.
 - (ii) an appropriate site specific provision with respect to permitted yard encroachments in connection with a fireplace (with or without chimney) in any yard.
 4. That staff be authorized to issue the notice of draft approval at such time as all items approved by Council to be addressed prior to draft plan approval have been addressed to the satisfaction of the City, subject to the following:
 - (i) the draft plan be revised to include a 3 metre wide pedestrian walkway connection from Elsinore Street to Salvation Road;
 - (ii) any other necessary red-line revisions to the draft plans identified by staff and/or identified in comments;

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- (iii) Conditions of Draft Approval applied to this residential plan of subdivision application are to be to the satisfaction of the Commissioner of Planning and Development Services;
 - (iv) a condition be included requiring the applicant to undertake an independent 3rd party inspection of adjacent homes and properties prior to construction; and,
 - (v) a condition be included related to the provision of a construction management plan, which will address the potential for a construction access from Salvation Road.
- 5. That the following shall be satisfied prior to the issuance of draft plan approval:
 - 5.1 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 prescribed within the City of Brampton List of Standard Conditions of Draft Approval 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;
 - 5.2 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;
 - 5.3 the Owner shall demonstrate that they have signed onto the Fletcher's Meadow Area 44 Cost Sharing Agreement and provide the Planning and Development Services Department with written acknowledgement from the Trustee appointed pursuant to the Agreement that the owner has signed the Agreement;
 - 5.4 the road designs as it pertains to curb radii and daylighting, as well as driveway setbacks to the intersection are to be approved to the satisfaction of

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- Transportation Engineering. Any required changes to the draft plan shall be undertaken;
- 5.5 the Stormwater Management Report prepared by Urbantech shall be approved to the satisfaction of the Director of Engineering and Development Services;
- 5.6 the Phase I Environmental Site Assessment shall be approved to the satisfaction of the Director of Engineering and Development Services;
- 5.7 the Tree Inventory and Preservation Plan Report prepared by Kuntz Forestry Consulting Inc. shall be approved to the satisfaction of the Director of Engineering and Development Services; and,
- 5.8 the Stage 1 Archaeological Assessment prepared by Golder Associates shall be approved to the satisfaction of the Director of Policy Planning.
6. That prior to the enactment of the Zoning By-law, the applicant shall provide a copy of the confirmation of filing of the Record of Site Condition (RSC) to the satisfaction of the Chief Building Official.
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 60 months of the decision, or within an extended time, to the satisfaction of the Commissioner of Planning and Development Services Department.
8. That any and all written submissions relating to this application that were made to Council and the Planning and Development Committee before its decision and any and all oral submissions related to this application that were made at a public meeting, held under the *Planning Act*, have been, on balance, taken into consideration by Council as part of its deliberations and final decision on this matter, including one or more of the following issues raised in those submissions: construction impacts, dwelling size and design, impact on property values and provision of a walkway connection to Salvation Road.

Carried

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8. Minutes

*** 8.1. Minutes - Cycling Advisory Committee - May 18, 2017**

PDC134-2017 That the **Minutes - Cycling Advisory Committee - May 18, 2017** to the Planning and Development Committee Meeting of June 5, 2017, Recommendations CYC027-2017 to CYC036-2017, be approved as printed and circulated.

Carried

The recommendations were approved as follows:

CYC027-2017 That the Agenda for the Cycling Advisory Committee Meeting of May 18, 2017, be approved as amended as follows:

To add:

7.7. Discussion at the request of Patrick McLeavey, Member, re: **Bike Racks on Brampton Transit**

CYC028-2017 That the delegation from Erica Duque, Active Transportation Planner, Region of Peel, and Christina Bouchard, IBI Group, to the Cycling Advisory Committee Meeting of May 18, 2017, re: **Updates Regarding the Region of Peel Sustainable Transportation Strategy, Bike Month, and Bike to School Week 2017** be received.

CYC029-2017 That the presentation by Lisa Stokes, Member, to the Cycling Advisory Committee Meeting of May 18, 2017, re: **Community Rides** be received.

CYC030-2017 That the **Minutes - Community Rides Subcommittee - May 3, 2017** to the Cycling Advisory Committee Meeting of May 18, 2017, be received.

CYC031-2017 That the update from Pauline Thornham, Member, re: **Ontario Bike Summit** to the Cycling Advisory Committee Meeting of May 18, 2017, be received.

CYC032-2017 That Kevin Montgomery and Anthony Simone, Co-Chairs, on behalf of the Cycling Advisory Committee, the send correspondence to the Ministry of Transportation highlighting the Etobicoke Creek Trail as a cycling attraction and requesting that it be included in the proposed province-wide cycling network.

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- CYC033-2017 That the correspondence from Pauline Thornham, Member, to the Cycling Advisory Committee Meeting of May 18, 2017, re: **Jeff Speck Ted Talk: The Walkable City** be received.
- CYC034-2017 That the correspondence from Pauline Thornham, Member, to the Cycling Advisory Committee Meeting of May 18, 2017, re: **GTHA Active and Safe School Travel Hub Meeting** be received.
- CYC035-2017 That the correspondence from Eleanor McMahon, Minister, Ministry of Tourism, Culture and Sport, and Steven Del Duca, Minister, Ministry of Transportation, dated May 8, 2017, to the Cycling Advisory Committee Meeting of May 18, 2017, re: **Provincial Cycling Infrastructure Investment – Update** be received.
- CYC036-2017 That the Cycling Advisory Committee do now adjourn to meet again on June 15, 2017, at 7:00 p.m.

9. **Other/New Business** - nil

10. **Referred Matters** - nil

11. **Deferred Matters**

11.1. The following was deferred to this meeting pursuant to Recommendation PDC094-2017:

- PDC094-2017 That the following items to the Planning and Development Committee Meeting of May 15, 2017, re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision - Glen Schnarr & Associates Inc. – Fieldgate Developments - To Permit 53 residential lots, 1 Medium Density Block, a Residential Reserve Block, 2 Valley Land Blocks, a Stormwater Management Block, a Vista Block, 3 Railway Buffer Blocks, an Access Block, and a 0.3 Metre Reserve - North of Steeles Ave. West and East of Churchville Road - Ward 4** (File C03W02.007), be **deferred** to the June 5, 2017, Planning and Development Committee Meeting:
1. Reports from C. Caruso, Central Area Planner, Development Services Division, dated March 8, 2017 and April 19, 2017;
 2. Delegations:
 - a) Zahidul Kabir
 - b) Edward Szewczyk;
 3. Correspondence from Bassim Matuk, Brampton resident, dated May 12, 2017

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**Dealt with under Item 5.3 – Recommendations PDC131-2017 and
PDC132-2017**

12. Notice of Motion

13. Correspondence

- 13.1. Correspondence re: **Application to Amend the Official Plan - Glenn Schnarr & Associates Inc. - Block Plan 47-1 Landowner Group Inc. & Block Plan 47-2 Landowner Group Inc. - To implement Block Plan 47-1 and Block Plan 47-2 Land Use Policies - North of Castlemore Road, East of The Gore Road, South of Mayfield Road and West of Rainbow Creek - Ward 10** (File BP47-1.001/BP47-2.001):

- c) Bal Shakti, Brampton resident, dated June 2, 2017
- d) Vijay Baghi, Brampton resident, dated June 2, 2017

Dealt with under Item 4.1 – Recommendation PDC119-2017

- 13.2. Correspondence from Scott Snider, Turkstra Mazza, dated June 5, 2017, re: **Application to Amend the Official Plan, Zoning By-Law and - Proposed Draft Plan of Subdivision - Malone Given Parsons Ltd. - TACC Holborn Corporation - to Permit the Development of 124 Single Detached Dwellings, 26 Townhouse Blocks Containing 152 Townhouses, a Medium/High Density Block, an Employment/Office Block, a Park Block, a Stormwater Management Facility Block, Buffer Blocks, Natural Heritage System Area, and Public Streets - 8863 The Gore Road - East of The Gore Road, North of Queen Street East -Ward 8** (File C10E04.005)

Dealt with under Item 4.4 – Recommendation PDC122-2017

14. Councillor Question Period - nil

15. Public Question Period - nil

16. Closed Session - nil

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17. Adjournment

PDC135-2017 That the Planning and Development Committee do now adjourn to meet again on Monday, September 11, 2017, at 7:00 p.m.

Carried

Regional Councillor E. Moore, Chair

Clerical Correction: (July 7, 2017) In accordance with Section 2.11 (7) (a) of Procedure By-law 160-2004, as amended, a clerical correction was made by the City Clerk's Office to Recommendation PDC159-2017 recorded vote

Monday, June 19, 2017

Members Present:

Regional Councillor E. Moore – Wards 1 and 5 (Chair)
Regional Councillor G. Gibson – Wards 1 and 5 (Vice-Chair)
Regional Councillor M. Palleschi – Wards 2 and 6
Regional Councillor M. Medeiros – Wards 3 and 4
Regional Councillor G. Miles – Wards 7 and 8
Regional Councillor J. Sprovieri – Wards 9 and 10
City Councillor D. Whillans – Wards 2 and 6
City Councillor J. Bowman – Wards 3 and 4
City Councillor P. Fortini – Wards 7 and 8
City Councillor G. Dhillon – Wards 9 and 10

Members Absent:

nil

Staff Present:

Harry Schlange, Chief Administrative Officer

Planning and Development Services:

R. Elliott, Commissioner
A. Parsons, Interim Director, Planning and Development
D. Waters, Interim Director, Policy Planning
J. Spencer, Manager, Parks and Facility Planning
C. LaRota, Policy Planner

Economic Development:

P. Aldunate, Expeditor

Corporate Services:

R. Zuech, Deputy City Solicitor
M. Rea, Legal Counsel, Litigation

City Clerk's Office:

P. Fay, City Clerk
C. Gravlev, Interim Deputy City Clerk
S. Danton, Legislative Coordinator

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The meeting was called to order at 1:00 p.m. and adjourned at 4:29 p.m.

1. Approval of Agenda

PDC136-2017 That the Agenda for the Planning and Development Committee Meeting of June 19, 2017, be approved, as amended as follows:

To add:

- 9.1. Report from A. Balram, Development Planner, Planning and Development Services, dated May 3, 2017 re: **Application to Amend the Official Plan and Zoning By-law - MHBC Planning Limited – Anndale Properties Limited - To Permit a Motor Vehicle (Transport Trucks) Sales Establishment and Associated Service and Repair, and Office Uses - Southwest Corner of Steeles Avenue East and Tomken Road - Ward 3** (File T03E15.022)
- 9.2. Committee discussion re: **Tentatively Scheduled August 9, 2017, City Council Meeting**

Carried

The following was received by the City Clerk's Office after the agenda was printed and related to Items on the agenda. In accordance with the Procedure By-law, Committee approval was not required to add the items to the agenda:

- 5.2. Delegation from Susanne MacDonald, Planner, SGL Planning and Design Inc., re: Item 7.13 - Report from C. LaRota, Policy Planner, Planning and Development Services, dated May 1, 2017, re: **City of Brampton Municipal Comprehensive Review (MCR) - Employment Land Conversion Requests - 10124-10144 Hurontario St. and 69 Bramalea Rd.**
- 13.1. Correspondence from Jonathan Rodger, Zelinka Priamo Ltd., dated June 16, 2017, re: Item 7.13 - Report from C. LaRota, Policy Planner, Planning and Development Services, dated May 1, 2017, re: **City of Brampton Municipal Comprehensive Review (MCR) - Employment Land Conversion Requests - 10124-10144 Hurontario St. and 69 Bramalea Rd.**

See Items 5.2, 7.13 and 10.2, 13.3

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- 13.2 Correspondence from Scott Snider, Turkstra Mazza, dated June 18, 2017, re: **MCR - City Initiated Official Plan Amendments to Convert Employment Lands to Non-Employment Uses**

See Items 5.2, 7.13, 10.2, 13.1 and 13.3

- 13.3 Correspondence from Paul Lowes, SGL Planning, dated June 16, 2017, re: **City of Brampton Municipal Comprehensive Review (MCR) - Employment Land Conversion Requests - 10124-10144 Hurontario St. and 69 Bramalea Rd.**

See Items 5.2, 7.13, 10.2, 13.1 and 13.2

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

3. Consent

- * The following items listed with an asterisk (*) were considered to be routine and non-controversial by the Committee and were approved at one time.

(7.4, 7.5, 7.6, 7.7, 7.8, 7.9, 7.10, 7.11, 7.12, 10.1)
(Item 7.2 was moved into consent)

4. Statutory Public Meeting Reports - nil

5. Delegations

- 5.1. Possible delegations re: **Proposed Housekeeping Updates to Sign By-law 399-2002, as amended – All Wards**

Regional Councillor Moore, Chair, announced that in accordance with the City By-laws, public notice to consider this matter was posted on the City's website on June 9, 2017.

In response to the Chair's inquiry, it was indicated that no one was present to address the subject matter.

See Item 7.2

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- 5.2. Delegation from Susanne MacDonald, SGL Planning, re: **City of Brampton Municipal Comprehensive Review (MCR), Employment Land Conversion Requests - 10124-10144 Hurontario St. and 69 Bramalea Rd.**

Susanne MacDonald, SGL Planning, on behalf of the owners, requested that 75 Bramalea Road be considered for employment land conversion.

The following motion was considered:

- PDC137-2017 That the delegation from Susanne MacDonald, SGL Planning, to the Planning and Development Committee Meeting of June 19, 2017, re: **City of Brampton Municipal Comprehensive Review (MCR), Employment Land Conversion Requests - 10124-10144 Hurontario St. and 69 Bramalea Rd.** be received.

Carried

6. Staff Presentations

- 6.1. Presentation by John Spencer, Manager, Parks and Facility Planning, Planning and Development Services, re: **Parks and Rec Master Plan**

John Spencer, Manager, Parks and Facility Planning, Planning and Development Services, outlined the consultation process and the status of the Parks and Rec Master Plan.

Todd Brown, Monteith Brown Planning Consultants, presented further details on the Plan and highlighted the priorities, recommendations, and proposed implementation.

Item 7.1 was brought forward at this time.

Committee consideration of the matter included the following:

- Meeting the demand of changing recreational trends
- Creation of versatile, multi-purpose recreational centers and increasing membership
- Budget considerations, development charges, cash incentives and potential partnerships
- Consistent reviews and updates of the Plan
- Identification of underserved areas

A motion was introduced that directs staff to find a suitable location in east Brampton for a senior's recreational facility, and that a potential partnership with the Region of Peel and/or the YMCA be investigated.

The following motions were considered:

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PDC138-2017 That the presentation by John Spencer, Manager, Parks and Facility Planning, Planning and Development Services, and Todd Brown, Monteith Brown Planning Consultants, to the Planning and Development Committee Meeting of June 19, 2017, re: **Parks and Rec Master Plan** be received.

Carried

PDC139-2017 1. That the report from J. Spencer, Manager, Parks Planning, Planning and Development Services, dated May 24, 2017, to the Planning and Development Committee Meeting of June 19, 2017, re: **Parks and Recreation Master Plan - Final Report** (File R15.PMP/HC.x), be received; and,

2. That Council endorse the Parks and Recreation Master Plan dated May 2017, and,

3. That staff be directed to commence implementation of the recommendations found within the Parks and Recreation Master Plan, inclusive of submitting items for Council approval through the annual capital and operating budget process and report back annually on the progress of the plan's implementation.

Carried

PDC140-2017 That a suitable location in east Brampton be identified for a senior's recreational facility, and that a potential partnership with the Region of Peel and/or the YMCA be investigated.

Carried

7. Planning

7.1. Report From J. Spencer, Manager, Parks Planning, Planning and Development Services, dated May 24, 2017, re: **Parks and Recreation Master Plan - Final Report** (File R15.PMP/HC.x)

See Item 6.1 – Recommendations PDC138-2017 to PDC140-2017

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- * 7.2. Report from M. Taraborrelli, Sign Coordinator, Planning and Building, dated May 11, 2017, re: **Proposed Housekeeping Updates to Sign By-law 399-2002, as amended – All Wards**

Note: notice regarding this matter was published on the City's website on June 9, 2017.

See Item 5.1

- PDC141-2017
1. That the report from M. Taraborrelli, Sign Coordinator, Planning and Building, dated May 11, 2017, to the Planning and Development Services Committee Meeting of June 19, 2017, re: **Proposed Housekeeping Updates to Sign By-law 399-2002, as amended – All Wards**, be received; and
 2. That the amendment to the Sign By-law be enacted.

Carried

- 7.3. Report from R. Conard, Director, Building Division, and Chief Building Official, Planning and Development Services, dated May 24, 2017, re: **Approval of Shared Servicing Agreement Between the City of Brampton and Daniels LR Corporation to Facilitate Shared Servicing Between two Condominium Corporations - 250 Sunny Meadow Boulevard - Ward 9**

The following motion was considered:

- PDC142-2017
1. That the report from R. Conard, Director, Building Division and Chief Building Official, Planning and Development Services, dated May 24, 2017, to the Planning and Development Committee Meeting of June 19, 2017 re: **Approval of Shared Servicing Agreement between the City of Brampton and Daniels LR Corporation to facilitate Shared Servicing between two Condominium Corporations, 250 Sunny Meadow Boulevard, Ward 9**, be received; and,
 2. That a by-law be passed to authorize the Mayor and City Clerk to execute a shared servicing agreement with Daniels LR Corporation with respect to the property legally described as Pt Lot 13 and 14, Con. 5 EHS, designated as Parts 1, 26, 27 and 28 on Plan 43R-35655 under PIN No. 14223-7614, municipally known as 250 Sunny Meadow Boulevard, to be registered on title, with content satisfactory to the Chief

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Building Official, or designate, and in a form approved by the
City Solicitor, or designate.

Carried

- * 7.4. Report From N. Rea, Policy Planner, Planning and Development Services, dated May 24, 2017, re: **Updates to the Provincial Growth Plan and Greenbelt Plan 2017 and Bill 139 Building Better Communities and Conserving Watersheds Act (2017)** (File BAX PRO17)

- PDC143-2017
1. That the report From N. Rea, Policy Planner, Planning and Development Services, dated May 24, 2017 to the Planning and Development Services Committee Meeting of June 19, 2017, re: **Updates to the Growth Plan and Greenbelt Plan (2017) and Bill 139 Building Better Communities and Conserving Watersheds Act (2017)** File: BAX PRO17, be received;
 2. That staff be directed to participate and provide submissions on consultation regarding Bill 139, as required; and,
 3. That staff report back on Bill 139, when further implementation details are available.

Carried

- * 7.5. Report from A. Magnone, Regulatory Coordinator, Planning and Development Services, dated May 15, 2017, re: **Application for a Permit to Demolish a Residential Property – 40 Harold Street – Ward 3** (File G33-LA)

- PDC144-2017
1. That the report from A. Magnone, Regulatory Coordinator, Planning and Development Services, dated May 15, 2017, to the Planning and Development Committee Meeting of June 19, 2017, re: **Application for a Permit to Demolish a Residential Property – 40 Harold Street – Ward 3** (File G33-LA), be received;
 2. That the application for a permit to demolish the residential property located at 40 Harold Street be approved;
 3. That Peel Regional Police be advised of the issuance of a demolition permit for the property; and

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4. That the demolition of the dwelling must commence within six months of the issuance of the demolition permit otherwise the approval shall be deemed null and void.

Carried

- * 7.6. Report from A. Magnone, Regulatory Coordinator, Planning and Development Services, dated April 28, 2017, re: **Applications for Permits to Demolish Residential Properties – 9074 and 9084 Creditview Road – Ward 5** (File G33-LA)

- PDC145-2017
1. That the report from A. Magnone, Regulatory Coordinator, Building Division, Planning and Development Services, dated April 28, 2017, to the Planning and Development Committee Meeting of June 19, 2017, re: **Applications for Permits to Demolish Residential Properties – 9074 and 9084 Creditview Road – Ward 5** (File G33-LA), be received;
 2. That the applications for permits to demolish the residential properties located at 9074 and 9084 Creditview Road, be approved;
 3. That Peel Regional Police be advised of the issuance of a demolition permit for the property; and,
 4. That the demolition of the dwelling must commence within six months of the issuance of the demolition permit otherwise the approval shall be deemed null and void.

Carried

- * 7.7. Report from A. Magnone, Regulatory Coordinator, Planning and Development Services, dated May 12, 2017, re: **Application for a Permit to Demolish a Residential Property – 31 Morris Court – Ward 10** (File G33-LA)

- PDC146-2017
1. That the report from A. Magnone, Regulatory Coordinator, Building Division, Planning and Development Services Department, dated May 12, 2017, to the Planning and Development Services Committee Meeting of June 19, 2017, re: **Application for a Permit to Demolish a Residential Property – 31 Morris Court – Ward 10** (File G33-LA), be received;

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2. That the application for a permit to demolish the residential property located at 31 Morris Court be approved;
3. That Peel Regional Police be advised of the issuance of a demolition permit for the property; and,
4. That the demolition of the dwelling must commence within six months of the issuance of the demolition permit otherwise the approval shall be deemed null and void.

Carried

- * 7.8. Report from A. Magnone, Regulatory Coordinator, Planning and Development Services, dated May 18, 2017, re: **Application for a Permit to Demolish a Residential Property – 6 River Road – Ward 6** (File G33-LA)

- PDC147-2017
1. That the report from A. Magnone, Regulatory Coordinator, Planning and Development Services, dated May 18, 2017, to the Planning and Development Committee Meeting of June 19, 2017, re: **Application for a Permit to Demolish a Residential Property – 6 River Road – Ward 6** (File G33-LA), be received;
 2. That the application for a permit to demolish the residential property located at 6 River Road be approved;
 3. That Peel Regional Police be advised of the issuance of a demolition permit for the property;
 4. That the demolition of the dwelling must commence within six months of the issuance of the demolition permit otherwise the approval shall be deemed null and void; and
 5. That the demolition permit not be issued until the application for the new dwelling unit is submitted to the Building Division.

Carried

- * 7.9. Report from A. Magnone, Regulatory Coordinator, Building Division, Planning and Development Services, dated May 25, 2017, re: **Application for a Permit to Demolish a Residential Property – 11903 Airport Road – Ward 10** (File G33-LA)

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- PDC148-2017
1. That the report from A. Magnone, Regulatory Coordinator, Building Division, Planning and Development Services, dated May 25, 2017, to the Planning and Development Committee Meeting of June 19, 2017 re: **Application for a Permit to Demolish a Residential Property – 11903 Airport Road – Ward 10 (File G33-LA)**, be received;
 2. That the application for a permit to demolish the residential property located at 11903 Airport Road, be approved;
 3. That Peel Regional Police be advised of the issuance of a demolition permit for the property; and,
 4. That the demolition of the dwelling must commence within six months of the issuance of the demolition permit otherwise the approval shall be deemed null and void.

Carried

- * 7.10. Report from K. Freeman, Development Planner, Planning and Development Services, dated May 24, 2017, re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision - IDM (2005) Consultants Inc. – Grewal, Navdeep - To Permit Five (5) Single-detached Residential Lots - 11205 Goreway Drive - North of Countryside Drive, East Side of Goreway Drive - Ward 10** (Files C08E16.006 and 21T-15005B)

- PDC149-2017
1. That the report from K. Freeman, Development Planner, Planning and Development Services, dated May 24, 2017, to the Planning and Development Committee Meeting of June 19, 2017, re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision - IDM (2005) Consultants Inc. – Grewal, Navdeep - To Permit Five (5) Single-detached Residential Lots - 11205 Goreway Drive - North of Countryside Drive, East Side of Goreway Drive - Ward 10** (Files: C08E16.006 and 21T-15005B) be received;
 2. That the applications be approved in principle and staff be directed to prepare the appropriate amendment to the Zoning By-law, and be directed to issue draft plan approval and give notice in accordance with the *Planning Act* after all “prior to draft plan approval” conditions are satisfied;
 3. That Zoning By-law 270-2004 be amended to rezone the property subject to this application from “Residential Rural Estate Holding (REH)” to a “Residential Single-Detached E –

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Special Section” zone that is generally accordance with the following:

- (i) a minimum lot width of approximately 20 metres (65 feet); and,
 - (ii) an appropriate site specific provision for a minimum northerly interior side yard width of 6.2 metres.
4. That staff be authorized to issue the notice of draft plan approval at such time as all items approved by Council to be addressed prior 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 plans identified by staff and/or identified in comments;
 - (ii) a condition requiring the closing of the full-moves access to the north. When the new intersection is introduced, the applicant will be required to reinstate the curbs and boulevard where the New Forest Terrace intersection currently exists to the satisfaction of the Public Works and Engineering Department; and,
 - (iii) Conditions of Draft Approval applied to this residential plan of subdivision application are to be to the satisfaction of the Commissioner of Planning and Development Services.
5. That the following shall be satisfied prior to the issuance of draft plan approval:
- 5.1 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 prescribed within the City of Brampton List of Standard Conditions of Draft Approval 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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- 5.2 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;
- 5.3 the applicant shall provide written confirmation from the Trustee for the Vales of Castlemore North Cost Sharing Agreement confirming whether the owner is required to sign the Agreement;
- 5.4 the Phase II Environmental Site Assessment prepared by LAW Consultants Ltd. shall be approved to the satisfaction of the Chief Building Official and the Director of Engineering and Development Services;
- 5.5 the applicant shall submit a decommissioning report if contaminated material has been identified and is removed or, alternatively, a copy of the Certificate of Property Use approved by the Ministry of Environment to the satisfaction of the Chief Building Official;
- 5.6 a detailed Soils Investigation Report prepared by a qualified Geotechnical Engineer shall be provided and approved to the satisfaction of the Chief Building Official;
- 5.7 the Stage 1 – 2 Archaeological Assessment prepared by Archaeological Consultants and Contractors shall be approved to the satisfaction of the Director of Policy Planning;
- 5.8 the Preliminary Environmental Noise Report prepared by Jade Acoustics Inc. shall be approved to the satisfaction of the Director of Engineering and Development Services;
- 5.9 the Functional Servicing Report prepared by IDM (2005) Consultants Inc. shall be approved to the satisfaction of the Director of Engineering and Development Services;
- 5.10 the Arborist Report prepared by Aquafor Beech Limited shall be approved to the satisfaction of the Director of Engineering and Development Services;

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- 5.11 the Environmental Impact Study prepared by Aboud and Associates Inc. shall be approved to the satisfaction of the Director of Engineering and Development Services;
- 5.12 the road designs as it pertains to curb radii and daylighting, as well as driveway setbacks to the intersection are to be approved to the satisfaction of Transportation Engineering. Any required changes to the draft plan shall be undertaken;
- 5.13 the Urban Design Brief prepared by John G. Williams Limited shall be approved to the satisfaction of the Director of Development Services; and,
- 5.14 the applicant shall implement the provisions of Brampton's "Architectural Control Guidelines for Ground Related Residential Development" and adhere to and implement the Architectural Control Protocol Summary as per By-law 177-2008, to the satisfaction of the Director of Development Services, subject to the following:
- selecting an approved Control Architect from the short list of firms established by the City;
 - the approval of site specific Architectural Control Guidelines to the satisfaction of the City;
 - organizing an information meeting with builders, designers, key stakeholders and City staff to identify the City's expectations, key issues, the Architectural Control Compliance process and milestones. Written confirmation of the participants' attendance and their understanding of the entire process will be provided to the City; and,
 - that the Control Architect shall provide a Clearance Letter to the City, certifying their preliminary review and approval of models.
6. That prior to the enactment of the Zoning By-law, the applicant shall provide a copy of the confirmation of filing of the Record of Site Condition (RSC) to the satisfaction of the Chief Building Official.

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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 60 months of the decision.
8. That any and all written submissions relating to this application that were made to Council and the Planning and Development Committee before its decision and any and all oral submissions related to this application that were made at a public meeting, held under the *Planning Act*, have been, on balance, taken into consideration by Council as part of its deliberations and final decision on this matter, including one or more of the following issues raised in those submissions: construction impacts, removal of vegetation, and impact on ambiance.

Carried

* 7.11. Report from D. VanderBerg, Central Area Planner, Planning and Development Services, dated May 17, 2017 re: **Façade and Building Improvement Grant Applications for 16-22 Main Street South - Ward 3**

- PDC150-2017
1. That the report from D. VanderBerg, Central Area Planner, Planning and Development Services, dated May 17, 2017, to the Planning and Development Committee Meeting of June 19, 2017, re: **Façade and Building Improvement Grant Applications for 16 - 22 Main Street South - Ward 3** be received;
 2. That the following applications be approved under the Downtown Façade and Building Improvement Grant Programs, subject to the applicant signing an agreement with the City of Brampton ("City"), maintaining the rules of the programs as set out in the approved Implementation Guidelines, and meeting the specific conditions for each project on or before September 1, 2017 failing which the approval shall be null and void:
 - a. Applications CE FA17-002 and CE BU17-005 for 16-22 Main Street South be approved in the amount of a maximum of \$29,380 under the Façade Improvement Grant Program and a maximum of \$30,000 under the Building Improvement Grant Program (combined total grant of \$59,380), subject to the following conditions:

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- i. That satisfactory detailed drawings for the façade and the interior of the building be submitted to the City;
 - ii. That the cost estimates be updated in accordance with the submitted drawings;
 - iii. That the applicant satisfies the requirements of the City and enters into the necessary agreements with the City.
3. That the Commissioner of the Planning and Development Services Department be authorized to sign the Façade Improvement Program and Building Improvement Program Agreements in relation to the approved projects with content satisfactory to the Commissioner of the Planning and Development Services Department, or designate, and in a form approved by the City Solicitor, or designate, and that staff be authorized to take the necessary steps to implement the terms of the agreement.
4. That staff be directed to review the Downtown Brampton Building Improvement Program Implementation Guidelines and to report back to Council to assess whether the program objectives and eligibility criteria continue to meet the needs for the program area.

Carried

- * 7.12. Report from C. Caruso, Central Area Planner, Planning and Development Services, dated May 24, 2017, re: **Building Improvement Grant Application for 9 George Street North – Ward 1** (File BU17-002)

Note: referred to this meeting pursuant to Recommendation PDC099-2017

- PDC151-2017
1. That the report from C. Caruso, Central Area Planner, dated May 24, 2017, to the Planning and Development Committee Meeting of June 19, 2017, re **Building Improvement Grant Application for 9 George Street North – Ward 1** (File: BU17-002) be received,
 2. That the report from Carmen Caruso, Central Area Planner, dated April 19, 2017, to the Planning and Development Committee Meeting of June 19, 2017, re: **Building Improvement Grant Application for 9 George Street North – Ward 1** (File: BU17-002) be received;

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3. That the approval of the application is subject to the applicant signing an agreement with the City of Brampton, agreeing to maintain the rules of the programs as set out in the approved Implementation Guidelines on or before September 1, 2017.
4. That application BU17-002 be approved in the amount of up to \$20,000 under the Downtown Building Improvement Program and that notwithstanding Section 2.4.1(i) of the Downtown Brampton Building Improvement Program, the works eligible for the grant include works related to the building improvement completed prior to the approval of the application by Council and the signing of an agreement.
5. That failure to satisfy Condition 3 shall render this approval null and void.
6. That the Commissioner of Planning and Development Services be authorized to sign the Building Improvement Program Agreement in relation to the approved project with content satisfactory to the Commissioner of Planning and Development Services, or designate, and in a form approved by the City Solicitor, or designate, and that staff be authorized to take the necessary steps to implement the terms of the agreement.
7. That staff be directed to review the Downtown Brampton Building Improvement Program Implementation Guidelines to assess whether the program objectives and eligibility criteria continue to meet the needs for the program area and to report back to Council on this review and any recommended changes.

Carried

- 7.13. Report from C. LaRota, Policy Planner, Planning and Development Services, dated May 1, 2017, re: **City of Brampton Municipal Comprehensive Review (MCR) - Employment Land Conversion Requests - 10124-10144 Hurontario St. and 69 Bramalea Rd.**

See Items 10.2, 13.1, 13.2, 13.3 and 13.4

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Committee consideration of the matter included:

- appropriateness of the conversion requests as they relate to the surrounding areas
- potential economic impacts
- stakeholder consideration and input
- potential impacts to future planning applications in the areas
- zoning designations, current surrounding land uses, and employment land ratios
- consideration of provincial policies and standards

The following motion was introduced:

- “1. That Recommendation #2 in the staff report be deleted and replaced with the following:

#2 That the conversion to permit the seniors residence at the 10124-10144 Hurontario Street site be supported;
2. That staff be directed to bring an OPA to a subsequent meeting of Council and that the OPA include a Special Policy specifying the following:
 - a. The first two (2) storeys having commercial *designation* to permit office *uses* creating a mixed-use building, ensuring that the employment target for this site achieves or exceeds current employment *targets* through redevelopment; and
 - b. No balconies be constructed on the building facing Iron Side Drive;
3. That prior to adoption of the ZBLA, the applicant demonstrate that the proposal meets the noise and air quality standards for the residential portion of the development in accordance with Section 4.6 of the Official Plan; and
4. That the building be sited and oriented adjacent to Hurontario Street to provide driveway access onto Hurontario Street to provide an appropriate interface with the adjacent industrial properties.”

Committee consideration of the matter included consensus to vote on the clauses in the subject recommendation report and the proposed motion separately.

A procedural motion to Call the Question was introduced. In accordance with the Procedure By-law, Members who had not spoken on this matter were given the opportunity to do so.

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The following motions were considered:

- PDC152-2017 1. That the report from C. LaRota, Policy Planner, Planning and Development Services, dated May 1, 2017, to the Planning and Development Services Committee Meeting of June 19, 2017, re: **City of Brampton Municipal Comprehensive Review (MCR), Employment Land Conversion Requests - 10124-10144 Hurontario St. and 69 Bramalea Rd.** be received;

Carried

- PDC153-2017 3. That the Official Plan Amendment for 69 Bramalea Rd. attached to the report as Appendix G, be presented to Council for adoption;

A recorded voted was requested and the motion carried as follows:

<u>Yea</u>	<u>Nay</u>	<u>Absent</u>
Miles	Dhillon	nil
Fortini		
Bowman		
Medeiros		
Moore		
Sprovieri		
Palleschi		
Whillans		
Gibson		

Carried
9 Yeas
1 Nays
0 Absent

- PDC154-2017 4. That as part of the current MCR process, staff be directed to undertake a review of 75 Bramalea Rd. and 106 East Dr. (the two properties directly adjacent to 69 Bramalea Road) in accordance with the recommendations of the draft Bramalea GO Mobility Hub Emerging Concept, May 2017, attached to the report as Appendix C.

A recorded voted was requested and the motion carried as follows:

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<u>Yea</u>	<u>Nay</u>	<u>Absent</u>
Miles	Dhillon	nil
Fortini		
Bowman		
Medeiros		
Moore		
Sprovieri		
Palleschi		
Whillans		
Gibson		
		Carried
		9 Yeas
		1 Nays
		0 Absent

- PDC155-2017 5. That in accordance with Section 3.2.5.1.5 of the Official Plan, staff be directed to undertake a comprehensive study of the Bramalea GO Mobility Hub in cooperation with Metrolinx, including exploring potential funding opportunities, and that the appropriate funds be allocated to undertake a mobility hub study in the 2018 budget process, and;

A recorded voted was requested and the motion carried as follows:

<u>Yea</u>	<u>Nay</u>	<u>Absent</u>
Miles		nil
Fortini		
Bowman		
Medeiros		
Moore		
Dhillon		
Sprovieri		
Palleschi		
Whillans		
Gibson		
		Carried
		10 Yeas
		0 Nays
		0 Absent

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- PDC156-2017 6. That the City Clerk be directed to forward a copy of this staff report and Council resolution to the Region of Peel and Metrolinx.

Carried

PDC157-2017
Lost

1. *That Recommendation #2 in the staff report be deleted and replaced with the following:*
- #2 *That the conversion to permit the seniors residence at the 10124-10144 Hurontario Street site be supported;*
5. *That staff be directed to bring an OPA to a subsequent meeting of Council and that the OPA include a Special Policy specifying the following:*
- c. *The first two (2) storeys having commercial designation to permit office uses creating a mixed-use building, ensuring that the employment target for this site achieves or exceeds current employment targets through redevelopment; and*
- d. *No balconies be constructed on the building facing Iron Side Drive;*
6. *That prior to adoption of the ZBLA, the applicant demonstrate that the proposal meets the noise and air quality standards for the residential portion of the development in accordance with Section 4.6 of the Official Plan; and*
7. *That the building be sited and oriented adjacent to Hurontario Street to provide driveway access onto Hurontario Street to provide an appropriate interface with the adjacent industrial properties.*

A recorded vote was requested and the motion lost as follows:

<u>Yea</u>	<u>Nay</u>	<u>Absent</u>
Miles	Fortini	nil
Sprovieri	Bowman	
Palleschi	Medeiros	
Whillans	Moore	
Gibson	Dhillon	

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Lost
5 Yeas
5 Nays
0 Absent

A subsequent motion to refer Recommendation #2 in the staff back to staff for review of comments received through the subject public consultation process was introduced at this time.

The following motion was considered:

PDC158-2017 *That Recommendation #2 in the staff report be referred back to*
Lost *staff for review of comments received through the subject public*
 consultation process.

A recorded vote was requested and the motion lost as follows:

<u><i>Yea</i></u>	<u><i>Nay</i></u>	<u><i>Absent</i></u>
<i>Miles</i>	<i>Fortini</i>	<i>nil</i>
<i>Sprovieri</i>	<i>Bowman</i>	
<i>Palleschi</i>	<i>Medeiros</i>	
<i>Whillans</i>	<i>Moore</i>	
<i>Gibson</i>	<i>Dhillon</i>	

Lost
5 Yeas
5 Nays
0 Absent

The following motion was considered:

PDC159-2017 *2. That the employment conversion for 10124-10144 Hurontario St.*
Lost *not be supported*

A recorded vote was requested and the motion lost as follows:

<u><i>Yea</i></u>	<u><i>Nay</i></u>	<u><i>Absent</i></u>
<i>Fortini</i>	<i>Miles</i>	<i>nil</i>
<i>Bowman</i>	<i>Sprovieri</i>	
<i>Medeiros</i>	<i>Palleschi</i>	
<i>Dhillon</i>	<i>Whillans</i>	
<i>Moore</i>	<i>Gibson</i>	

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Lost
5 Yeas
5 Nays
0 Absent

8. Minutes - nil

9. Other/New Business

- 9.1. Report from A. Balram, Development Planner, Planning and Development Services, dated May 3, 2017 re: **Application to Amend the Official Plan and Zoning By-law - MHBC Planning Limited – Anndale Properties Limited - To Permit a Motor Vehicle (Transport Trucks) Sales Establishment and Associated Service and Repair, and Office Uses - Southwest Corner of Steeles Avenue East and Tomken Road - Ward 3** (File T03E15.022)

The following motion was considered:

- PDC160-2017
1. That the report from A. Balram, Development Planner, Planning and Development Services, dated May 3, 2017 to the Planning and Development Committee Meeting of June 19, 2017, re: **Application to Amend the Official Plan and Zoning By-law - MHBC Planning Limited – Anndale Properties Limited - To Permit a Motor Vehicle (Transport Trucks) Sales Establishment and Associated Service and Repair, and Office Uses - Southwest Corner of Steeles Avenue East and Tomken Road - Ward 3** (File T03E15.022) 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 subject to satisfying the recommendations of this report.
 3. That the “Industrial” designation for the subject lands within the Steeles Industrial Secondary Plan (Area 25) be amended to include site specific policies that permit the sale of oversized motor vehicles and associated uses on site.
 4. That the Zoning By-law be amended to a site specific “Industrial Four (M4)” zone that includes permissions, requirements and restrictions, generally in accordance with the following:

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- (a) Permitted uses:
 - i. the purposes permitted by the Industrial Four (M4) zone;
 - ii. an oversized motor vehicle sales and leasing establishment; and
 - iii. only in conjunction with an oversized motor vehicle sales establishment, accessory uses as follows:
 - 1. motor vehicle repair shop
 - 2. a motor vehicle body shop; and
 - 3. a motor vehicle washing establishment.
- (b) Requirements and restrictions:
 - i. The following parking requirements shall apply:
 - 1. Motor vehicle repair shop, oversized motor vehicle sales, or motor vehicle body shop - 1 parking space per service bay, plus 1 parking space per 90 square metres gross floor area or portion thereof.
 - 2. Office use - 1 parking space for each 25 square metres of gross commercial floor area or portion thereof for office gross floor area in excess of 15% of the total gross floor area.
 - 3. For all other permitted uses, parking shall be provided in accordance with Section 20 and Section 30 of the by-law
 - ii. Parking of oversized motor vehicles is permitted only in association with the oversized motor vehicle sales establishment.
 - iii. The display of oversized motor vehicles for sale may be within the required landscaped open space abutting Tomken Road.
 - iv. Outside storage of trailers and/or truck trailers shall only be permitted in association with a motor vehicle repair shop and/or body shop, and must be screened from view by a solid fence and/or landscaping from a street.
- (c) Shall be subject to the following Minimum Landscaped Open Space requirements:

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- i. 3 metre buffer where the rear yard abuts a flood plain zone;
 - ii. 12 metres along Steeles Avenue West;
 - iii. 12 metres along Tomken Road.
 - (d) Maximum Building Height: Two storeys
- 5. That prior to the adoption of the Official Plan Amendment and the enactment of the Zoning By-law:
 - a) An Urban Design Brief be approved to the satisfaction of the Commissioner of Planning and Development Services, and the owner agrees to implement the recommendations of the Urban Design Brief;
 - b) Comments be received from the Toronto and Region Conservation Authority (TRCA) be addressed by the Owner to the satisfaction of the TRCA and the Director of Environment and Development Engineering, including, if necessary, changes to be the Official Plan Amendment, Zoning By-law provisions, and the rezoning agreement;
 - c) A Traffic Impact Study be approved to the satisfaction of the Director of Environment and Development Engineering, and the Ministry of Transportation (MTO);
 - d) A Functional Servicing Report be approved to the satisfaction of the Director of Environment and Development Engineering, the Region of Peel, the Ministry of Transportation (MTO), and the Toronto and Region Conservation Authority.
 - e) A Storm Water Management Report be approved to the satisfaction of the Director of Environment and Development Engineering;
 - f) The applicant is required to complete, in compliance with the most current regulations, a Phase I and Phase II Environmental Site Assessment and confirmation of Filing of the Record of Site condition to the satisfaction of the Chief Building Official; and
 - g) The applicant shall agree in writing to the form and content of the implementing official plan amendment and zoning by-law.

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6. 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 with the City, which shall be generally in accordance with the following:
 - a. Prior to the issuance of site plan approval, a site development plan, a landscape plan, a grading and drainage plan, elevation drawings and an engineering and servicing plan shall be approved to the satisfaction of the Commissioner of Planning and Development Services as may be required. Appropriate securities shall be deposited with the City to ensure the implementation of these plans in accordance with the City's site plan review process;
 - b. The Owner agrees to implement the requirements of the approved Urban Design Brief through the site plan approval process;
 - c. The Owner agrees that during any phase of topsoil stripping, grading or construction, should a cemetery be discovered, the Owner shall, at their expense, undertake mitigation measures to the satisfaction of applicable provincial agencies and the Commissioner of Planning and Development Services;
 - d. The Region of Peel be party to the Site Plan Agreement, which will include the appropriate Regional provisions required;
 - e. The Owner agrees that direct access to Steeles Avenue East (Regional Road 15) will not be permitted;
 - f. In conjunction with site plan approval, the Owner agrees to gratuitously dedicate a 0.3 metre reserve behind the property line along Steeles Avenue East (Regional Road 15), free of any encumbrances and bear all cost associated with the transfer to the Region of Peel as per Section 7.7 of the Region's Official Plan;
 - g. The Owner agrees that all lands to be dedicated are to be free and clear of all encumbrances, and all costs associated with the transfer of land will be the

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- responsibility of the Owner. The Owner must provide the necessary title documents and a draft reference plan(s) for review and approval prior to deposit;
- h. In conjunction with site plan approval, the Owner agrees to grant all necessary easements to the appropriate authorities as may be required for the installation of utilities and municipal services to service the lands;
 - i. The Owner shall pay all applicable Regional, City and Educational development charges in accordance with respective development charges by-law;
 - j. The Owner will be required to pay cash-in-lieu of parkland dedication in accordance with the *Planning Act* and City Policy;
 - k. The Owner will be required to submit a TRCA permit application (*Application for Development, Interference with Wetlands and Alterations to Shorelines and Watercourses- Ontario regulation 166/06*);
 - l. The Owner agrees that on-site waste collection is required through a private waste hauler;
 - m. The Owner agrees to obtain MTO Building and Land Use permits prior to any grading/construction activity within 45m of the Highway 410 limits, or within 395 metre radius of centre point if Highway 410 and Steeles Avenue East; and
 - n. Such other clauses as City staff may reasonably require.
7. That the decision of approval be considered null and void and a new development application be required, unless a zoning by-law is passed within 60 months of the Council approval of this decision.
8. That any and all written submissions relating to this application that were made to Council and the Planning and Development Services Committee before its decision and any and all oral submissions related to this application that were made at a public meeting, held under the *Planning Act*, have been, on balance, taken into consideration by Council as part of its deliberations and final decision on this matter,

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including one or more of the following issues: No written or oral submissions were received from the public.

Carried

9.2. Committee discussion re: **Tentatively Scheduled August 9, 2017 City Council Meeting**

Committee discussion of the matter included consensus to confirm the tentatively scheduled August 9, 2017, City Council Meeting for the purpose of considering Planning recommendation reports and other corporate business.

The following motion was considered:

PDC161-2017 That the tentatively scheduled August 9, 2017 City Council meeting be confirmed for the purpose of considering Planning Recommendation Reports as well as other urgent Corporate business for the municipality, as determined by Council, the CAO, Commissioners and Department Heads, in accordance with Procedure By-law 160-2004, as amended.

Carried

10. Referred Matters

* 10.1. **Referred Matters List – Planning and Development Committee**

PDC162-2017 That the **Referred Matters List – Planning and Development Committee** to the Planning and Development Committee Meeting of June 19, 2017, be received.

Carried

10.2. Discussion re: **MCR - City Initiated Official Plan Amendments to Convert Employment Lands to Non-Employment Uses**

Note: Committee, at its April 24, 2017 meeting, referred this matter to staff pursuant to the following recommendation:

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PDC084-2017 That the following motion be referred to staff for a report back at the Planning and Development Committee Meeting of June 19, 2017:

That the employment land converted as recommended in the report MCR - City Initiated Official Plan Amendments to convert Employment Lands to Non-Employment Uses, dated March 5, 2017 not be added to the existing heritage heights net 300 hectares of employment lands allocation; and further,

That any City initiated or other Official Plan Amendments to convert lands designated for employment use to non-employment use in Brampton be accompanied by recommendations detailing potential lands where the resultant deficit in employment land uses can be made up.

See Items 7.13, 13.1, 13.2, 13.3 and 13.4

Clauses two and three of the subject motion were re-introduced for consideration.

In response to questions from Committee, staff provided details on achieving employment land activity rates.

A procedural motion to Call the Question was introduced. In accordance with the Procedure By-law, Members who had not spoken on this matter were given the opportunity to do so.

The following motion was considered:

PDC163-2017 That the employment land converted as recommended in the report MCR - City Initiated Official Plan Amendments to convert Employment Lands to Non-Employment Uses, dated March 5, 2017, not be added to the existing heritage heights net 300 hectares of employment lands allocation; and further,

That any City initiated or other Official Plan Amendments to convert lands designated for employment use to non-employment use in Brampton be accompanied by recommendations detailing potential lands where the resultant deficit in employment land uses can be made up.

A recorded voted was requested and the motion carried as follows:

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<u>Yea</u>	<u>Nay</u>	<u>Absent</u>
Miles	Fortini	nil
Bowman	Medeiros	
Palleschi	Dhillon	
Whillans	Sprovieri	
Moore		
Gibson		

Carried
6 Yeas
4 Nays
0 Absent

11. Deferred Matters - nil

12. Notice of Motion - nil

13. Correspondence

13.1. Correspondence from Jonathan Rodger, Zelinka Priamo Ltd., dated June 16, 2017, re: Item 7.13 - Report from C. LaRota, Policy Planner, Planning and Development Services, dated May 1, 2017, re: **City of Brampton Municipal Comprehensive Review (MCR) - Employment Land Conversion Requests - 10124-10144 Hurontario St. and 69 Bramalea Rd.**

See Items 7.13, 10.2, 13.2, 13.3 and 13.4

The following motion was considered:

PDC164-2017 That the correspondence from Jonathan Rodger, Zelinka Priamo Ltd., dated June 16, 2017, to the Planning and Development Committee Meeting of June 19, 2017, re: **City of Brampton Municipal Comprehensive Review (MCR) - Employment Land Conversion Requests - 10124-10144 Hurontario St. and 69 Bramalea Rd.** be received.

Carried

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- 13.2 Correspondence from Scott Snider, Turkstra Mazza, dated June 18, 2017, re: **MCR - City Initiated Official Plan Amendments to Convert Employment Lands to Non-Employment Uses**

See Items 7.13, 10.2, 13.1, 13.3 and 13.4

The following motion was considered:

- PDC165-2017 That the correspondence from Scott Snider, Turkstra Mazza, dated June 18, 2017, to the Planning and Development Committee Meeting of June 19, 2017, re: **MCR - City Initiated Official Plan Amendments to Convert Employment Lands to Non-Employment Uses** be received.

Carried

- 13.3 Correspondence from Paul Lowes, SGL Planning, dated June 16, 2017, re: **City of Brampton Municipal Comprehensive Review (MCR) - Employment Land Conversion Requests - 10124-10144 Hurontario St. and 69 Bramalea Rd.**

See Items 7.13, 10.2, 13.1, 13.2 and 13.4

The following motion was considered:

- PDC166-2017 That the correspondence from Paul Lowes, SGL Planning, dated June 16, 2017, to the Planning and Development Committee Meeting of June 19, 2017, re: **City of Brampton Municipal Comprehensive Review (MCR) - Employment Land Conversion Requests - 10124-10144 Hurontario St. and 69 Bramalea Rd.** be received.

Carried

- 13.4 Correspondence from Lauren Capilongo, Malone Given Parsons Ltd., dated June 19, 2017, re: **MCR - City Initiated Official Plan Amendments to Convert Employment Lands to Non-Employment Uses**

See Items 7.13, 10.2, 13.1, 13.2 and 13.3

The following motion was considered:

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PDC167-2017 That the correspondence from Lauren Capilongo, Malone Given Parsons Ltd., dated June 19, 2017, to the Planning and Development Committee Meeting of June 19, 2017, re: **MCR - City Initiated Official Plan Amendments to Convert Employment Lands to Non-Employment Uses** be received.

Carried

14. Councillor Question Period

In response to a question from Committee, staff provided clarification with respect to the planning process regarding a development on Hansen Road.

15. Public Question Period - nil

16. Closed Session - nil

17. Adjournment

The following motion was considered:

PDC168-2017 That the Planning and Development Committee do now adjourn to meet again on Monday, September 11, 2017, at 7:00 p.m.

Carried

Regional Councillor E. Moore, Chair



Monday, September 11, 2017

Members Present:

- Regional Councillor E. Moore – Wards 1 and 5 (Chair)
- Regional Councillor G. Gibson – Wards 1 and 5 (Vice-Chair)
- Regional Councillor M. Palleschi – Wards 2 and 6
- Regional Councillor M. Medeiros – Wards 3 and 4
- Regional Councillor G. Miles – Wards 7 and 8
- Regional Councillor J. Sprovieri – Wards 9 and 10
- City Councillor D. Whillans – Wards 2 and 6
- City Councillor J. Bowman – Wards 3 and 4
- City Councillor P. Fortini – Wards 7 and 8
- City Councillor G. Dhillon – Wards 9 and 10

Members Absent: nil

Staff Present:

Harry Schlange, Chief Administrative Officer

Planning and Development Services:

- R. Elliott, Commissioner
- A. Parsons, Interim Director, Planning and Development
- D. Waters, Interim Director, Policy Planning
- M. Gervais, Manager, Development Services
- J. Morrison, Interim Manager, Development Services
- R. Nykyforchyn, Development Planner
- N. Mahmood, Development Planner
- K. Freeman, Development Planner

Corporate Services:

- M. Rea, Legal Counsel, Litigation

City Clerk's Office:

- P. Fay, City Clerk
- S. Danton, Legislative Coordinator

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The meeting was called to order at 7:04 p.m. and adjourned at 9:50 p.m.

1. Approval of Agenda

PDC169-2017 That the Agenda for the Planning and Development Committee Meeting of September 11, 2017, be approved as printed and circulated.

Carried

The following was received by the City Clerk's Office after the agenda was printed and related to Items on the agenda. In accordance with the Procedure By-law, Committee approval was not required to add the items to the agenda:

- 4.4. Report from N. Mahmood, Development Planner, Planning and Development Services, dated August 16, 2017, re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision – Glen Schnarr & Associates Inc. – Springbrook Estates Inc. - 9074 and 9084 Creditview Road - Ward 5** (Files C04W06.010 & 21T-17004B)
 - Correspondence from Michael Gagnon, Gagnon Walker Domes Ltd., dated September 11, 2017
- 4.5. Report from N. Mahmood, Development Planner, Planning and Development Services, dated August 16, 2017, re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision - Korsiak Urban Planning – South of Mayfield Road, West of McLaughlin Road - Ward 6** (File C02W17.005)
 - Correspondence from Andrew Walker, Gagnon Walker Domes Ltd., dated September 11, 2017

The following supplementary information was provided at the meeting:

- 4.4. Report from N. Mahmood, Development Planner, Planning and Development Services, dated August 16, 2017, re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision – Glen Schnarr & Associates Inc. – Springbrook Estates Inc. - 9074 and 9084 Creditview Road - Ward 5** (Files C04W06.010 & 21T-17004B)
 - A copy of Appendix 4B was provided (inadvertently missed from the printed agenda)

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

3. Consent

- * The following items listed with an asterisk (*) were considered to be routine and non-controversial by the Committee and were approved at one time.

(7.1, 7.2)

(Items 13.1 and 13.2 were added to consent)

4. Statutory Public Meeting Reports

- 4.1. Report from S. Dykstra, Development Planner, Development Services, dated August 16, 2017, re: **Application to Amend the Zoning By-law - KLM Planning Partners Inc. - Digram Developments Brampton Inc. - East Side of Torbram Road, North of Countryside Drive - Ward 10** (File C05E16.004)

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

The following motion was considered:

- | | |
|-------------|---|
| PDC170-2017 | <ol style="list-style-type: none">1. That the report from S. Dykstra, Development Planner, Planning and Development Services, dated August 16, 2017, to the Planning and Development Committee Meeting of September 11, 2017, re: Application to Amend the Zoning By-law - KLM Planning Partners Inc. - Digram Developments Brampton Inc. - East Side of Torbram Road, North of Countryside Drive - Ward 10 (File C05E16.004) be received; and,2. That Planning and Development Services staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal. |
|-------------|---|

Carried

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- 4.2. Report from R. Nykyforchyn, Development Planner, Planning and Development Services, dated August 16, 2017, re: **Application for a Proposed Plan of Subdivision - Gagnon Walker Domes Planners Ltd. - c/o Kaura, Soor, DeRooy, and Riccio - 7614, 7624, 7650, and 7662 Creditview Road - Ward 6** (Files T04W14.015 and 21T-16019B)

Members of the public requested a presentation on this item.

Richard Domes, Gagnon Walker Domes Ltd., presented the details of the proposal and summarized the history of the application, including a previous application that was appealed to the Ontario Municipal Board.

Rob Nykyforchyn, Development Planner, Planning and Development Services, presented the technical aspects and next steps of the planning process.

Following the presentations, members of the public addressed Committee as follows:

Kathy Fowlston, Brampton resident, stated her opposition to the application and expressed concern with the impacts to the surrounding heritage community.

Fil Fabo, Brampton resident, expressed his opinion that the proposal is not a good fit and will negatively impact the surrounding Churchville Heritage District.

Tony Pinheiro, Brampton resident, stated his opposition to the proposal and noted that it will set a precedent for more development in the heritage district.

In response to questions from Committee, staff provided details on the land use policies that pertain to the subject lands and the *Planning Act* process as it pertains to development applications. Committee requested that the applicants to provide a Town Hall meeting for the area residents.

Linda Brady, Brampton resident, referenced the Churchville Heritage Conservation District Plan and questioned if development applications will alter the Plan.

Harry Blackburn, Brampton resident, expressed concern with the compatibility of the application.

Michelle Pinheiro, Brampton resident, expressed concern with the proposed subdivision and loss of greenery.

Bassim Hanna, Brampton resident, expressed opposition to the application.

Staff noted that all members of the public who provide comments on the application will be kept apprised of future reports and meeting dates.

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Dio Vieira, Brampton resident, expressed concern with traffic impacts and loss of trees in the subject area.

The following motion was considered:

- PDC171-2017 1. That the report from R. Nykyforchyn, Development Planner, Planning and Development Services, dated August 16, 2017, to the Planning and Development Committee Meeting of September 11, 2017, re: **Application for a Proposed Plan of Subdivision - Gagnon Walker Domes Planners Ltd. - c/o Kaura, Soor, DeRooy, and Riccio - 7614, 7624, 7650, and 7662 Creditview Road - Ward 6** (Files T04W14.015 and 21T-16019B) be received; and,
2. That the Planning and Development Services staff be directed to report back to Planning and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Carried

- 4.3. Report from N. Mahmood, Development Planner, Planning and Development Services, dated August 16, 2017, re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision – Averica Land Development Inc. – Stateview Homes (Oh La La Towns) Inc. - 9768, 9778, 9794 Creditview Road - Ward 5** (Files C04W09.007 & 21T-17005B)

Members of the public requested a presentation on this item.

David Faye, David Faye and Associates, presented a summary of the proposal including details on the location and size of the subject lands

Nasir Mahmood, Development Planner, presented details on the technical aspects of the planning process and next steps.

Following the presentations, members of the public addressed Committee as follows:

Ikechukwu Okoh, Brampton resident, expressed concern over the proposed number of residential dwellings and stated that the area needs more park land.

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Curtis Francis, Brampton resident, expressed concern for traffic impacts to the surrounding area.

Daniel Ciccone, stated that he is the owner of the subject lands and will address the concerns of the area residents.

In response to a question from Committee, staff provided details on the previous application as it pertains to the lands.

The following motion was considered:

- PDC172-2017 1. That the report from N. Mahmood, Development Planner, Planning and Development Services, dated August 16, 2017, to the Planning and Development Committee Meeting of September 11, 2017, re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision – Averica Land Development Inc. – Stateview Homes (Oh La La Towns) Inc. - 9768, 9778, 9794 Creditview Road – Ward 5** (Files C04W09.007 & 21T-17005B) be received; and,
2. That Planning and Development Services Department staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Carried

- 4.4. Report from N. Mahmood, Development Planner, Planning and Development Services, dated August 16, 2017, re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision – Glen Schnarr & Associates Inc. – Springbrook Estates Inc. - 9074 and 9084 Creditview Road - Ward 5** (Files C04W06.010 & 21T-17004B)

Members of the public requested a presentation on this item.

Ale Padron, Glen Schnarr and Associates Inc., presented a summary of the proposal including details on the location and size of the subject lands

Nasir Mahmood, Development Planner, presented details on the technical aspects of the planning process and next steps.

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Following the presentations, members of the public addressed Committee as follows:

Michael Gagnon, Gagnon Walker Domes Ltd., submitted correspondence regarding the application and requested to be kept apprised of the technical aspects.

Staff provided details on the studies undertaken that pertain to the subject lands.

Walter Grdevich, Brampton resident, stated his opposition to the application.

Patrick Yau, Brampton resident, expressed concern with the potential traffic impacts, water management and compatibility.

The following motion was considered:

- PDC173-2017
1. That the report from N. Mahmood, Development Planner, Planning and Development Services, dated August 16, 2017, to the Planning and Development Committee Meeting of September 11, 2017, re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision – Glen Schnarr & Associates Inc. – Springbrook Estates Inc. - 9074 and 9084 Creditview Road - Ward 5** (Files C04W06.010 & 21T-17004B) be received; and,
 2. That Planning and Development Services Department staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.
 3. That the correspondence from Michael Gagnon, Gagnon Walker Domes Ltd., dated September 11, 2017, to the Planning and Development Committee Meeting of September 11, 2017, re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision – Glen Schnarr & Associates Inc. – Springbrook Estates Inc. - 9074 and 9084 Creditview Road - Ward 5** (Files C04W06.010 & 21T-17004B) be received.

Carried

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- 4.5. Report from N. Mahmood, Development Planner, Planning and Development Services, dated August 16, 2017, re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision - Korsiak Urban Planning – South of Mayfield Road, West of McLaughlin Road - Ward 6** (File C02W17.005)

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

The following motion was considered:

- PDC174-2017
1. That the report from N. Mahmood, Development Planner, Development Services Division, dated August 16, 2017, to the Planning and Development Committee Meeting of September 11, 2017, re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision - Korsiak Urban Planning – Mayfield Road Brampton - South of Mayfield Road, West of McLaughlin Road - Ward 6** (Files C02W17.005) be received; and,
 2. That Planning and Development Services Department staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.
 3. That the correspondence from Andrew Walker, Gagnon Walker Domes Ltd., dated September 11, 2017, to the Planning and Development Committee Meeting of September 11, 2017, re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision - Korsiak Urban Planning – Mayfield Road Brampton - South of Mayfield Road, West of McLaughlin Road - Ward 6** (Files C02W17.005) be received.

Carried

- 4.6. Report from K. Freeman, Development Planner, Planning and Development Services, dated August 16, 2017, re: **Application to Amend the Official Plan, Zoning By-Law and Proposed Draft Plan of Subdivision - Glen Schnarr & Associates Inc. – Mississauga Flea Market Management Inc. - West side of Chinguacousy Road, North of Bonnie Braes Drive - Ward 4** (File C03W05.020)

Members of the public requested a presentation on this item.

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Ale Padron, Glen Schnarr and Associates Inc., presented a summary of the proposal including details on the location and size of the subject lands

Kevin Freeman, Development Planner, presented details on the technical aspects of the planning process and next steps.

Following the presentations, members of the public addressed Committee as follows:

Hitesh Prajapati, Brampton resident, submitted a petition of opposition containing approximately 127 signatures. Mr. Prajapati expressed concern over traffic impacts, loss of privacy, noise issues, and overcrowding of area schools.

Omar Siddiqi, Brampton resident, stated his opposition to the proposal and expressed concern regarding overpopulation in the area and traffic congestion.

Harb Hundal, Brampton resident, is against the application and stated that the schools in the area are overcrowded and cannot accommodate the population increase. Mr. Hundal expressed concern regarding decreasing property values.

Tharshini Sathasivam, Brampton resident, expressed concern regarding potential impacts to traffic and drainage and stormwater management.

Neel Patel, Brampton resident, stated that the proposal is not a good fit for the area and noted that the area schools are overcrowded. Mr. Patel requested an information session for the residents.

Milit Pandya, Brampton resident, expressed concern regarding the safety of the neighbourhood children and insufficient green space.

Vinod Makkar, Brampton resident, stated that the area schools are overcrowded.

Harshad Patel, Brampton resident, expressed concern for safety and traffic impacts to the surrounding area.

Harshit Patel, Brampton resident, expressed opposition to the application and is concerned with the increase in traffic.

Nirmal Naik, Brampton resident, stated his opposition to the proposal and

Jamie Patel, Brampton resident, stated her concern regarding the safety of the children and loss of green space.

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Umesh Patel, Brampton resident, expressed concern regarding the safety of the children in the area.

Claire Sampath, stated her opposition to the application and expressed concern with traffic increases.

In response to questions from Committee, staff noted the status of the application and provided details on the planning process.

Committee noted that efforts will be made to provide a Town Hall Meeting for the area residents.

The following motion was considered:

- PDC175-2017
1. That the report from K. Freeman, Development Planner, Planning and Development Services, dated August 16, 2017, to the Planning and Development Committee Meeting of September 11, 2017, re: **Application to Amend the Official Plan, Zoning By-Law and Proposed Draft Plan of Subdivision - Glen Schnarr & Associates Inc. – Mississauga Flea Market Management Inc. - West side of Chinguacousy Road, North of Bonnie Braes Drive - Ward 4** (File C03W05.020) be received; and,
 2. That Planning and Development Services staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.
 3. That the petition submitted by Hitesh Prajapati, Brampton resident, containing approximately 127 signatures, to the Planning and Development Services Committee Meeting of September 11, 2017, re: **Application to Amend the Official Plan, Zoning By-Law and Proposed Draft Plan of Subdivision - Glen Schnarr & Associates Inc. – Mississauga Flea Market Management Inc. - West side of Chinguacousy Road, North of Bonnie Braes Drive - Ward 4** (File C03W05.020) be received.

Carried

5. **Delegations** - nil

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6. Staff Presentations - nil

7. Planning

- * 7.1. Report from C. Caruso, Central Area Planner, dated August 16, 2017, re:
Façade Improvement Program Grant Applications - 127 Queen Street West - Ward 3 (File FA17-001)

- PDC176-2017 1. That the report from C. Caruso, Central Area Planner, dated August 16, 2017, to the Planning and Development Committee Meeting of September 11, 2017, re: **Façade Improvement Program Grant Applications - 127 Queen Street West – Ward 3** (File FA17-001) be received;
2. That the application be approved in the amount of a maximum of \$30,000 under the Downtown Brampton Façade Improvement Grant Program, subject to the following:
- a. The applicant shall sign an agreement with the City of Brampton (“City”), maintaining the rules of the programs as set out in the approved Implementation Guidelines, and meeting the specific conditions for each project on or before December 1, 2017 failing which the approval shall be null and void;
- b. Satisfactory detailed drawings for the façade of the building be submitted to the City;
- c. The cost estimates be updated in accordance with the submitted drawings;
- d. The applicant satisfies the requirements of the City and enters into the necessary agreements with the City.
3. That the Commissioner of the Planning and Development Services Department be authorized to sign the Façade Improvement Program Agreement in relation to the approved projects with content satisfactory to the Commissioner of the Planning and Development Services Department, or designate, and in a form approved by the City Solicitor, or designate, and that staff be authorized to take the necessary steps to implement the terms of the agreement.

Carried

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- * 7.2. Report from A. Balram, Development Planner, Planning and Development Services, dated August 16, 2017, re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision - Design Plan Services Inc. – Wolverleigh Construction Limited - Countryside Drive and Mountainash Road - Ward 10** (File C06E16.006)

- PDC177-2017
1. That the report from A. Balram, Development Planner, Planning and Development Services, dated August 16, 2017, to the Planning and Development Committee Meeting of September 11, 2017, re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision - Design Plan Services Inc. - Wolverleigh Construction Limited - Countryside Drive and Mountainash Road– Ward 10** (File C06E16.006) be received;
 2. That the application be approved in principle and staff be directed to prepare the appropriate amendment to the Zoning By-law, and prepare conditions and give notice of draft plan approval after prior to draft plan approval conditions are satisfied;
 3. That the Zoning By-law be amended to designated the lands generally in accordance with the site-specific “Residential Single Detached (R1D-1245)” zone, which includes the following:
 - (a) shall only be used for those purposes permitted in a R1D zone.
 - (b) shall be subject to the following requirements and restrictions:
 - 1) Minimum Lot Area: 320 square metres.
 - 2) Minimum Lot Width:
 - a. Interior Lot: 11.0 metres.
 - b. Corner Lot: 12.8 metres.
 - 3) Minimum Lot Depth: 28 metres.
 - 4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling.
 - 5) Minimum Interior Side Yard Width:

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- a. 0.6 metres, provided the combined total of the interior side yards on an interior lot is not less than 1.8 metres; and,
 - b. 1.2 metres where the side yard abuts a public walkway or a non-residential zone.
- 6) Minimum Exterior Side Yard Width: 3.0 metres, a garage shall not be permitted to face the exterior side yard lot line.
- 7) Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 25% of the minimum required lot area.
- 8) Minimum Setback from F zone: no dwelling shall be located within 10.0 metres of an F zone.
- 9) Minimum Landscaped Open Space:
 - a. 40% of the minimum front yard area; and,
 - b. 30% of the minimum front yard area if the acute angle at the intersection of the side lot lines beyond the front lot line is greater than 25 degrees.
- 10) The following provisions shall apply to garages:
 - a. the maximum garage door width shall be:
 - i. metres if the lot width for a particular unit is less than 10 metres.
 - ii. 4.0 metres if the lot width of a particular unit is less than 10.36 metres but greater than or equal to 10 metres.
 - iii. 4.12 metres if the lot width for a particular unit is less than 11 metres but greater than or equal to 10.36 metres.
 - iv. 5.5 metres if the lot width for a particular unit is less than 16.
 - b. The garage door width may be widened by an extra 0.6 metres if the front of the

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garage is not more than 2.5 metres closer to the front lot line than the ground floor main entrance of the dwelling unit.

- c. The garage door width restriction does not apply to the garage door facing a flankage lot line.
- d. The interior garage width, as calculated 3.0 metres from the garage opening, shall not be 0.9 metres more than the maximum garage door width permitted on the lot.

11) Maximum Garage Projection: the maximum garage projection beyond the front wall of a dwelling shall be 1.5 metres.

(c) Shall also be subject to the requirements and restrictions relating to the R1D zone and all the general provisions of this by-law which are not in conflict with those set out in Section 1245.2.

- 4. That the street name Lauriston Court be used within this plan of subdivision.
- 5. That staff be authorized to issue notice of draft plan approval at such time as all items approved by Council to be addressed prior to draft plan approval have been addressed to the satisfaction of the City subject to the following:
 - (a) Any necessary redline revisions to the draft plan identified by staff and/or commenting agencies.
 - (b) Conditions of Draft Approval be applied to this plan of subdivision to the satisfaction of the Commissioner of Planning and Development Services.
- 6. That the following shall be satisfied prior to the issuance of draft plan approval:
 - (a) Outstanding final comments and/or conditions of draft plan approval from City departments, divisions, and external commenting agencies shall be received and any appropriate conditions of approval, including

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- revisions to the plans and physical layout resulting from these comments be accommodated;
- (b) A letter from a certified arborist or licensed landscape architect certifying that no substantial vegetation, or vegetation worthy of preservation, exists on site be approved to the satisfaction of the Director of Environment and Development Engineering;
 - (c) Phase 1 and Phase 2 Environmental Site Assessment be approved to the satisfaction of the Chief Building Official and the Director of Environment and Development Engineering;
 - (d) A copy of the filing of a Record of Site Condition with the Ministry of the Environment and Forestry shall be approved to the satisfaction of the Chief Building Official;
 - (e) A detailed report identifying existing water wells as well as confirmation of the decommissioning of the same be approved to the satisfaction of the Chief Building Official;
 - (f) The applicant shall prepare to the satisfaction of the City, 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. 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 Homebuyer's Information Maps including: City approved street names, the possible temporary location of Canada Post mailboxes, including the number and duration, and other matters of interest to new homebuyers;
 - (g) 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 prior to enactment of the Zoning By-law Amendment, the applicant shall agree in writing to the form and content of an implementing zoning by-law for the subject application.

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8. 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 60 months of the Council approval of this decision.
9. That any and all written submissions relating to this application that were made to Council and the Planning and Development Services Committee before its decision and any and all oral submissions related to this application that were made at a public meeting, held under the *Planning Act*, have been, on balance, taking into consideration by Council as part of its deliberations and final decision on this matter. There were no oral or written submissions related to this application.

Carried

8. **Minutes** - nil

9. **Other/New Business** - nil

10. **Referred Matters** - nil

11. **Deferred Matters** - nil

12. **Notice of Motion** - nil

13. **Correspondence**

- * 13.1. Correspondence from Elsa Silber, Toronto resident, dated June 27, 2017, re: **Renaming of Bandera Drive - Ward 4**

PDC178-2017 That the correspondence from Elsa Silber, Toronto resident, dated June 27, 2017, to the Planning and Development Committee Meeting of September 11, 2017, re: **Renaming of Bandera Drive - Ward 4** be received.

Carried

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- * 13.2. Correspondence from the Region of Peel, dated May 25, 2017, re: **Development Charges Revenue Performance**

PDC179-2017 That the correspondence from the Region of Peel, dated May 25, 2017, to the Planning and Development Committee Meeting of September 11, 2017, re: **Development Charges Revenue Performance** be received.

Carried

14. Councillor Question Period

In response to questions from Committee, staff noted that the City cannot regulate residential premium pricing and that they can advise about potential future development in the area.

15. Public Question Period - nil

16. Closed Session - nil

17. Adjournment

PDC180-2017 That the Planning and Development Committee do now adjourn to meet again on Monday, September 25, 2017, at 1:00 p.m.

Carried

Regional Councillor E. Moore, Chair



Monday, September 25, 2017

Members Present: Regional Councillor E. Moore – Wards 1 and 5 (**Chair**)
Regional Councillor G. Gibson – Wards 1 and 5 (**Vice-Chair**)
Regional Councillor M. Palleschi – Wards 2 and 6
Regional Councillor M. Medeiros – Wards 3 and 4
Regional Councillor G. Miles – Wards 7 and 8
Regional Councillor J. Sprovieri – Wards 9 and 10
City Councillor D. Whillans – Wards 2 and 6
City Councillor J. Bowman – Wards 3 and 4
City Councillor G. Dhillon – Wards 9 and 10

Members Absent: City Councillor P. Fortini – Wards 7 and 8 – personal

Staff Present: H. Schlange, Chief Administrative Officer
Planning and Development Services:
R. Elliott, Commissioner
D. Waters, Interim Director, Policy Planning
Corporate Services:
J. Zingaro, Deputy City Solicitor
City Clerk's Office:
C. Gravlev, Deputy City Clerk
S. Pacheco, Legislative Coordinator

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The meeting was called to order at 1:00 p.m. and adjourned at 1:04 p.m.

1. Approval of Agenda

The following motion was considered.

PDC181-2017 That the Agenda for the Planning and Development Committee Meeting of September 25, 2017, be approved as printed and circulated.

Carried

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

3. Consent

- * The following items listed with an asterisk (*) were considered to be routine and non-controversial by the Committee and were approved at one time.

(7.2, 7.3, 7.4, 7.5, 7.6, 8.1, 8.2, 8.3)

(Item 7.2 was added to consent)

4. Statutory Public Meeting Reports – nil

5. Delegations

5.1. Possible Delegations re: Site Specific Amendments to the Sign By-law 399-2002, as amended:

1. **Ornstock Developments Limited – 5-85 Montpelier Street – Ward 6**
2. **Region of Peel – 25 Rising Hill Ridge – Ward 6**

Regional Councillor Moore, Chair, announced that in accordance with City By-laws, public notice to consider this matter was posted on the City's website on September 15, 2017.

In response to the Chair's inquiry, it was indicated that no one was present to address the subject matter.

See Items 7.1 and 7.2

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6. Staff Presentations – nil

7. Planning

- 7.1. Report from M. Taraborrelli, Sign Coordinator, Planning and Development Services, dated August 8, 2017, re: **Amendment to the Sign By-law 399-2002, as amended - Ornstock Developments Limited – 5-85 Montpelier Street – Ward 6** (File 26SI (3625C))

M. Taraborrelli, Sign Coordinator, Planning and Development Services, responded to questions from Committee regarding the appearance of the subject signs. He advised that Urban Design staff was satisfied with the design and confirmed that the signs do not contain electronic components (e.g. flashing lights).

Committee requested that future reports include further information on the design of signs (e.g. drawings, colour schemes, etc).

The following motion was considered.

- PDC182-2017 1. That the report from M. Taraborrelli, Sign Coordinator, Planning and Development Services, dated August 8, 2017, to the Planning and Development Services Committee Meeting of September 25, 2017, re: **Site Specific Amendment to the Sign By-law 399-2002, as amended –Ornstock Developments Limited – 5-85 Montpelier Street – Ward 6** (File 26SI (3625C)) be received; and
2. That the amendment to the Sign By-law be enacted.

Carried

- * 7.2. Report from M. Taraborrelli, Sign Coordinator, Planning and Development Services, dated August 8, 2017, re: **Amendment to the Sign By-law 399-2002, as amended - Region of Peel – 25 Rising Hill Ridge – Ward 6** (File 26SI (3492S))

- PDC183-2017 1. That the report from M. Taraborrelli, Sign Coordinator, Planning and Development Services, dated August 8, 2017, to the Planning and Development Services Committee Meeting of September 25, 2017, re: **Site Specific Amendment to Sign By-law 399-2002, as amended – The Regional Municipality of Peel – 25 Rising Hill Ridge – Ward 6** (File 26SI (3492S)) be received; and
2. That the amendment to the Sign By-law be enacted.

Carried

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- * 7.3. Report from A. Magnone, Regulatory Coordinator, Planning and Development Services, dated August 15, 2017, re: **Application for a Permit to Demolish a Residential Property – 8645 Heritage Road – Ward 6** (File G33-LA)

- PDC184-2017
1. That the report from A. Magnone, Regulatory Coordinator, Planning and Development Services Department, dated August 15, 2017, to the Planning and Development Committee Meeting of September 25, 2017 re: **Application for a Permit to Demolish a Residential Property – 8645 Heritage Road – Ward 6** (File G33-LA), be received; and
 2. That the application for a permit to demolish the residential property located at 8645 Heritage Road, be approved; and
 3. That Peel Regional Police be advised of the issuance of a demolition permit for the property; and
 4. That the demolition of the dwelling must commence within six months of the issuance of the demolition permit otherwise the approval shall be deemed null and void.

Carried

- * 7.4. Report from A. Magnone, Regulatory Coordinator, Planning and Development Services, dated August 21, 2017, re: **Application for a Permit to Demolish a Residential Property – 8531 Winston Churchill Boulevard – Ward 6** (File G33-LA)

- PDC185-2017
1. That the report from A. Magnone, Regulatory Coordinator, Planning and Development Services, dated August 21, 2017, to the Planning and Development Committee Meeting of September 25, 2017, re: **Application for a Permit to Demolish a Residential Property – 8531 Winston Churchill Boulevard – Ward 6** (File G33-LA) be received; and
 2. That the application for a permit to demolish the residential property located at 8531 Winston Churchill Boulevard, be approved; and
 3. That Peel Regional Police be advised of the issuance of a demolition permit for the property; and
 4. That the demolition of the dwelling must commence within six months of the issuance of the demolition permit otherwise the approval shall be deemed null and void.

Carried

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- * 7.5. Report from C. Caruso, Central Area Planner, Planning and Development Services, dated August 30, 2017, re: **Community Improvement Plan – Extension of Subprograms within the Development Charges Incentive Program – Wards 1, 3, and 7** (File CIP DCI)

- PDC186-2017
1. That the report from C. Caruso, Central Area Planner, Planning and Development Services, dated August 30, 2017, to the Planning and Development Committee Meeting of September 25, 2017, re: **Community Improvement Plan – Extension of Subprograms within the Development Charges Incentive Program – Wards 1, 3 and 7** (File CIP DCI) be received; and
 2. That the Development Charges Incentive Program – Implementation Guidelines – Main Street North and Queen Street West Small Business Stimulus Policies and the Historic Commercial Core Above Grade Space Rehabilitation/Reuse Incentive subprograms be updated to remove the expiry date for the program; and
 3. That the revised Development Charges Incentive Program Implementation Guidelines dated September 2017 attached as Appendix 1 to the report be approved.

Carried

- * 7.6. Report from C. LaRota, Policy Planner, Planning and Development Services, dated August 17, 2017, re: **City Initiated Official Plan Amendment to the Queen Street Corridor Secondary Plan – Area 36 – Wards 1 and 3** (File JB.a SP36)

- PDC187-2017
1. That the report from C. LaRota, Policy Planner, Planning and Development Services, dated August 17, 2017, to the Planning and Development Committee Meeting of September 25, 2017, re: **City Initiated Official Plan Amendment to the Queen Street Corridor Secondary Plan – Area 36 – Wards 1 and 3** (File JB.a SP36) be received; and
 2. That the Official Plan Amendment attached to the report as Appendix A, be presented to Council for adoption; and
 3. That it is hereby determined that in adopting the Official Plan Amendment, Council has had regard for all matters of Provincial Interest and the Provincial Policy Statements as set out in Section 2 and 3(5) respectively of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, and

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4. That any and all written submissions relating to the Official Plan Amendments that were made to Council and the Planning and Infrastructure Services Committee before its decision and any and all oral submissions related to these Official Plan Amendments that were made at a public meeting, held under the *Planning Act*, have been, on balance, taken into consideration by Council as part of its deliberations and final decision on this matter, including one or more of the following issues raised in those submissions:
- increase in traffic
 - impact to area residents, and;
 - the creation of controlled intersections for safer crossing.

Carried

8. Minutes

*** 8.1. Minutes – Cycling Advisory Committee – June 15, 2017**

PDC188-2017 That the **Minutes of the Cycling Advisory Committee Meeting of June 15, 2017** to the Planning and Development Committee Meeting of September 25, 2017, Recommendations CYC037-2017 to CYC039-2017, be approved as printed and circulated.

Carried

The recommendations were approved as follows:

- CYC037-2017 That the Agenda for the Cycling Advisory Committee Meeting of June 15, 2017, be approved as printed and circulated.
- CYC038-2017 That a representative from Peel Safe and Active Routes to School be invited to delegate at a future Cycling Advisory Committee Meeting.
- CYC039-2017 That the Cycling Advisory Committee do now adjourn to meet again on Thursday, July 20, 2017, at 7:00 p.m.

*** 8.2. Minutes – Cycling Advisory Committee – July 20, 2017**

PDC189-2017 That the **Minutes of the Cycling Advisory Committee Meeting of July 20, 2017** to the Planning and Development Committee Meeting of September 25, 2017, Recommendations CYC040-2017 to CYC046-2017 be approved as printed and circulated.

Carried

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The recommendations were approved as follows:

CYC040-2017 That the Agenda for the Cycling Advisory Committee Meeting of July 20, 2017, be approved as amended as follows:

To add:

7.5. Discussion at the request of Lisa Stokes, Member, re: **Committee Promotional Photography**

CYC041-2017 That the **Feedback on Brampton's Application to be Designated as a Bicycle Friendly Community - Spring 2017** to the Cycling Advisory Committee Meeting of July 20, 2017, be referred to the Work Plan Subcommittee for consideration.

CYC042-2017 That Dayle Laing, Member, represent the Cycling Advisory Committee on the Function and Design Review of the Heart Lake Road Corridor Study's Technical Advisory Committee.

CYC043-2017 That the update from Jake Mete, Landscape Architect, Parks Maintenance and Forestry Division, Public Works and Engineering, dated July 6, 2017, to the Cycling Advisory Committee Meeting of July 20, 2017, re: **South Fletcher's Creek Trail** be received.

CYC044-2017 That the correspondence from David Monaghan, Traffic Operations Coordinator, Public Works and Engineering, dated June 21, 2017, to the Cycling Advisory Committee Meeting of July 20, 2017, re: **Bicycle Facility Implementation Program - Colonel Bertram Drive** be received.

CYC045-2017 That the correspondence from David Monaghan, Traffic Operations Coordinator, Public Works and Engineering, dated June 29, 2017, to the Cycling Advisory Committee Meeting of July 20, 2017, re: **Bicycle Facility Implementation Program - Queen Mary Drive** be received.

CYC046-2017 That the Cycling Advisory Committee do now adjourn to meet again on Thursday, August 17, 2017, at 7:00 p.m.

* 8.3. **Minutes – Cycling Advisory Committee – August 17, 2017**

PDC190-2017 That the **Minutes of the Cycling Advisory Committee Meeting of August 17, 2017** to the Planning and Development Committee Meeting of September 25, 2017, Recommendations CYC047-2017 to CYC052-2017 be approved as printed and circulated.

Carried

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The recommendations were approved as follows:

- CYC047-2017 That the Agenda for the Cycling Advisory Committee Meeting of August 17, 2017, be approved, as printed and circulated.
- CYC048-2017 1. That the delegation by David Laing, Chair, BikeBrampton, to the Cycling Advisory Committee Meeting of August 17, 2017, re: **Eco-Action Grant from the Department of the Environment and Climate Change** be received; and,
2. That the Cycle Advisory Committee support BikeBrampton's Eco Action Grant Initiatives.
- CYC049-2017 That the presentation by Dayle Laing, Member, to the Cycling Advisory Committee Meeting of August 17, 2017, re: **Cycling Advisory Committee 2017/2018 Work Plan Subcommittee Status Update** be received.
- CYC050-2017 That the correspondence from Chris King, Traffic Operations Supervisor, Roads Maintenance, Operations and Fleet, Public Works and Engineering, to the Cycling Advisory Committee Meeting of August 17, 2017, re: **Bicycle Facility Implementation Program (BFIP), Sunforest Drive between Sandalwood Parkway and Bovaird Drive** be received.
- CYC051-2017 That the correspondence from Arvind Bhatia, Traffic Operations Technologist, Public Works and Engineering, to the Cycling Advisory Committee Meeting of August 17, 2017, re: **The Implementation of Urban Shoulders on Don Minaker Drive** be received.
- CYC052-2017 That the Cycling Advisory Committee do now adjourn to meet again on September 21, 2017, at 7:00 p.m.

9. **Other/New Business** – nil

10. **Referred Matters** – nil

11. **Deferred Matters** – nil

12. **Notice of Motion** – nil

13. **Correspondence** – nil

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14. **Councillor Question Period** – nil

15. **Public Question Period** – nil

16. **Closed Session** – nil

17. **Adjournment**

The following motion was considered.

PDC191-2017 That the Planning and Development Committee do now adjourn to meet again on Monday, October 2, 2017, at 7:00 p.m.

Carried

Regional Councillor E. Moore, Chair



Monday, October 2, 2017

Members Present:

Regional Councillor E. Moore – Wards 1 and 5 (Chair)
Regional Councillor G. Gibson – Wards 1 and 5 (Vice-Chair)
Regional Councillor M. Palleschi – Wards 2 and 6
Regional Councillor M. Medeiros – Wards 3 and 4
Regional Councillor G. Miles – Wards 7 and 8
Regional Councillor J. Sprovieri – Wards 9 and 10
City Councillor D. Whillans – Wards 2 and 6
City Councillor J. Bowman – Wards 3 and 4
City Councillor P. Fortini – Wards 7 and 8

Members Absent:

City Councillor G. Dhillon – Wards 9 and 10 (illness)

Staff Present:

Planning and Development Services:

R. Elliot, Commissioner
A. Parsons, Interim Director, Development Planning
D. Waters, Interim Director, Policy Planning
D. VanderBerg, Central Area Planner
N. Baker, Development Planner

Corporate Services:

M. Rea, Legal Counsel, Litigation

City Clerk's Office:

P. Fay, City Clerk
C. Gravlev, Deputy Clerk
C. Urquhart, Legislative Coordinator

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The meeting was called to order at 7:00 p.m. and adjourned at 8:25 p.m.

1. **Approval of Agenda**

PDC192-2017 That the Agenda for the Planning and Development Committee Meeting of October 2, 2017, be approved, as amended, to add the following items:

- 5.1(2) Delegation from Aaron Wisson, Mattamy Homes, re: Item 7.1 – **Application to Amend the Zoning By-law – Market Partners – Mattamy (Bramview) Ltd.**
- 7.2 Report from Rob Nykyforchyn, Development Planner, Planning and Development Services, dated September 6, 2017, re: **KLM Planning Partners Inc. - Four X Development Inc. - Application to Amend the Zoning By-law - West of Mississauga Road and north of Ostrander Boulevard – Ward 6** (File C05W07.005)

Carried

The following was received by the City Clerk's Office after the agenda was printed and relates to published items on the Agenda (Committee approval was not required for addition of these items in accordance with Procedure By-law 160-2004, as amended):

Re: **Item 4.1** – Weston Consulting – Amardeep Deol - 11423 McVean Drive – Ward 10

- Replacement Page 4.1-6 to show four separate blocks

Re: **Item 7.1** – Application to Amend the Zoning By-law – Market Partners – Mattamy (Bramview Ltd

Additions:

- Delegation 5.1 – from Ernesto Branco, resident
- Correspondence from Lisa Singh, resident

The following item was listed on the agenda for distribution prior to the meeting:

8.1. Minutes – **Brampton Heritage Board – September 19, 2017**

Note: Later in the meeting, on a two-thirds majority vote to re-open the question, the agenda was re-opened and delegation, 5.1(2) was added re: Item 7.1

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2. **Declarations of Interest under the Municipal Conflict of Interest Act** - nil

3. **Consent**

The following items listed with an asterisk (*) were considered to be routine and non-controversial by the committee and will be approved at one time.

(Item 7.1 was removed from consent)

4. **Statutory Public Meeting Reports**

- 4.1. Report from S. Dykstra, Development Planner, Planning and Development Services, dated September 6, 2017, re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision - Weston Consulting - Amardeep Deol - 11423 McVean Drive - Ward 10** (File C09E16.009)

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

The following motion was considered:

- PDC193-2017 1. That the report from S. Dykstra, Development Planner, Planning and Development Services, dated September 6, 2017, to the Planning and Development Committee Meeting of October 2, 2017, re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision - Weston Consulting - Amardeep Deol - 11423 McVean Drive - Ward 10** (File C09E16.009) be received; and,
2. That Planning and Development Services staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Carried

- 4.2. Report from N. Grady, Development Planner, Planning and Development Services, dated September 6, 2017, re: **Application to Amend the Zoning By-Law - Gagnon Walker Domes Ltd. - 1839234 Ontario Ltd. - East side of Yately Street and the North side of Clockwork Drive - Ward 6** (File C03W17.008)

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

The following motion was considered:

- PDC194-2017 1. That the report from N. Grady, Development Planner, Planning and Development Services, dated September 6, 2017, to the Planning and Development Services Committee Meeting of October 2, 2017, re: **Application to Amend the Zoning By-law - Gagnon Walker Domes Limited- 2308654 Ontario Inc. - East side of Yately Street and the North side of Clockwork Drive - Ward 6** (File C03W17.009) be received; and,
2. That Planning and Development Services staff report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Carried

- 4.3. Report from N. Grady, Development Planner, Planning and Development Services, dated September 6, 2017, re: **Application to Amend the Zoning By-Law - Gagnon Walker Domes Ltd. - 2308654 Ontario Inc. - East of Yately Street and South of Agava Street - Ward 6** (File C03W17.009)

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

The following motion was considered:

- PDC195-2017 1. That the report from N. Grady, Development Planner, Planning and Development Services, dated September 6, 2017, to the Planning and Development Services Committee Meeting of October 2, 2017, re: **Application to Amend the Zoning By-law - Gagnon Walker Domes Ltd. - 2308654 Ontario Inc. - East of Yately Street and South of Agava Street - Ward 6** (File C03W17.009) be received; and,
3. That Planning and Development Services staff report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Carried

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5. Delegations

5.1. Delegations, re: Application to Amend the Zoning By-law – Market Partners – Mattamy (Bramview) Ltd (See Item 7.1)

- 1) Ernesto Branco, Brampton resident
- 2) Aaron Wisson, Mattamy Homes

Item 7.1 was brought forward and dealt with at this time.

Ernesto Branco, Brampton resident, advised that when he and other residents purchased units at 215 Queen Street they were told that the subject site of the proposed rental apartment building was designated for an 18 storey condominium unit. Residents were unaware of the current proposal until they received notice of the public meeting and only learnt of the proposed rental units when the staff recommendation report was available to the public. He felt that residents were misled and was disappointed with the staff recommendation to support a rental apartment building for the site, given the applicant's failure to disclose this information to residents previously. He expressed concerns regarding the impact of the proposal on the current residents since it appeared that the existing services would have to be shared with the incoming residents. Mr. Branco expressed the opinion that appropriate notice of Committee's consideration of the subject \ report was not provided.

In response to questions from Committee about notifying the public that the report was coming forward, staff explained that a standard letter was sent to residents and they were advised to contact the department to confirm the meeting date.

In response to questions from Committee regarding the sharing of services, Mr. Branco referenced an agreement with Mattamy Homes when he purchased his unit that provides details about the proposed building and shared future amenities. He felt that another public meeting would be beneficial to the residents.

Committee discussion took place and included the following topics:

- Access, functionality and design of the parking garage and whether it will accommodate the increased volume of traffic
- Financial impact on the residents for shared facilities, such as, maintenance costs, garbage disposal, hydro, and condominium fees
- Whether residents were properly notified that a rental apartment building was proposed for the site and offered an opportunity to voice concerns
- Compatibility of the proposed design of the building with the existing tower
- Opportunity for holding a public meeting with the applicant and the residents

Staff responded to questions from Committee and noted that all the issues raised with respect to the height of the building, urban design, traffic impact, parking concerns, shared amenities, functionality of the parking garage, and use of the site as a rental apartment building were addressed in detail in the report. Staff

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explained that any changes to shared costs and facilities would have to be resolved between the applicant and the condominium corporation.

Committee suggested that the report be deferred to provide an opportunity for residents to meet with Mattamy Homes to address the concerns raised at the meeting. A representative from Mattamy Homes was in attendance to respond to this suggestion.

Note: On a two-thirds majority vote to re-open the question, the agenda was re-opened and Delegation, 5.1(2) was added.

In response to questions from Committee, Aaron Wisson, Mattamy Homes, advised that a condominium was initially considered for the site but due to lack of sales, Mattamy decided not to proceed with the second tower. Mr. Wisson explained that when the entrance was designed ten years ago, it was intended to serve both buildings and that security protocols remain the same for both buildings. He was agreeable to the suggestion to hold a public meeting with the residents.

Committee was reminded that if a decision was made to support the staff recommendation as presented in the report and subsequently adopted by Council, the decision was being made in accordance with the Planning Act.

Committee discussed the timelines for the suggested public meeting and Council adoption of the recommendation in the staff report.

The following motion was considered:

*PDC196-2017
lost That consideration of the subject report be deferred until such time as a supplementary public meeting can be convened; and, that the matter be brought back to a future Planning and Development Committee meeting on October 30, 2017.*

A recorded vote was requested and the motion lost, as follows:

<u>Yea</u>	<u>Nay</u>	<u>Absent</u>
Jeffrey	Miles	Dhillon
Fortini	Bowman	
Medeiros	Sprovieri	
	Palleschi	
	Whillans	
	Moore	
	Gibson	

*Lost
3 Yeas
7 Nays
1 Absent*

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A motion to amend the staff recommendation was introduced as follows:

“That Mattamy Homes be requested to convene a public information meeting, and include the area Councillors and staff, prior to the Zoning By-law being brought before City Council for approval”

Committee discussed the benefits of holding an information meeting and agreed that at this stage of the planning process, a meeting would serve no purpose.

The above noted motion was subsequently withdrawn.

The following motion was considered:

- PDC197-2017
1. That the report from D. VanderBerg, Central Area Planner, Planning and Development Services, dated September 6, 2017, to the Planning and Development Committee Meeting of October 2, 2017, re: **Application to Amend the Zoning By-law - Market Partners - Mattamy (Bramview) Ltd. – 209 Queen Street East, 215 Queen Street East and 50 Hillcrest Avenue - Ward 3** (File C01E05.061), be received; and,
 2. That the application be approved in principle and staff be directed to prepare the appropriate amendment to the Zoning By-law; and,
 3. That the Zoning By-law 270-2004 be amended by revising the provisions in the “Downtown Commercial – Special Section 3403” section generally in accordance with the following:
 - a. To revise Section 3403.2 (f) to allow a maximum number of units of 550.
 - b. To revise Section 3403.2 (g) to set a minimum parking requirement of 650 spaces or a ratio to be applied reflecting the proposed floor areas and permitted uses and to include an appropriate ratio for bicycle parking.
 - c. To revise Section 3403.2 (d) and (k) to require a minimum setback to Queen Street at and above grade of 0.5 metres.
 - d. To revise Section 3403.2 (l) to require a minimum of 0.5 metres of landscaped open space area along Queen Street.
 - e. To revise Section 3403.2 (o) to set a maximum building height of 31 storeys.

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4. That prior to the enactment of the Zoning By-law Amendment, the applicant shall finalize the Functional Servicing Report to the satisfaction of the Region of Peel.
5. That prior to the enactment of the Zoning By-law Amendment, the applicant shall enter into a rezoning agreement, which shall include, but not necessarily be limited to, clauses that are generally in accordance with the following:
 - 5.1 Prior to the issuance of site plan approval, 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 as may be required. Appropriate securities shall be deposited with the City to ensure the implementation of these plans in accordance with the City's site plan review process.
 - 5.2 Prior to the issuance of site plan approval, an 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 or rental. This map shall contain the applicable information prescribed required by City, including City approved street names and the possible temporary location of Canada Post mailboxes, including the number and duration.
 - 5.3 The owner agrees to provide a high level of architectural design for the building to the satisfaction of the Commissioner of Planning and Development Services such that it is well integrated with the existing Rhythm Phase One building and makes a positive contribution to the Queen Street skyline. Design elements to be addressed in this regard through the site plan approval process include building materials, podium design, setback between the tower and podium, design treatment for the tower, and articulation of the top of the building.
 - 5.4 Prior to the issuance of site plan approval, the owner agrees to finalize and implement the recommendations of a Traffic Impact Study to the satisfaction of the Commissioner of Planning and Development Services.
 - 5.5 Prior to the issuance of site plan approval, the owner shall file a Record of Site Condition and submit any required related studies to the satisfaction of the Chief Building Official.

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- 5.6 Prior to the issuance of site plan approval, the owner shall provide a construction management plan to the satisfaction of the Director of Environment and Development Engineering.
- 5.7 The owner agrees that the parking spaces required by the Zoning By-law for commercial uses shall be reserved for the exclusive use for those commercial uses and that customer parking for the commercial uses be provided on the surface.
- 5.8 The Owner agrees to place the following clauses in any agreement of purchase and sale / rental entered into with respect to any residential units within a period of five years from the date of registration of the development agreement:
 - 5.8.1 "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."
 - 5.8.2 "The purchaser / renter agrees that for the purposes of transportation to school the residents of the development shall agree that the children will meet the school bus on roads presently in existence or at another designated place convenient to the Board."
- 5.9 That the Owner shall agree to include the following warning clauses in all offers of purchase and sale / rental of residential units:
 - 5.9.1 "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."

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- 5.9.2 “That the purchasers / renters agree that for the purpose of transportation to school, the residents of the subdivision / development shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board.”
 - 5.10 The developer shall agree to the satisfaction of the Peel District School Board to erect and maintain signs at the entrance to the development which shall advise prospective purchasers/renters that due to present school facilities, some children from the development may have to be accommodated in temporary facilities or bused to school, according to the Board’s Transportation Policy.
 - 5.11 The owner shall pay all applicable Regional, City and Educational Development Charges in accordance with the respective development charges by-law.
 - 5.12 The owner acknowledges and agrees to pay cash-in-lieu of parkland dedication in accordance with the Planning Act and City Policy.
6. That any and all written submissions relating to this application that were made to Council and the Planning and Development Services Committee before its decision and any and all oral submissions related to this application that were made at a public meeting, held under the *Planning Act*, have been, on balance, taken into consideration by Council as part of its deliberations and final decision on this matter, including one or more of the following issues raised in those submissions:
- 6.1 The provision of adequate on-site parking for the proposed development.
 - 6.2 The impact of the proposed increase in the number of dwelling units on traffic congestion.
 - 6.3 The impact of the proposed increase in height on the adjacent land uses and the Queen Street streetscape.
 - 6.4 The integration of the new building with the existing Rhythm Phase One building.
7. That the decision of approval be considered null and void and a new development application be required, unless a zoning by-law is passed within 60 months of the Council approval of this decision; and,

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8. That the following delegations and correspondence, re: **Application to Amend the Zoning By-law - Market Partners - Mattamy (Bramview) Ltd. - 209 Queen Street East, 215 Queen Street East and 50 Hillcrest Avenue - Ward 3** (File C01E05.061), be received:
1. Ernesto Branco, Brampton resident – delegation
 2. Aaron Wisson, Mattamy Homes – delegation
 3. Lisa Singh, Brampton resident – correspondence

Carried

6. **Staff Presentations** - nil

7. **Planning**

- 7.1. Report from D. VanderBerg, Central Area Planner, Planning and Development Services, dated September 6, 2017, re: **Application to Amend the Zoning By-law - Market Partners - Mattamy (Bramview) Ltd. - 209 Queen Street East, 215 Queen Street East and 50 Hillcrest Avenue - Ward 3** (File C01E05.061)

Dealt with under Item 5.1 – Recommendation PDC197-2017

- 7.2. Report from Rob Nykyforchyn, Development Planner, Planning and Development Services, dated September 6, 2017, re: **KLM Planning Partners Inc. - Four X Development Inc. - Application to Amend the Zoning By-law - West of Mississauga Road and north of Ostrander Boulevard – Ward 6** (File C05W07.005)

Staff provided an overview of the request by the applicant to amend the Zoning By-law to reflect minor road and lot changes to a portion of the draft approved plan of subdivision.

In response to questions, staff provided clarification with respect to circulation of the notice of public meeting and explained why the report was not published with the agenda.

The following motion was considered:

- PDC198-2017 1. That the report from Rob Nykyforchyn, Development Planner, Development Services Division, dated September 6, 2017 to the Planning and Development Committee Meeting of October 2, 2017 re: **Recommendation Report**, Application to

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Amend the Zoning By-law, **KLM Planning Partners Inc.** -
Ward: 6, File: C05W07.005, be received; and,

2. That the application be approved in principle and staff be directed to prepare the appropriate amendment to adjust the zoning boundaries and to re-zone lands from “Residential Single Detached E-11.6-2505” and “Residential Single Detached E-14.0-2503” to an appropriate site-specific zone category to reflect the redline revised draft approved plan of subdivision including any special setback requirements for lots abutting the roundabout at Dairymaid Road and Rolling Acres Drive;
3. That prior to enactment of the Zoning By-Law Amendment:
 - i) an addendum to the approved Urban Design Brief prepared by NAK Design Strategies and John G. Williams Limited shall be submitted and approved to the satisfaction of the Commissioner of Planning and Development Services; and
 - ii) a drawing depicting the dimensions and design of the proposed roundabout at the Dairymaid Road / Rolling Acres Drive intersection shall be submitted to and approved to the satisfaction of the Senior Manager, Traffic Services Department.
4. That the Zoning By-law be amended generally in accordance with the following:
 - i) Garages be permitted to face the flankage lot line;
 - ii) To permit a reduced minimum lot depth of 22 metres; and
 - iii) To permit a maximum interior garage door width of 6.1 metres or 50% of the dwelling unit width, whichever is greater.
5. That the decision of approval be considered null and void and a new development application be required, unless a zoning by-law is passed within 60 months of the Council approval of this decision; and
6. That any and all written submissions relating to this application that were made to Council and the Planning and Development Committee before its decision and any and all

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oral submissions related to this application that were made at a public meeting, held under the Planning Act, have been, on balance, taken into consideration by Council as part of its deliberations and final decision on this matter. There were no oral or written submissions related to this application.

Carried

8. **Minutes**

8.1. Minutes - **Brampton Heritage Board - September 19, 2017**

PDC199-2017 That the **Minutes - Brampton Heritage Board – September 19, 2017** to the Planning and Development Committee Meeting of October 2, 2017, Recommendations HB066-2017 to HB072-2017, be approved as printed and circulated.

Carried

The recommendations were approved as follows:

HB066-2017 That the agenda for the Brampton Heritage Board Meeting of September 19, 2017 be approved as amended as follows:

To add:

- 5.1. Presentation by Antonietta Minichillo, Project Manager, Planning Vision, Planning and Development Services, re: **Planning Vision**; and,
- 10.2. Discussion at the request of Kathryn Fowlston, Board Member, re: **September 11, 2017 Planning and Development Committee Public Meeting Report from R. Nykyforchyn, Development Planner, Planning and Development Services, dated August 16, 2017, re: Application for a Proposed Plan of Subdivision – Gagnon Walker Domes Planners Ltd. – c/o Kaura, Soor, DeRooy, and Riccio – 7614, 7624, 7650, and 7662 Creditview Road – Ward 6 (Files T04W14.015 and 21T-16019B).**

HB067-2017 That the presentation by Antonietta Minichillo, Project Manager, Planning Vision, Planning and Development Services, re: **Planning Vision**, be received.

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- HB068-2017 That the **Minutes of the Outreach and Marketing Sub-Committee Meetings of June 29, 2017 and July 18, 2017**, to the Brampton Heritage Board Meeting of September 19, 2017, be received, as corrected to indicate that Paul Willoughby was present at the meeting.
- HB069-2017 1. That the report from Tristan Costa, Assistant Heritage Planning, Planning and Development Services, dated September 1, 2017, to the Brampton Heritage Board Meeting of September 19, 2017, re: **Heritage Impact Assessment – 9393 McLaughlin Road – Ward 1** (File He.x), be received;
2. That the “Heritage Impact Assessment” attached as Appendix A to this report, and the “HIA Addendum: Results of Destructive Testing” distributed at the meeting, be received; and the recommendations/mitigation options contained therein be approved;
3. That the demolition of the frame addition on the rear of the dwelling be allowed, in accordance with the mitigation measures set out in the Heritage Impact Assessment;
4. That the City pursue designation of the property once the original construction material(s) is determined; and,
5. That the proposed additional recommendations by Heritage Staff to be present when the selective destructive testing is undertaken and for staff to pursue the designation of the property under Part IV of the *Ontario Heritage Act* following confirmation of the original construction material(s) be approved.
- HB070-2017 1. That the report from Cassandra Jasinski, Heritage Planner, Planning and Development Services, dated September 2, 2017, to the Brampton Heritage Board Meeting of September 19, 2017, re: **Heritage Permit Application Amendment – 11285 Creditview Road (Drinkwater Farmhouse) – Ward 6** (File HE.x), be received; and
2. That the Heritage Permit application amendment for 11285 Creditview Road for the additions and detached garage be approved subject to the following conditions:

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- a. That the applicant submit the chosen parking material to the satisfaction of Heritage staff;
- b. That the final design specifications of the porch landing and steps for the front façade entrance be submitted to the satisfaction of Heritage staff; and,
- c. That the landscape plan be submitted to the satisfaction of Heritage staff.

- HB071-2017
1. That the report from Peter Dymond and Paul Willoughby, Co-Chairs, to the Brampton Heritage Board Meeting of September 19, 2017, re: **Heritage Report: Reasons for Heritage Designation – 82-86 Main Street North – Heritage Theatre – Ward 1**, be **deferred** to the Brampton Heritage Board Meeting of January 16, 2018; and,
 2. That, in the interim, the Board requests that staff provide a copy of the Collier International Marketing Package, once issued, and any other information on the subject property that can be shared.

HB072-2017 That the Brampton Heritage Board do now adjourn to meet again on Tuesday, October 17, 2017 at 7:00 p.m. or at the call of the Chair.

9. **Other/New Business** - nil
10. **Referred Matters** - nil
11. **Deferred Matters** - nil
12. **Notice of Motion** - nil
13. **Correspondence** - nil
14. **Councillor Question Period** - nil

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15. **Public Question Period** - nil

16. **Closed Session** - nil

17. **Adjournment**

PDC200-2017 That the Planning and Development Committee do now adjourn to
meet again on Monday, October 16, 2017, at 1:00 p.m.

Carried

Regional Councillor E. Moore, Chair

Monday, October 16, 2017

Members Present:

Regional Councillor E. Moore – Wards 1 and 5 (Chair)
Regional Councillor G. Gibson – Wards 1 and 5 (Vice-Chair)
Regional Councillor M. Palleschi – Wards 2 and 6
Regional Councillor M. Medeiros – Wards 3 and 4 (arrived at
1:03 p.m. – personal)
Regional Councillor G. Miles – Wards 7 and 8
Regional Councillor J. Sprovieri – Wards 9 and 10
City Councillor D. Whillans – Wards 2 and 6
City Councillor J. Bowman – Wards 3 and 4
City Councillor P. Fortini – Wards 7 and 8
City Councillor G. Dhillon – Wards 9 and 10 (left at 1:45 p.m.
– personal)

Members Absent:

nil

Staff Present:

H. Schlange, Chief Administrative Officer
Planning and Development Services:
R. Elliot, Commissioner
R. Conard, Director, Building and Chief Building Official
A. Parsons, Interim Director, Development Planning
D. Waters, Interim Director, Policy Planning
E. Corazzola, Manager, Zoning and Sign By-law Services
P. Cooper, Interim Manager, Policy Planning
Y. Mantsvetov, Policy Planner
Corporate Services:
J. Zingaro, Deputy City Solicitor
City Clerk's Office:
C. Gravlev, Deputy City Clerk
S. Danton, Legislative Coordinator

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Bobby Gauthier, Project Manager, WSP Engineering Consulting Services, provided a presentation on the status of the Comprehensive Zoning By-law Review which included the following:

- Current Zoning By-law 270-2004
- Purpose of the City of Brampton's comprehensive Zoning By-law review
- Timeline and process
- Draft zoning issues and analysis report
- Next steps

Item 7.1 was brought forward at this time.

In response to questions from Committee, staff provided details on the following:

- Zoning By-law conformity with the City's Official Plan
- Grandfathering and legal non-conforming status with respect to older developments and buildings
- Adoption of planning policies and incorporation into the review of the Zoning By-law

Committee requested a roundtable discussion with staff to provide an opportunity for Members to relay input they receive from the public.

The following motion was considered:

- PDC202-2017 1. That the presentation by Bobby Gauthier, Project Manager, WSP Engineering Consulting Services, to the Planning and Development Committee Meeting of October 16, 2017, re: **Comprehensive Zoning By-law Review** be received; and,
- 2.. That the report from Yuri Mantsvetov, Policy Planner, Planning and Development Services, dated September 13, 2017, to the Planning and Development Services Committee Meeting of October 16, 2017, re: Y. Mantsvetov, Policy Planner, Planning and Development Services, dated September 13, 2017, re: **Comprehensive Zoning By-law Review – Status Update**, be received.

Carried

7. Planning

- 7.1. Report from Y. Mantsvetov, Policy Planner, Planning and Development Services, dated September 13, 2017, re: **Comprehensive Zoning By-law Review – Status Update**

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Dealt with under Item 6.1 – Recommendation PDC202-2017

- 7.2. Report from P. Cooper, Interim Manager, Land Use Policy, Planning and Development Services, dated September 6, 2017, re: **Official Plan Review – Update (City-Wide)** (File P25 OPR/JB.a)

In response to questions from Committee, staff provided details on the following:

- Official Plan provisions for population and employment forecasts
- Density zoning
- Conformity with the Provincial and Regional growth plans

Staff noted that Brampton is in a good position for employment growth.

The following motion was considered:

- PDC203-2017 That the report from P. Cooper, Interim Manager, Land Use Policy, Planning and Development Services, dated September 6, 2017, to the Planning and Development Committee Meeting of October 16, 2017, re: **Official Plan Review – Update (City-Wide)** (File P25 OPR/JB.a), be received.

Carried

- 7.3. Report from A. Magnone, Regulatory Coordinator, Planning and Development Services, dated September 12, 2017, re: **Application for a Permit to Demolish a Residential Property – 31 Sherwood Crescent – Ward 5** (File G33-LA)

In response to questions from Committee, staff noted the details of the approved redevelopment for the subject site and stated that it conforms with the existing neighbourhood. Questions from the public regarding the application may be directed to the Building Department.

The following motion was considered:

- PDC204-2017 1. That the report from A. Magnone, Regulatory Coordinator, Planning and Development Services, dated September 12, 2017, to the Planning and Development Committee Meeting of October 16, 2017, re: **Application for a Permit to Demolish a Residential Property – 31 Sherwood Crescent – Ward 5** (File G33-LA), be received;
2. That the application for a permit to demolish the residential property located at 31 Sherwood Crescent be approved;

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3. That Peel Regional Police be advised of the issuance of a demolition permit for the property; and,
4. That the demolition of the dwelling must commence within six months of the issuance of the demolition permit otherwise the approval shall be deemed null and void.

Carried

8. Minutes

*** 8.1. Minutes - Cycling Advisory Committee - September 21, 2017**

PDC205-2017 That the **Minutes - Cycling Advisory Committee - September 21, 2017** to the Planning and Development Committee Meeting of October 16, 2017, Recommendations CYC053-2017 to CYC058-2017, be approved as printed and circulated.

Carried

The recommendations were approved as follows:

CYC053-2017 That the Agenda for the Cycling Advisory Committee meeting of September 21, 2017, be approved as amended as follows:

To Add:

- 5.1 Update by Nelson Cadete, Project Manager, Active Transportation, Planning and Development services, re: The National Campaign For Active Transportation

CYC054-2017 1. That the presentation by Kevin Montgomery, Co-Chair, Cycling Advisory Committee, to the Cycling Advisory Committee Meeting of September 21, 2017, re: The Pingstreet App - To Make Cycling In Brampton A Little Better be received; and,

2. Whereas certain municipalities with a Silver award for Bicycle Friendly Communities use the Pingstreet app to support cycling; and,

Whereas the Pingstreet App uses open data to provide access to city information; and,

Whereas the City of Brampton has an extensive Open Data

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Catalogue; and,

Therefore, it is the position of the Cycling Advisory Committee that:

- a) the Pingstreet App be used to support cycling in Brampton; and,
- b) the features to discover cycling events, locate cycling infrastructure (multi-use pathways, recreation trails, bike lanes, et al.), and viewing the cycling heat map be added to the Pingstreet App as soon as possible; and,
- c) staff offer insight into feasibility and scheduling of adding cycling supportive features into the Pingstreet App.

CYC055-2017 That the delegation by Darnel Harris, Brampton Resident, to the Cycling Advisory Committee Meeting of September 21, 2017 re: Living Green Infrastructure be referred to a future Environment Advisory Committee meeting.

CYC056-2017 That the Update by Nelson Cadete, Project Manager, Active Transportation, Planning and Development Services, to the Cycling Advisory Committee Meeting of September 21, 2017 re: The National Campaign For Active Transportation be received.

- CYC057-2017 1. That the resignation of Kevin Montgomery from the position of Co-Chair of the Cycling Advisory Committee, be accepted with regret; and,
2. That the election of a new Co-Chair be deferred to the next Cycling Advisory Committee meeting scheduled to take place on October 19, 2017.

CYC058-2017 That the Cycling Advisory Committee do now adjourn to meet again on Thursday, October 19, 2017, at 7:00 p.m.

8.2. Minutes - Age-Friendly Brampton Advisory Committee - September 25, 2017

Councillor Whillans clarified that he was present at the meeting, and that Councillor Dhillon was absent.

The following motion was considered:

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PDC206-2017 That the **Minutes - Age-Friendly Brampton Advisory Committee - September 25, 2017** to the Planning and Development Committee Meeting of October 16, 2017, Recommendations AFC001-2017 to AFC005-2017 be approved as printed and corrected.

Carried

The recommendations were approved as follows:

AFC001-2017 That the agenda for the Age-Friendly Brampton Advisory Committee Meeting of September 25, 2017, be approved, as amended, to add the following:

4.3. Announcement by Rob Elliott, Commissioner, Planning and Development Services, re: **Building a Future Ready Brampton – Planning Vision**

AFC002-2017 That the information from Peter Fay, City Clerk, Office of the Chief Administrative Officer, to the Age-Friendly Brampton Advisory Committee Meeting of September 25, 2017, re: **Committee Orientation** be received.

AFC003-2017 That the presentation by Daniella Balasal, Policy Planner, Planning and Development Services, to the Age-Friendly Brampton Advisory Committee Meeting of September 25, 2017, re: **Development of an Age-Friendly Brampton Strategy** be received.

AFC004-2017 That **Jayne Culbert** and **Mansimran Anand** be appointed Co-Chairs of the Age-Friendly Brampton Advisory Committee for the term ending November 30, 2018, or until successors are named.

AFC005-2017 That the Age-Friendly Brampton Advisory Committee meeting do now adjourn to meet again on Monday October 23, 2017 at 7:00 p.m.

9. **Other/New Business** - nil

10. **Referred Matters** - nil

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- 11. **Deferred Matters** - nil
- 12. **Notice of Motion** - nil
- 13. **Correspondence** - nil
- 14. **Councillor Question Period** - nil
- 15. **Public Question Period** - nil
- 16. **Closed Session** - nil
- 17. **Adjournment**

PDC207-2017 That the Planning and Development Committee do now adjourn to meet again on Monday, October 30, 2017, at 7:00 p.m.

Carried

Regional Councillor E. Moore, Chair



Monday, October 30, 2017

Members Present:

Regional Councillor E. Moore – Wards 1 and 5 (Chair)
Regional Councillor G. Gibson – Wards 1 and 5 (Vice-Chair)
Regional Councillor M. Palleschi – Wards 2 and 6
Regional Councillor M. Medeiros – Wards 3 and 4
Regional Councillor G. Miles – Wards 7 and 8
Regional Councillor J. Sprovieri – Wards 9 and 10
City Councillor D. Whillans – Wards 2 and 6
City Councillor J. Bowman – Wards 3 and 4
City Councillor P. Fortini – Wards 7 and 8
City Councillor G. Dhillon – Wards 9 and 10

Members Absent:

nil

Staff Present:

H. Schlange, Chief Administrative Officer
Planning and Development Services:
R. Elliott, Commissioner
A. Parsons, Interim Director, Development Planning
D. Waters, Interim Director, Policy Planning
Corporate Services:
M. Rea, Legal Counsel, Litigation
City Clerk's Office:
P. Fay, City Clerk
S. Danton, Legislative Coordinator

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The meeting was called to order at 7:00 p.m. and adjourned at 7:12 p.m.

1. Approval of Agenda

PDC208-2017 That the Agenda for the Planning and Development Committee Meeting of October 30, 2017, be approved as printed and circulated.

Carried

The following supplementary information was provided at the meeting:

8.1. Minutes - Cycling Advisory Committee - October 19, 2017

8.2. Minutes – Brampton Heritage Board – October 17, 2017

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

3. Consent

* The following items listed with an asterisk (*) were considered to be routine and non-controversial by the Committee and were approved at one time.

(7.1)

(Items 8.1 and 8.2 were added to consent)

(Item 10.1 was removed from consent)

4. Statutory Public Meeting Reports

4.1. Report from K. Freeman, Development Planner, Planning and Development Services, dated October 4, 2017, re: **Application to Amend the Zoning By-Law - Glen Schnarr & Associates Inc. – Top End Construction Inc. - 8917 Heritage Road - Ward 6** (File C05W05.008)

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

The following motion was considered:

PDC209-2017 1. That the report from K. Freeman, Development Planner, Planning and Development Services, dated October 4, 2017, to the Planning and Development Committee Meeting of October 30, 2017, re: **Application to Amend the Zoning By-Law – Glen Schnarr & Associates Inc. – Top End**

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Construction Inc. – 8917 Heritage Road – Ward 6 (File C05W05.008) be received; and,

2. That Planning and Development Services staff be directed to report back to the Planning and Development Services Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Carried

5. **Delegations** - nil

6. **Staff Presentations** - nil

7. **Planning**

- * 7.1. Report from D.VanderBerg, Central Area Planner, Planning and Development Services, dated October 4, 2017, re: **Building Improvement Program Grant Application – 153 Queen Street West – Ward 3** (File BU17-001)

- PDC210-2017
1. That the report from D. VanderBerg, Central Area Planner, Planning and Development Services, dated October 4, 2017, to the Planning and Development Committee Meeting of October 30, 2017, re: **Building Improvement Program Grant Application – 153 Queen Street West – Ward 3** (File BU17-001) be received;
 2. That the application be approved in the amount of a maximum of \$20,000 under the Downtown Brampton Building Improvement Grant Program subject to the applicant signing an agreement with the City of Brampton on or before February 1, 2018 and maintaining the rules of the programs as set out in the approved Implementation Guidelines, failing which the approval shall be null and void; and,
 3. That the Commissioner of the Planning and Development Services Department be authorized to sign the Building Improvement Program Agreement in relation to the approved project with content satisfactory to the Commissioner of the Planning and Development Services Department, or designate, and in a form approved by the City Solicitor, or

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designate, and that staff be authorized to take the necessary steps to implement the terms of the agreement.

Carried

8. Minutes

*** 8.1. Minutes - Cycling Advisory Committee - October 19, 2017**

PDC211-2017 That the **Minutes - Cycling Advisory Committee - October 19, 2017** to the Planning and Development Committee Meeting of October 30, 2017, Recommendations CYC058-2017 to CYC065-2017, be approved as printed and circulated.

Carried

The Recommendations were approved as follows:

- | | |
|-------------|--|
| CYC058-2017 | That the Agenda for the Cycling Advisory Committee Meeting of October 19, 2017, be approved, as amended. |
| CYC059-2017 | That the presentation by Christina Bouchard, Region of Peel, to the Cycling Advisory Committee Meeting of October 19, 2017, re: Active Transportation Master Plan be received. |
| CYC060-2017 | That the presentation by Christina Bouchard, Region of Peel, to the Cycling Advisory Committee Meeting of October 19, 2017, re: Region of Peel Sustainable Transportation Strategy |
| CYC061-2017 | That the Update from Dayle Laing, Member, Cycling Advisory Committee, to the Cycling Advisory Committee Meeting of October 19, 2017, re: Brampton Cycling Advisory Committee Participation In The Brampton Grow Green network be received. |
| CYC062-2017 | <ol style="list-style-type: none">1. That the Update from Dayle Laing, Member, Cycling Advisory Committee, to the Cycling Advisory Committee Meeting of October 19, 2017, re: Heart Lake Road Corridor TAC, be received; and,2. That it is the position of the Brampton Cycling Advisory Committee that active transportation be incorporated into the Function and Design Review of the Heart Lake Road Corridor study alternatives as Heart Lake Road is a critical link to existing cycling trails; and, |

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3. That this recommendation be referred to the next meeting of Environment Advisory Committee for review and to provide further guidance regarding environmental impacts.

CYC063-2017 That Stephen Laidlaw, Member, be appointed for the position of Co-Chair for Cycling Advisory Committee for the term ending November 30, 2018, or until a successor is named.

CYC064-2017 That the correspondence from Radoslaw Moryc, Traffic Operations Technologist, Roads Maintenance, Operations and Fleet, Public Works and Engineering, to the Cycling Advisory Committee Meeting of October 19, 2017, re: The **Bicycle Facilities Implementation Program (BFIP) – Fernforest Drive** be received.

CYC065-2017 That the Cycling Advisory Committee do now adjourn to meet again on November 16, 2017, at 7:00 p.m.

*** 8.2. Minutes - Brampton Heritage Board - October 17, 2017**

PDC212-2017 That the **Minutes - Brampton Heritage Board - October 17, 2017** to the Planning and Development Committee Meeting of October 30, 2017, Recommendations HB073-2017 to HB079-2017, be approved as printed and circulated.

Carried

The Recommendations were approved as follows:

HB073-2017 That the agenda for the Brampton Heritage Board Meeting of October 17, 2017 be approved as printed and circulated.

HB074-2017 That the presentation by David VanderBerg, Central Area Planner, Planning and Development Services, to the Brampton Heritage Board Meeting of October 17, 2017, re: **Main Street North Development Permit System**, be received.

HB075-2017 1. That the report from Cassandra Jasinski, Heritage Planner, Planning and Development Services, dated September 28, 2017, to the Brampton Heritage Board Meeting of October 17, 2017, re: **Designation under Part IV, Section 29 of the Ontario Heritage Act – 1 Peel Village Parkway – Ward 3** (File HE.x), be received;

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2. That designation of 1 Peel Village Parkway under Part IV of the *Ontario Heritage Act* as a property of cultural heritage significance, be approved;
3. That staff be authorized to publish and serve the Notice of Intention to Designate in accordance with the requirements under the *Ontario Heritage Act*;
4. That, if there are no objections to the designation in accordance with the provisions of the *Ontario Heritage Act*, a by-law be passed to designate the subject property;
5. That, if there are any objections in accordance with the provisions of the *Ontario Heritage Act*, staff be directed to refer the proposed designation to the Ontario Conservation Review Board; and,
6. That staff be authorized to attend the Conservation Review Board hearing process in support of Council's decision to designate the subject property.

HB076-2017

1. That the report from Tristan Costa, Assistant Heritage Planner, Planning and Development Services, dated August 19, 2017, to the Brampton Heritage Board Meeting of October 17, 2017, re: **Listing 106 Elizabeth Street South on the Municipal Register of Cultural Heritage Resources – Ward 3** (File HE.x), be received; and,
2. That 106 Elizabeth Street South be listed on the City of Brampton's *Municipal Register of Cultural Heritage Resources*.

HB077-2017

That the report from Pascal Doucet, Heritage Planner, Planning and Development Services, dated September 13, 2017, to the Brampton Heritage Board Meeting of October 17, 2017, re: **Status Update – 69 Elliott Street (Brampton Memorial Arena) – Ward 3** (File HE.x), be received.

HB078-2017

That the report from Cassandra Jasinski, Heritage Planner, Planning and Development Services, dated August 24, 2017, to the Brampton Heritage Board Meeting of October 17, 2017, re: **Draft By-law to Delegate Various Approvals and Duties Regarding Cultural Heritage Resources** (File HE.x), be received.

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HB079-2017 That the Brampton Heritage Board do now adjourn to meet again on Tuesday, November 21, 2017 at 7:00 p.m. or at the call of the Chair.

9. Other/New Business - nil

10. Referred Matters

- 10.1. Report from L. Dubicki, Development Planner, Planning and Development Services, dated October 4, 2017, re: **Boat/Trailer Parking Restrictions – RM 13/2017** (File CI17.002)

Staff confirmed that the review of the current zoning by-law will include consideration for larger boats/recreational vehicles, and extending the exemption period for parking/storage.

The following motion was considered:

- PDC213-2017 1. That the report from L. Dubicki, Development Planner, Planning and Development Services, dated October 4, 2017, to the Planning and Development Committee Meeting of October 30, 2017, re: **Boat/Trailer Parking Restrictions – RM 13/2017** (File CI17.002) be received;
2. That Planning and Development Services Department staff be directed to prepare a draft amending By-law to address boat and trailer parking restrictions on residential lots; and
3. That Planning and Development Services Department staff be directed to give the required notice for a statutory public meeting and prepare an amendment to the zoning by-law for consideration by Council to permit temporary exemptions for the parking/storage of recreational boats and trailers on residential lots.

Carried

11. Deferred Matters - nil

12. Notice of Motion - nil

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13. Correspondence - nil

14. Councillor Question Period

Staff responded to a question from Committee with respect to agenda management.

15. Public Question Period - nil

16. Closed Session - nil

17. Adjournment

PDC214-2017 That the Planning and Development Committee do now adjourn to meet again on Monday, November 20, 2017, at 1:00 p.m.

Carried

Regional Councillor E. Moore, Chair



Monday, November 20, 2017

Members Present:

Regional Councillor E. Moore – Wards 1 and 5 (Chair)
Regional Councillor G. Gibson – Wards 1 and 5 (Vice-Chair)
Regional Councillor G. Miles – Wards 7 and 8
Regional Councillor J. Sprovieri – Wards 9 and 10
City Councillor D. Whillans – Wards 2 and 6
City Councillor J. Bowman – Wards 3 and 4
City Councillor P. Fortini – Wards 7 and 8 (arrived at 1:20 p.m.
– personal, and left at 3:35 p.m. – personal)
City Councillor G. Dhillon – Wards 9 and 10 (arrived at 1:28 p.m.
– personal, and left at 3:34 p.m. – personal)

Members Absent:

Regional Councillor M. Palleschi – Wards 2 and 6 (illness)
Regional Councillor M. Medeiros – Wards 3 and 4 (personal)

Staff Present:

H. Schlange, Chief Administrative Officer

Planning and Development Services:

R. Elliott, Commissioner
R. Conard, Director, Building, and Chief Building Official
A. Parsons, Interim Director, Development Planning
D. Waters, Interim Director, Policy Planning
E. Corazzola, Manager, Zoning and Sign By-law Services
M. Taraborrelli, Supervisor of Plans and Permits
D. Balasal, Policy Planner

Corporate Services:

J. Zingaro, Deputy City Solicitor

City Clerk's Office:

P. Fay, City Clerk
S. Danton, Legislative Coordinator

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The meeting was called to order at 1:17 p.m. and adjourned at 3:39 p.m.

1. Approval of Agenda

PDC215-2017 That the Agenda for the Planning and Development Committee Meeting of November 20, 2017, be approved as amended as follows:

To add:

- 9.1. Proposed motion re: **Application to Amend the Official Plan and Zoning By-law, Gagnon & Law Urban Planners Ltd. – Kennedy Road Owners Group – 7646, 7660, 7686 and 0 Kennedy Road South (to permit 64 townhouse dwelling units) – Ward 3** (File: T01E14.017)

Carried

The following supplementary information was provided at the meeting:

- 5.2. Delegation from Antoine Belaieff, Director, Regional Planning, Metrolinx, re: **Draft 2041 Regional Transportation Plan**
- 6.1. Presentation by Daniella Balasal, Policy Planner, Planning and Development Services, re: **Development of a Framework for the City of Brampton's Affordable Housing Strategy: Housing Brampton – City Wide**
- 7.2. Report from B. Lakeman, Transportation Planner, Policy, Planning and Development Services, dated October 21, 2017, re: **City of Brampton Comments on Metrolinx's Draft 2041 Regional Transportation Plan for the Greater Toronto and Hamilton Area**
- Replacement Page 7.2-1

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

3. Consent

- * The following items listed with an asterisk (*) were considered to be routine and non-controversial by the Committee and were approved at one time.

(7.4, 8.1)

(Item 7.3 was removed from consent)

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4. Statutory Public Meeting Reports - nil

5. Delegations

- 5.1. Possible Delegations re: **Amendment to the Sign By-law 399-2002, as amended - Canadian Railway Company - East side of Winston Churchill Boulevard, South of Wanless Drive, East side of Finch Avenue, South of Steeles Avenue East - Wards 6 and 8** (File 26SI (Misc. Signs))

Regional Councillor Moore, Chair, announced that in accordance with the City By-laws, public notice to consider this matter was posted on the City's website on November 10, 2017.

In response to the Chair's inquiry, it was indicated that no one was present to address the subject matter.

See Item 7.1

- 5.2. Delegation from Antoine Belaieff, Director, Reginal Planning, Metrolinx, re: **Draft 2041 Regional Transportation Plan**

Antoine Belaieff, Director, Reginal Planning, Metrolinx, presented the Draft 2041 Regional Transportation Plan and provided details on the vision, goals, strategies and priority actions. Mr. Belaieff noted transit initiatives in Peel and provided an overview on the completed, in-delivery, and in-development projects.

Committee consideration of the matter included discussions regarding transit growth targets, enhanced services and connectivity, Light Rail Transit alternate routes, and provincial funding.

Item 7.2 was brought forward at this time.

In response to questions from Committee, staff provided details on their submission to Metrolinx with respect to the review of the Regional Transportation Plan.

The following motion was considered:

- | | |
|-------------|---|
| PDC216-2017 | <ol style="list-style-type: none">1. That the delegation from Antoine Belaieff, Director, Reginal Planning, Metrolinx, to the Planning and Development Committee Meeting of November 20, 2017, re: Draft 2041 Regional Transportation Plan be received;2. That the report from B. Lakeman, Transportation Planner, Policy, Planning and Development Services, dated October 21, 2017, to the Planning and Development Committee |
|-------------|---|

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Meeting of November 20, 2017, re: **City of Brampton Comments on Metrolinx's Draft 2041 Regional Transportation Plan for the Greater Toronto and Hamilton Area – All Wards** (File MRTP 17), be received;

3. That Council endorse the report and Appendix B as the City of Brampton's formal submission to Metrolinx regarding the Draft 2041 Regional Transportation Plan for the Greater Toronto and Hamilton Area; and,
4. That the report and Council resolution be forwarded to Metrolinx and that copies be sent to the Region of Peel, the City of Mississauga, and the Town of Caledon for information.

Carried

6. **Staff Presentations**

- 6.1. Presentation by Daniella Balasal, Policy Planner, Planning and Development Services, re: **Development of a Framework for the City of Brampton's Affordable Housing Strategy: Housing Brampton – City Wide**

Daniella Balasal, Policy Planner, Planning and Development Services, presented details on the development of a framework for the City of Brampton's Affordable Housing Strategy, and outlined the next steps and phase one deliverables.

Committee consideration of the matter included the following:

- Development of the Affordable Housing Strategy; data collection, specific targets and policies
- Affordable housing education and campaign strategy
- Second units and basement apartments; transparent and expedited registration process
- Council Member representation on the Affordable Housing Advisory Committee

The following motion was considered:

- PDC217-2017 1. That the presentation by Daniella Balasal, Policy Planner, Planning and Development Services, to the Planning and Development Committee Meeting of November 20, 2017, re: **Development of a Framework for the City of Brampton's Affordable Housing Strategy: Housing Brampton – City Wide** be received; and,

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2. That the report from Daniella Balasal, Policy Planner, Planning and Development Department, dated October 11, 2017, to the Planning and Development Committee Meeting of November 20, 2017, re: **Development of a Framework for the City of Brampton's Affordable Housing Strategy: *Housing Brampton – City Wide***, be received;
3. That Council endorse the proposed framework for the Affordable Housing Strategy: *Housing Brampton*.
4. That Council direct staff to establish an affordable housing advisory committee, which shall include members of Council, and an internal working group to facilitate the development of the City's affordable housing strategy; and,
5. That a copy of the report be forwarded to the Region of Peel, City of Mississauga, and Town of Caledon for information purposes.

Carried

7. Planning

- 7.1. Report from M. Taraborrelli, Supervisor of Plans and Permits, Planning and Development Services, dated October 5, 2017, re: **Amendment to the Sign By-law 399-2002, as amended - Canadian Railway Company - East side of Winston Churchill Boulevard, South of Wanless Drive, East side of Finch Avenue, South of Steeles Avenue East - Wards 6 and 8** (File 26SI (Misc. Signs))

See Item 5.1

Committee consideration of the matter included a proposed amendment to clause two of the recommendations to provide for the temporary approval of the proposed billboard sign on the east side of Winston Churchill Boulevard, south of Wanless Drive, for a term not longer than five (5) years, with a possible five (5) year extension.

The following motion was considered:

- PDC218-2017 1. That the report from M. Taraborrelli, Supervisor of Plans and Permits, Building Division, Planning and Development Services, dated October 5, 2017, to the Planning and Development Committee Meeting of November 20, 2017, re: **Site Specific Amendment to the Sign By-law 399-2002, as amended – Canadian National Railway Company – East side of Winston Churchill Boulevard, South of Wanless Drive, East**

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side of Finch Avenue, South of Steeles Avenue East – Wards 6 and 8 (File 26SI (Misc. Signs)) be received; and,

2. That the amendment to the Sign By-law be enacted, subject to the term of the temporary approval for the proposed billboard sign on the east side of Winston Churchill Boulevard, south of Wanless Drive, for a term not longer than five (5) years, with a possible five (5) year extension.

Carried

- 7.2. Report from B. Lakeman, Transportation Planner, Policy, Planning and Development Services, dated October 21, 2017, re: **City of Brampton Comments on Metrolinx's Draft 2041 Regional Transportation Plan for the Greater Toronto and Hamilton Area – All Wards** (File MRTP 17)

Dealt with under Item 5.2 – Recommendation PDC216-2017

- 7.3. Report from D. Balasal, Policy Planner, Planning and Development Services, dated October 11, 2017, re: **Development of a Framework for the City of Brampton's Affordable Housing Strategy: Housing Brampton - City Wide**

Dealt with under Item 6.1 – Recommendation PDC217-2017

- * 7.4. Report from Y. Mantsvetov, Policy Planner, Planning and Development Services, dated October 18, 2017, re: **City-Initiated Official Plan Amendment - Tertiary Plans Policy Review**

- PDC219-2017
1. That the report from Y. Mantsvetov, Policy Planner, Planning and Development Services, dated October 18, 2017, to the Planning and Development Committee Meeting of November 20, 2017, re: **City-Initiated Official Plan Amendment – Tertiary Plans Policy Review**, be received; and,
 2. That staff be directed to schedule a statutory public meeting to present an official plan amendment in accordance with the requirements of the Brampton Official Plan and report back with a final recommendation.

Carried

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8. Minutes

*** 8.1. Minutes - Age-Friendly Brampton Advisory Committee - October 23, 2017**

PDC220-2017 That the **Minutes - Age-Friendly Brampton Advisory Committee - October 23, 2017** to the Planning and Development Committee Meeting of November 20, 2017, Recommendations AFC006-2017 to AFC011-2017, be approved as printed and circulated.

Carried

The recommendations were approved as follows:

AFC006-2017 That the Agenda for the Age-Friendly Brampton Advisory Committee Meeting of October 23, 2017, be approved as printed and circulated.

AFC007-2017 That the delegation from Lorraine Hogan, Regional Advisor - Central Region, Ministry of Tourism, Culture and Sport, to the Age-Friendly Brampton Advisory Committee Meeting of October 23, 2017, re: **Ministry of Seniors Affairs - Seniors Community Grant Program** be received.

AFC008-2017 That the delegation from Tracy Coffin, Program Development Lead, Service and Business, Senior Services Development, Region of Peel, to the Age-Friendly Brampton Advisory Committee Meeting of October 23, 2017, re: **Overview of Peel Region Seniors' Programs and Services** be received.

AFC009-2017 1. That the presentation by Daniella Balasal, Policy Planner, Planning and Development Services, to the Age-Friendly Brampton Advisory Committee Meeting of October 23, 2017, re: **Applying for a Seniors Community Grant** be received; and,

2. That staff be directed to submit a Seniors Community Grant application requesting funding for a consultant for the development of an Age-Friendly Plan for the City of Brampton.

AFC010-2017 That the presentation by Ron Feniak, Committee Member, to the Age-Friendly Brampton Advisory Committee Meeting of October 23, 2017, re: **Size and Growth of Brampton's Seniors Population Compared to Other Large Cities in Canada and the GTA** be deferred to the November 20, 2017, Age-Friendly Brampton Advisory Committee Meeting.

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AFC011-2017 That the Age-Friendly Brampton Advisory Committee do now adjourn to meet again on November 20, 2017, at 7:00 p.m.

9. Other/New Business

- 9.1. Proposed motion re: **Application to Amend the Official Plan and Zoning By-law, Gagnon & Law Urban Planners Ltd. – Kennedy Road Owners Group – 7646, 7660,7686 and 0 Kennedy Road South (to permit 64 townhouse dwelling units) – Ward 3** (File: T01E14.017)

The following motion was introduced:

“Whereas the Planning and Infrastructure Services Committee approved “in principle” (Resolution # P&IS299-2015) re. Application to Amend the Official Plan and Zoning By-law, Gagnon & Law Urban Planners Ltd. – Kennedy Road Owners Group – 7646, 7660,7686 and 0 Kennedy Road South (to permit 64 townhouse dwelling units) – Ward 3 (File: T01E14.017) at the December 7, 2015 meeting, notwithstanding Planning Staff’s recommendation to refuse the application, and Council ratified the decision at the December 9th, 2015 meeting;

And whereas item # 5 from Resolution P&IS299-2015 stated “That prior to the adoption of the Official Plan Amendment and the enactment of the amending zoning by-law, a revised site concept plan that addresses the golf course safety issues to the satisfaction of the Chief Planning and Infrastructure Services Officer and the Brampton Golf Club shall be submitted;

And whereas, the multiple meetings were held between the applicant, representatives of the Brampton Golf Club, and Development Services staff to try and resolve safety concerns, and Brampton Golf Course has informed staff that the Golf Club’s safety concerns have not been addressed to their satisfaction;

It is therefore resolved that, Development Services Staff be directed to prepare a Supplementary Recommendation Report to a future Planning and Development Committee meeting to advise of the outstanding golf course safety issues that are an impediment to the adoption of the Official Plan Amendment and the enactment of the Zoning By-law Amendment.”

In response to questions from Committee, staff provide details on the background and current status of the subject application.

Committee members expressed varying opinions on action outlined in the proposed motion.

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A motion was introduced to defer the subject motion to the next Planning and Development Committee meeting, the motion was voted on and lost.

PDC221A-2017 *That the proposed motion re **Application to Amend the Official Plan and Zoning By-law, Gagnon & Law Urban Planners Ltd. – Kennedy Road Owners Group – 7646, 7660,7686 and 0 Kennedy Road South (to permit 64 townhouse dwelling units) – Ward 3** (File: T01E14.017) be **deferred** to the next meeting of the Planning and Development Committee.*

Lost

Lost

The procedural motion to call the question was voted on and carried.

In response to a question from Committee, staff provided details on the Provincial review of the Ontario Municipal Board.

The following motion was considered:

PDC221-2017 Whereas the Planning and Infrastructure Services Committee approved “in principle” (Resolution # P&IS299-2015) re. **Application to Amend the Official Plan and Zoning By-law, Gagnon & Law Urban Planners Ltd. – Kennedy Road Owners Group – 7646, 7660,7686 and 0 Kennedy Road South (to permit 64 townhouse dwelling units) – Ward 3** (File: T01E14.017) at the December 7, 2015 meeting, notwithstanding Planning Staff’s recommendation to refuse the application, and Council ratified the decision at the December 9th, 2015 meeting;

And whereas item # 5 from Resolution P&IS299-2015 stated “That prior to the adoption of the Official Plan Amendment and the enactment of the amending zoning by-law, a revised site concept plan that addresses the golf course safety issues to the satisfaction of the Chief Planning and Infrastructure Services Officer and the Brampton Golf Club shall be submitted;

And whereas, the multiple meetings were held between the applicant, representatives of the Brampton Golf Club, and Development Services staff to try and resolve safety concerns, and Brampton Golf Course has informed staff that the Golf Club’s safety concerns have not been addressed to their satisfaction;

It is therefore resolved that, Development Services Staff be directed to prepare a Supplementary Recommendation Report to a future Planning and Development Committee meeting to advise of the outstanding golf course safety issues that are an impediment to the

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adoption of the Official Plan Amendment and the enactment of the
Zoning By-law Amendment.

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

<u>Yea</u>	<u>Nay</u>	<u>Absent</u>
Miles	Fortini	Medeiros
Bowman	Dhillon	Palleschi
Whillans	Sprovieri	
Moore		
Gibson		

Carried
5 Yeas
3 Nays
2 Absent

10. **Referred Matters** - nil

11. **Deferred Matters** - nil

12. **Notice of Motion** - nil

13. **Correspondence** - nil

14. **Councillor Question Period**

In response to questions from Committee, staff provided details on the following:

- sidewalk and cross-section standards; staff will follow-up with the Member for further clarification of the matter
- Regulation of short-term residential properties (i.e. AirBnB) is under the purview of the City's By-law and licensing department; discussions may take place at the next Committee of Council meeting
- Places of worship; deferral of Regional and City development charges. Staff will look into the matter and follow-up with the Member directly

15. **Public Question Period** - nil

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16. **Closed Session** - nil

17. **Adjournment**

PDC222-2017 That the Planning and Development Committee do now adjourn to
meet again on Monday, December 4, 2017, at 7:00 p.m.

Carried

Regional Councillor E. Moore, Chair



Monday, December 4, 2017

Members Present:

- Regional Councillor E. Moore – Wards 1 and 5 (Chair)
- Regional Councillor G. Gibson – Wards 1 and 5 (Vice-Chair)
- Regional Councillor M. Palleschi – Wards 2 and 6
- Regional Councillor M. Medeiros – Wards 3 and 4
- Regional Councillor G. Miles – Wards 7 and 8 (arrived at 7:01 p.m. – personal)
- Regional Councillor J. Sprovieri – Wards 9 and 10
- City Councillor D. Whillans – Wards 2 and 6
- City Councillor J. Bowman – Wards 3 and 4
- City Councillor P. Fortini – Wards 7 and 8
- City Councillor G. Dhillon – Wards 9 and 10

Members Absent: nil

Staff Present:

- H. Schlange, Chief Administrative Officer

Planning and Development Services:

- R. Elliott, Commissioner
- A. Parsons, Interim Director, Development Planning
- D. Waters, Interim Director, Policy Planning
- M. Gervais, Manager, Development Services
- C. Caruso, Central Area Planner
- N. Mahmood, Development Planner

Corporate Services:

- M. Rea, Legal Counsel, Litigation

City Clerk's Office:

- C. Gravlev, Deputy City Clerk
- S. Danton, Legislative Coordinator

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The meeting was called to order at 7:00 p.m. and adjourned at 8:24 p.m.

1. Approval of Agenda

PDC223-2017 That the Agenda for the Planning and Development Committee Meeting of December 4, 2017, be approved as printed and circulated.

Carried

The following was received by the City Clerk's Office after the agenda was printed and relates to a published item on the Agenda (Committee approval is not required for addition of this item in accordance with Procedure By-law 160-2004, as amended):

Re: 4.1 and 4.2 - **Application to Amend the Official Plan – Gagnon Walker Domes Ltd. – Heathwood Homes - Ward 6 (File C05W12.004)**, and **Application to Amend the Official Plan – Gagnon Walker Domes Ltd. – MCN (Heritage) Inc. - Ward 6 (File C05W12.005)**

- Correspondence from Signe Leisk, Cassels Brock & Blackwell LLP, dated December 4, 2017

The following supplementary information was provided:

8.2. **Minutes – Brampton Heritage Board – November 21, 2017**

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

3. Consent

- * The following items listed with an asterisk (*) were considered to be routine and non-controversial by the Committee and were approved at one time.

(7.1, 7.2, 7.3, 8.1, 10.1)
(Items 7.4 and 7.5 were removed from consent)

4. Statutory Public Meeting Reports

- 4.1. Report from Y. Mantsvetov, Policy Planner, Planning and Development Services, dated November 1, 2017, re: **Application to Amend the Official Plan – Gagnon Walker Domes Ltd. – Heathwood Homes - Ward 6 (File C05W12.004)**

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No members of the public were present for this item.

The following motion was considered:

- PDC224-2017
1. That the report from Y. Mantsvetov, Policy Planner, Planning and Development Services, dated November 1, 2017, to the Planning and Development Services Committee Meeting of December 4, 2017, re **Application to Amend the Official Plan – Gagnon Walker Domes Ltd. – Heathwood Homes - Ward 6** (File C05W12.004), be received; and,
 2. That Planning and Development Services staff be directed to report back to the Planning and Development Services 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.
 3. That the correspondence from Signe Leisk, Cassels Brock & Blackwell LLP, dated December 4, 2017, to the Planning and Development Committee Meeting of December 4, 2017, re: **Application to Amend the Official Plan – Gagnon Walker Domes Ltd. – Heathwood Homes - Ward 6** (File C05W12.004), be received.

Carried

- 4.2. Report from Y. Mantsvetov, Policy Planner, Planning and Development Services, dated November 1, 2017, re: **Application to Amend the Official Plan – Gagnon Walker Domes Ltd. – MCN (Heritage) Inc. - Ward 6** (File C05W12.005)

No members of the public were present for this item.

The following motion was considered:

- PDC225-2017
1. That the report from Y. Mantsvetov, Policy Planner, Planning and Development Services, dated November 1, 2017, to the Planning and Development Services Committee Meeting of December 4, 2017, re: **Application to Amend the Official Plan – Gagnon Walker Domes Ltd. – MCN (Heritage) Inc. - Ward 6** (File C05W12.005), be received; and,

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2. That Planning and Development Services staff be directed to report back to the Planning and Development Services 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.
3. That the correspondence from Signe Leisk, Cassels Brock & Blackwell LLP, dated December 4, 2017, to the Planning and Development Committee Meeting of December 4, 2017, re: **Application to Amend the Official Plan – Gagnon Walker Domes Ltd. – MCN (Heritage) Inc. - Ward 6** (File C05W12.005), be received.

Carried

- 4.3. Report from N. Mahmood, Development Planner, Planning and Development Services, dated November 8, 2017, re: **Application to Amend the Official Plan, Zoning By-law, and Proposed Draft Plan of Subdivision - Gagnon Walker Domes Ltd. - 9401 Creditview Road Brampton Inc. - East side of Creditview Road, South of Williams Parkway - Ward 5** (File C03W08.002)

Marc DeNardis, Gagnon Walker Domes Ltd., presented a summary of the proposal including details on the location and size of the subject lands.

Nasir Mahmood, Development Planner, presented the technical aspects and next steps of the planning process.

The following Brampton residents provided their views, suggestions, concerns, and questions with respect to traffic, safety, green space, and urban design conformity:

1. Anjana Bandara
2. Kamran Rana
3. Kuljit Singh
4. Cindy Ma, including correspondence received December 4, 2017, and a petition containing approximately 159 signatures
5. Umesh Srivastava
6. Julius Pals
7. Mohinder Singh
8. Daksh Khullar
9. David Hasik
10. Pranav Dave
11. Amandeep Singh
12. Flavio Longo
13. Saman Kumaramash
14. Blaise Liaki

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Committee clarified that comments may be submitted to the Planning department at any time during the planning process.

The following motion was considered:

- PDC226-2017
1. That the report from N. Mahmood, Development Planner, Planning and Development Services, dated November 8, 2017, to the Planning and Development Committee Meeting of December 4, 2017, re: **Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision - Gagnon Walker Domes Ltd. - 9401 Creditview Road Brampton Inc. - East side of Creditview Road, South of Williams Parkway - Ward 5** (File C03W08.002) be received; and,
 2. That Planning and Development Services Department staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.
 3. That the correspondence from Cindy Ma, received December 4, 2017, and a petition containing approximately 159 signatures, to the Planning and Development Committee Meeting of December 4, 2017, re: **Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision - Gagnon Walker Domes Ltd. - 9401 Creditview Road Brampton Inc. - East side of Creditview Road, South of Williams Parkway - Ward 5** (File C03W08.002) be received.

Carried

- 4.4. Report from L. Dubicki, Development Planner, Planning and Development Services, dated November 1, 2017, re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision - KLM Planning Partners Inc. – Digram Developments Inc. - 11223 Torbram Road - East of Torbram Road, North of Countryside Drive - Ward 10** (File C06E16.007)

No members of the public were present for this item.

The following motion was considered:

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- PDC227-2017
1. That the report from L. Dubicki, Development Planner, Planning and Development Services, dated November 1, 2017, to the Planning and Development Committee Meeting of December 4, 2017, re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision - KLM Planning Partners Inc. – Digram Developments Inc. – 11223 Torbram Road - East of Torbram Road, North of Countryside Drive - Ward 10** (File C06E16.007) be received; and,
 2. That Planning and Development Services staff be directed to report back to the Planning and Development Services Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Carried

5. **Delegations** - nil

6. **Staff Presentations** - nil

7. **Planning**

- * 7.1. Report from R. Nykyforchyn, Development Planner, Planning and Development Services, dated October 25, 2017, re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision - Request for Time Extension - Glen Schnarr & Associates Inc. - 1212949 Ontario Inc. - East side of Heritage Road, South of Embleton Road - Ward 6** (File C05W05.007)

- PDC228-2017
1. That the report from R. Nykyforchyn, Development Planner, Planning and Development Services, dated October 25, 2017, to the Planning and Development Committee Meeting of December 4, 2017, re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision - Request for Time Extension - Glen Schnarr & Associates Inc. - 1212949 Ontario Inc. – Ward 6** (File C05W05.007) be received; and,

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2. That Council Resolution C218-2011 approving PDD200-2011 be re-confirmed as it pertains to 1212949 Ontario Inc. – Glenn Schnarr & Associates Inc., City File C05W05.007 and 21T-10003B, except for clause 9 of PDD200-2011.
3. That the approval in principle in recommendation 2, be considered null and void unless a zoning by-law amendment is passed by August 24, 2018 or the timeline for compliance with this condition is extended by up to six months by the Commissioner of Planning, Design and Development prior to August 24, 2018.

Carried

- * 7.2. Report from N. Grady, Development Planner, Planning and Development Services, dated November 8, 2017, re: **Application to Amend the Zoning By-law - Gagnon Walker Domes Limited- 1839234 Ontario Limited - East Side of Yately Street and North Side of Clockwork Drive - Ward 6** (File C03W17.008)

- PDC229-2017
1. That the report from N. Grady, Development Planner, Planning and Development Services, dated November 8, 2017, to the Planning and Development Committee Meeting of December 4, 2017, re: **Application to Amend the Zoning By-law - Gagnon Walker Domes Limited - 1839234 Ontario Limited – East Side of Yately Street and North Side of Clockwork Drive - Ward 6** (File C03W17.008) be received;
 2. That the application be approved in principle and staff be directed to prepare the appropriate amendment to the Zoning By-law.
 3. That Zoning By-law 270-2004 be amended to rezone the property subject to this application from “Residential Single Detached F-12.5 Section 2225 (R1F-12.5-2225)” and “Agricultural (A)” to be in general accordance with the following:
 - i) an appropriate single-detached zone to accommodate single-detached units with minimum lot widths of 9.0 metres (30 feet) and 12.2 metres (40 feet).
 4. That the decision of approval of this application be null and void and a new development application be required, unless

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a zoning by-law is passed within 60 months of the Council approval of this decision.

5. That any and all written submissions relating to this application that were made to Council and the Planning and Development Committee before its decision and any and all oral submissions related to this application that were made at a public meeting, held under the Planning Act, have been, on balance, taken into consideration by Council as part of its deliberations and final decision on this matter, including one or more of the following issues raised in those submissions: no written or oral submission were received from the public.

Carried

- * 7.3. Report from N. Grady, Development Planner, Planning and Development Services, dated November 8, 2017, re: **Application to Amend the Zoning By-law - Gagnon Walker Domes Limited- 2308654 Ontario Limited - East of Yately Street and South of Agava Street - Ward 6** (File C03W17.009)

- PDC230-2017
1. That the report from N. Grady, Development Planner, Development Services, dated November 8, 2017, to the Planning and Development Committee Meeting of December 4, 2017, re: **Application to Amend the Zoning By-law - Gagnon Walker Domes Limited - 2308654 Ontario Limited – East of Yately Street and South of Agava Street - Ward 6** (File C03W17.009) be received;
 2. That the application be approved in principle and staff be directed to prepare the appropriate amendment to the Zoning By-law.
 3. That Zoning By-law 270-2004 be amended to rezone the property subject to this application from “Residential Single Detached F-12.5 Section 2225 (R1F-12.5-2225)” and “Residential Single Detached F-9.0 Section 2227 (R1F-9.0-2227)” to be in general accordance with the following:
 - i) an appropriate single-detached zone to accommodate single-detached units with minimum lot widths of 9.0 metres (30 feet) and 12.4 metres (40.6 feet).
 4. That the decision of approval of this application be null and void and a new development application be required, unless

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a zoning by-law is passed within 60 months of the Council approval of this decision.

5. That any and all written submissions relating to this application that were made to Council and the Planning and Development Committee before its decision and any and all oral submissions related to this application that were made at a public meeting, held under the Planning Act, have been, on balance, taken into consideration by Council as part of its deliberations and final decision on this matter, including one or more of the following issues raised in those submissions: no written or oral submission was received from the public.

Carried

- 7.4. Report from D. VanderBerg, Central Area Planner, Planning and Development Services, dated July 19, 2017, re: **Central Area Community Improvement Plan – Development Charge Incentive Program Application - 241 Queen Street East – Ward 3** (File P75 CIP DCI17-002)

In response to questions from Committee, staff provided details on the qualifications and boundaries of the Community Improvement Program and the Development Charge program.

The following motion was considered:

- | | |
|-------------|--|
| PDC231-2017 | <ol style="list-style-type: none">1. That the report from D. VanderBerg, Central Area Planner, Planning and Development Services, dated November 8, 2017, to the Planning and Development Committee Meeting of December 4, 2017, re: Central Area Community Improvement Plan – Development Charge Incentive Program Application - 241 Queen Street East – Ward 3 (File P75 CIP DCI17-002), be received;2. That a Development Charge Incentive be approved for the proposed medical office building at 241 Queen Street East with a score of 88% and that steps be taken in accordance with the <i>Development Charges Incentive Program – Implementation Guidelines</i> to provide the incentive to the applicant following the execution of a Development Charges Incentive Program agreement; and,3. That the Commissioner of Corporate Services be authorized to sign the Development Charges Incentive Program agreement with content satisfactory to the Commissioner of |
|-------------|--|

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Corporate Services, and the Commissioner of Planning and Development and in a form approved by the City Solicitor and that staff be authorized to take the necessary steps to implement the terms of the agreement.

Carried

- 7.5. Report from C. Caruso, Central Area Planner, Planning and Development Services, dated November 8, 2017, re: **Re-approval of the Building Improvement Program Application for 9 George Street North – Ward 1** (File BU17.002)

In response to questions from Committee, staff provided details on the status and history of the application. Staff noted that miscommunication may have led to the need for an extension.

Committee consideration of the matter included concerns regarding the age and eligibility of the buildings intended to receive funding from the improvement program. Committee noted that the subject building is approximately 10 years old, and the revitalization funding may be better spent on an older building.

The following motion was considered:

- PDC232-2017 1. That the report from C. Caruso, Central Area Planner, Planning and Development Services, dated November 8, 2017, to the Planning and Development Committee Meeting of December 4, 2017, re: **Re-approval of the Building Improvement Program Application for 9 George Street North – Ward 1** (File BU17.002) be received.

Carried

A recorded vote was requested on clauses 2, 3, 4 and 5 with the results as follows:

- PDC233-2017 2. *That Council re-approve application BU17-002 to a*
Lost *maximum amount of \$20,000 under the Downtown Building Improvement Program and that notwithstanding Section 2.4.1(i) of the Downtown Brampton Building Improvement Program the works eligible for the grant include works related to the building improvement completed prior to the approval of the application by Council and the signing of an agreement.*

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3. *That the time limit for having the applicant sign the agreement with the City of Brampton, agreeing maintain the rules of the programs as set out in the approved Implementation Guidelines be extended to February 16, 2018.*
4. *That failure to satisfy Condition 3 shall render this approval null and void.*
5. *That the Commissioner of Planning and Development Services be authorized to sign the Building Improvement Program Agreement in relation to the approved project with content satisfactory to the Commissioner of Planning and Development Services, or designate, and in a form approved by the City Solicitor, or designate, and that staff be authorized to take the necessary steps to implement the terms of the agreement.*

Yea
Medeiros

Nay
Jeffrey
Miles
Fortini
Bowman
Moore
Dhillon
Sprovieri
Palleschi
Whillans
Gibson

Absent
nil

Lost
1 Yea
10 Nays
0 Absent

- 7.6. Report from R. Elliott, Commissioner, Planning and Development Services, dated November 17, 2017, re: **City of Brampton Urban Design Review Panel Pilot Project**

Rob Elliott, Commissioner, Planning and Development Services, provided an overview of the Urban Design Review Panel pilot project and noted that it is a necessary step in achieving high development standards and will become a valuable asset to the City.

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Committee noted areas throughout the city that would benefit from the project and recommended a media release regarding the initiative.

The following motion was considered:

- PDC234-2017
1. That the report from R. Elliott, Commissioner, Planning and Development Services, dated November 17, 2017, to the Planning and Development Committee Meeting of December 4, 2017, re: **City of Brampton Urban Design Review Panel Pilot Project**, be received;
 2. That the proposal to initiate an Urban Design Review Panel (UDRP) in Brampton on selected design priority areas be endorsed, and that staff be authorized to initiate the panel on a pilot basis for two years (2018-19); and
 3. That staff monitor the Panel's work, and, at the conclusion of the two-year pilot project, report back with the findings and recommendations for future action.

Carried

8. Minutes

*** 8.1. Minutes - Cycling Advisory Committee - November 16, 2017**

- PDC235-2017
- That the **Minutes – Cycling Advisory Committee – November 16, 2017**, to the Planning and Development Committee Meeting of December 4, 2017, Recommendations CYC066 to CYC069, be approved as printed and circulated.

Carried

The recommendations were approved as follows:

- CYC066-2017
- That the Agenda for the Cycling Advisory Committee meeting of November 16, 2017, be approved as amended as follows:
- To Add:**
- 5.2 Discussion at the request of Stephen Laidlaw, CO-Chair, Cycling Advisory Committee, re: **Cycling Advisory Committee Terms of Reference Mandate**.

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- CYC067-2017 That the Update from Dayle Laing, Member, Cycling Advisory Committee, to the Cycling Advisory Committee Meeting of November 16, 2017, re: **Bike the Creek**, be received.
- CYC068-2017 That the discussion at the request of Stephen Laidlaw, Co-Chair, Cycling Advisory Committee, to the Cycling Advisory Committee Meeting of November 16, 2017, re: **Cycling Advisory Committee Terms of Reference Mandate**, be received.
- CYC069-2017 That the Cycling Advisory Committee do now adjourn to meet again on December 14, 2017, at 7:00 p.m.

8.2. Minutes - Brampton Heritage Board - November 21, 2017

- PDC236-2017 That the **Minutes – Brampton Heritage Board – November 21, 2017**, to the Planning and Development Committee Meeting of December 4, 2017, Recommendations HB080-2017 to HB088-2017, be approved as printed and circulated.

Carried

The recommendations were approved as follows:

- HB080-2017 That the agenda for the Brampton Heritage Board Meeting of November 21, 2017 be approved as printed and circulated.
- HB081-2017 That the **Minutes of the Resources Sub-Committee Meeting of November 9, 2017**, to the Brampton Heritage Board Meeting of November 21, 2017, be received.
- HB082-2017 That the Brampton Heritage Board organize and participate in the **“Highlight on Heritage” event taking place at Bramalea City Centre on Saturday, February 10, 2018.**
- HB083-2017 That the proposal for an event to recognize the **70th Anniversary of the Last Great Flood** (March 16, 1948), considered at the Brampton Heritage Board Meeting of November 21, 2017, be **deferred** to the next Board meeting.
- HB084-2017 1. That the report from Tristan Costa, Assistant Heritage Planner, Planning and Development Services, dated November 7, 2017, to the Brampton Heritage Board Meeting of November 21, 2017, re: **Heritage Permit Application and Designated Heritage Property Incentive Grant**

Minutes
Planning & Development Committee

Application – 44 Main Street South (St. Paul’s United Church) – Ward 1 (File HE.x), be received;

2. That the Heritage Permit Application for 44 Main Street South for the restoration and repair of 5 upper floor windows and front façade wooden porch stairs be approved, subject to the following conditions:
 - a. That the windows sills damaged beyond repair be replaced in kind;
 - b. That the stairs be replaced with cedar;
 - c. That the existing spindles be retained, where possible; and,
3. That the Designated Heritage Property Incentive Grant application for 44 Main Street South for the restoration and repair of 5 upper floor windows and front façade wooden porch stairs be approved, to a maximum of \$5000.00.

HB085-2017

1. That the report from Cassandra Jasinski, Heritage Planner, Planning and Development Services, dated November 9, 2017, to the Brampton Heritage Board Meeting of November 21, 2017, re: **Heritage Permit Application – Part IV of the Ontario Heritage Act for 40 Elizabeth Street South (Alderlea) – Ward 4** (File HE.x), be received;
2. That the Brampton Heritage Board endorses the final location for the artwork on the Alderlea property, as recommended in the report; and,
3. That the Heritage Permit Application submitted by the City of Brampton for the installation of public art in honour of Alderlea’s 150th Anniversary be approved.

HB086-2017

1. That the report from Cassandra Jasinski, Heritage Planner, Planning and Development Services, dated November 8, 2017, to the Brampton Heritage Board Meeting of November 21, 2017, re: **Listing 10309 McVean Drive on the Municipal Register of Cultural Heritage Resources – Ward 10** (File HE.x), be received; and,
2. That 10309 McVean Drive be listed on the City of Brampton’s *Municipal Register of Cultural Heritage Resources*.

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HB087-2017 That the verbal update from Cassandra Jasinski, Heritage Planner, Planning and Development Services, to the Brampton Heritage Board Meeting of November 21, 2017, re: **Main Street South Heritage Conservation District**, be received.

- HB088-2017 1. That the Brampton Heritage Board meeting of December 12, 2017 be cancelled; and,
2. That the Brampton Heritage Board do now adjourn to meet again on Tuesday, January 16, 2017 at 7:00 p.m. or at the call of the Chair.

9. Other/New Business

10. Referred Matters

*** 10.1. Referred Matters List - Planning and Development Committee - December 4, 2017**

PDC237-2017 That the **Referred Matters List - Planning and Development Committee - December 4, 2017** to the Planning and Development Committee Meeting of December 4, 2017 be received.

Carried

11. Deferred Matters - nil

12. Notice of Motion - nil

13. Correspondence - nil

14. Councillor Question Period

In response to a question from Committee, staff noted qualifications for an expedited development application.

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15. Public Question Period - nil

16. Closed Session - nil

17. Adjournment

PDC238-2017 That the Planning and Development Committee do now adjourn to meet again on Monday, January 15, 2018, at 7:00 p.m., or at the call of the Chair.

Carried

Regional Councillor E. Moore, Chair