

Monday, January 29, 2018

Members:

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
1:07 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 (arrived at
1:07p.m. – personal)

Members Absent:

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

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
N. Rea, Development Planner
P. Doucet, Heritage Planner

Corporate Services:

J. Zingaro, Deputy City Solicitor
M. Rea, Legal Counsel, Litigation

City Clerk's Office:

P. Fay, City Clerk
C. Gravlev, Deputy City Clerk
T. Jackson, Legislative Coordinator

Minutes
Planning & Development Committee

The meeting was called to order at 1:00 p.m. and recessed at 3:18 p.m. Committee moved into Closed Session at 3:29 p.m. to deal with Item 16.1 and recessed at 5:25 p.m. Committee reconvened in Open Session at 5:34 p.m. and adjourned at 5:35p.m.

1. **Approval of Agenda**

PDC001-2018 That the Agenda for the Planning and Development Services Committee Meeting of January 29, 2018, 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: 5.1 Delegation – **Proposed Castlemore Development by Flintshire Building Group Inc. – 2585426 Ontario Ltd.**

13.1. Correspondence from Frank Carbone, Steve Kirby, Kerry McDonald, and Rick Kaura, re: **Proposed Castlemore Development by Flintshire Building Group Inc. – 2585426 Ontario Ltd.**

Re: 8.1 **Minutes – Brampton Heritage Board – January 16, 2018**
(See Item 10.2)

5.2 Delegation by Mr. Mark Flowers, Davies Howe LLP, re: **Digram Developments Countryside Inc. (re: Item 8.1 – Minutes – Brampton Heritage Board – January 16, 2018)**

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.

Minutes
Planning & Development Committee

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

(8.2, 8.3)

(Item 7.1, 7.2 and 8.1 were removed from consent)

(Item 7.3 was added to consent)

4. **Statutory Public Meeting Reports**

5. **Delegations**

- 5.1. Delegation by Frank Carbone, Resident, Executive Board & Director, Legal Representative, re: **Proposed Castlemore Development by Flintshire Building Group Inc. - 2585426 Ontario Ltd.**

Item 13.1 was brought forward and dealt with at this time.

Mr. Frank Carbone, Resident, provided correspondence to Committee listing the residents' concerns and requested Council to reject the development proposed by Treasure Hill Homes.

Mr. Carbone's concerns include:

- The proposal not being compatible with an "Upscale Executive Community"
- Roadways not owned by the developer
- Impact of proposal on the community
- Health and environmental issues
- Damage to properties
- Impact on the value of the homes in the area
- Residents are not aware of the City's position on the matter

In response to questions from Committee, with respect to providing residents with the City's position on the matter, Mr. Matthew Rea, Legal Counsel, Litigation, reviewed the Ontario Municipal Board (OMB) process with respect to the matter and advised that any advice from the City Solicitor's Office is recommended to be received in closed session as the matter is before the OMB and is now a matter of litigation. Mr. Rea advised Committee that the residents are a part of the ongoing litigation and also noted that the City is not required to disclose any information until required to do so by the OMB.

Minutes
Planning & Development Committee

Mr. Peter Fay, City Clerk, Office of the Chief Administrative Officer, provided clarification with respect to closed session procedures and provided options for addressing the delegation.

The following motion was considered.

PDC002-2018 That the delegation by Frank Carbone, Resident, re: **Proposed Castlemore Development by Flintshire Building Group Inc. - 2585426 Ontario Ltd** be received.

Carried

5.2 Delegation by Mr. Mark Flowers, Davies Howe LLP, re: **Digram Developments Countryside Inc.**

Item 8.1 was brought forward and dealt with at this time.

Mr. Mark Flowers, Legal Representative, Davies Howe LLP, provided an overview of the properties history and outlined the following concerns:

- Several fires on the property
- Identifying heritage elements
- Communication with City staff
- The length of time to bring forward the designation by-law
- The barn has been damaged by a fire but is the only standing structure on the property along with willow tree
- Noted all heritage attributes listed in the designation no longer exist due to several fires on the property
- Request that Council to refrain from designating the property.

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

- The value of the property is sufficient enough alone to designate the property.
- Possibility of reassessing the application
- Noted the designation should continue as there is a historical and physical value
- Staff will bring forward, to a future meeting, another report with further details
- At the time of application to designate the property had four structures standing on the property
- Four fires on the property since 2017, destroying three of the structures and damaging the fourth structure
- Multiple investigations on going

Minutes
Planning & Development Committee

- Since 2005, approximately 18 farm houses have been destroyed by fires while in the process of a heritage designation
- Results of investigations do not impact the heritage value of the property

- PDC003-2018
1. That the Delegation by Mr. Mark Flowers, Davies Howe LLP, to the Planning and Development Committee meeting of January 29, 2018, re: **Digram Development Countryside Inc.**, be received; and,
 2. That the **Minutes – Brampton Heritage Board – January 16, 2018**, to the Planning and Development Committee meeting of January 29, 2018, Recommendations HB001-2018 to HB008-2018, be approved as printed and circulated.

Carried

- PDC004-2018
- That staff be requested to report to Planning and Development Committee, through the Brampton Heritage Board, on the status and plan for heritage designation of the property at 11223 Torbram Road (Hewson Farm).

Carried

6. **Staff Presentations**

7. **Planning**

- 7.1. Report from N. Rea, Policy Planner, Planning & Development Services, December 27, 2017, re: **City of Brampton Comments on the Region of Peel's Draft Growth Management and Transportation Regional Official Plan Amendments (ROPAs)** (File: GD.X GM ROPA 17)

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

- Airport employment hub
- Prime employment areas
- Growth management inter-municipal working group
- Population and employment forecasts

The following motion was considered.

Minutes
Planning & Development Committee

- PDC005-2018
1. THAT the Information Report dated December 27, 2017 from Natasha Rea, Policy Planner, Planning & Development Services to the Planning & Development Committee meeting of January 29, 2018, re: **Information Report: City of Brampton Comments on the Region of Peel's Draft Growth Management and Transportation Regional Official Plan Amendments (ROPAs)** (File: GD.X GM ROPA 17), be received; and,
 2. THAT a copy of this report and Council resolution be forwarded to the Region of Peel, City of Mississauga and Town of Caledon for information.

Carried

- 7.2. Report from C. Caruso, Central Area Planner, Planning and Development Services, dated December 22, 2017, re: **Central Area Community Improvement Plan - Downtown Brampton Building Improvement Program Grant Assessment - Wards 1 and 3** (File JB.c/BIP17)

In response to questions from Committee, staff advised that the request to change the vacancy term from two years to three years was feasible.

The following motion was considered.

- PDC006-2018
1. THAT the report from Carmen Caruso, Central Area Planner, dated December 22, 2017, to the Planning and Development Committee Meeting of January 29, 2018, re: **Recommendation Report: Central Area Community Improvement Plan, Downtown Brampton Building Improvement Program Grant Assessment - Wards 1 and 3**, be received; and,
 2. THAT the eligibility requirements of the program be revised by adding to the Building Improvement Program Implementation Guidelines section 2.4.1.1 as follows:
 - i) To be eligible, the building or addition in which the building improvement works are proposed must be more than fifteen (15) years of age (based on the date of the Certificate of Final Inspection for the shell of the building or addition as issued by the Building Division) unless it is demonstrated to the satisfaction of the Commissioner, Planning and Development Services, that the space to be

Minutes
Planning & Development Committee

improved has remained vacant for a continuous period of three years or more immediately prior to program application. If the foregoing vacancy requirement is satisfied, the proposed building improvement works shall be subject to all the other requirements and rules of the program as set out in the Implementation Guidelines; and,

3. THAT Council approve the revised *Building Improvement Program Implementation Guidelines* dated January 2018 attached as Appendix 1 to this report with an amendment to reflect a three-year vacancy requirement.

Carried

- 7.3. Report from K. Freeman, Development Planner, Development Services Division, dated January 5, 2018, re: **Application to Amend the Zoning By-law, Glen Schnarr & Associates Inc. – ABSOLUTE ANGELS (To permit a day nursery), 222 Salvation Road, East of Creditview Road, on the west side of Salvation Road, Ward 6** (File C04W12.005)

The recommendations were approved as follows:

- PDC007-2018
1. THAT the report from **Kevin Freeman**, Development Planner, Planning and Development Services Department, dated January 5, 2018 to the Planning and Development Services Committee Meeting of January 29, 2018 re: **RECOMMENDATION REPORT, Application to Amend the Zoning By-Law**, Glen Schnarr & Associates Inc. – **ABSOLUTE ANGELS**, Ward **6**, File: **C04W12.005** 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 Zoning By-law 270-2004 be amended to rezone the property subject to this application from “Agricultural (A)” to a “Residential Single Detached D (R1D) – Special Section Zone” to permit a day nursery and to be in general accordance with the following:
 - i. Minimum front yard depth: 30 metres
 - ii. Minimum rear yard depth: 38 metres
 - iii. Minimum interior side yard (north) depth: 12 metres
 - iv. Minimum interior side yard (south) depth: 12 metres

Minutes
Planning & Development Committee

- v. Maximum gross floor area: 641 square metres
- 4. 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; and,
- 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. There were no oral or written submissions related to this application.

Carried

8. **Minutes**

8.1. **Minutes - Brampton Heritage Board - January 16, 2018**

Dealt with under Item 5.2 – Recommendation PDC003-2018 and PDC004-2018

The recommendations were approved as follows:

- | | |
|------------|---|
| HB001-2018 | That the agenda for the Brampton Heritage Board Meeting of January 16, 2018 be approved as printed and circulated. |
| HB002-2018 | That the Delegation from Tim Desclouds, Artist, to the Brampton Heritage Board Committee Meeting of January 16, 2018, re: Public Art in Honour of Alderlea's 150th Anniversary – 40 Elizabeth Street South – Ward 4 (File HE.x) be received |
| HB003-2018 | That the Minutes of the Heritage Resources Sub-Committee of January 11, 2018 , to the Brampton Heritage Board Meeting of January 16, 2018, be received. |

Minutes
Planning & Development Committee

- HB004-2018
1. That the correspondence from Wayne Morgan, President, Community Heritage Ontario, date December 29, 2017, to the Heritage Board Meeting of January 16, 2018, re: **Request for Support for Federal Action on the Conservation of Heritage Properties (File HE.x)**, be received; and,
 2. That it is the position of the Brampton Heritage Board that the 17 Recommendations in Report 10 of the House of Commons Standing Committee on Environment and Sustainable Development – Preserving Canada’s Heritage: The Foundation for Tomorrow, be supported; and,
 3. That staff be directed to prepare correspondence to the Minister of Environment, with copies to the Minister of Finance and Brampton area MPs, in support of the Recommendations in Report 10.
- HB005-2018
1. That the report from Cassandra Jasinski, dated January 5, 2018, to the Brampton Heritage Board Meeting of January 16, 2018, re: **Recommendation Report: Listing 1000 Steeles Avenue East on the Municipal Register of Cultural Heritage Resources - Ward 3 (HE.x 1000 Steeles Avenue East)**, be received; and
 2. That 1000 Steeles Avenue East be listed on the City of Brampton’s *Municipal Register of Cultural Heritage Resources*.
- HB006-2018
- That the report from Pascal Doucet, Heritage Planner, Planning and Development Services, dated January 10, 2018, to the Brampton Heritage Board Meeting of January 16, 2018, re: **Heritage Property subject to fire – 11223 Torbram Road (Hewson Farm) – Ward 10 (He.x 11223 Torbram Road)**, be received.
- HB007-2018
1. That the report from Peter Dymond and Paul Willoughby, Co-Chairs, 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 Feb 20, 2018; and,
 2. That, in the interim, the Board requests staff provides a report update on the subject matter.

Minutes
Planning & Development Committee

HB008-2018 That the Brampton Heritage Board do now adjourn to meet again on Tuesday, February 20, 2018 at 7:00 p.m. or at the call of the Chair.

8.2. Minutes - Cycling Advisory Committee - December 14, 2017

PDC008-2018 That the **Minutes – Cycling Advisory Committee – December 14, 2017**, to the Planning and Development Committee meeting of January 29, 2018, Recommendations CYC070-2017 to CYC072-2017, be approved and circulated.

Carried

The recommendations were approved as follows:

CYC070-2017 That the Agenda for the Cycling Advisory Committee meeting of December 14, 2017, be approved as printed and circulated.

- CYC071-2017 1. That the report by Nelson Cadete, Project Manager, Active Transportation, Planning and Development Services, to the Cycling Advisory Committee Meeting of December 14, 2017, re: **Brampton Cycling Advisory Committee – Update to Terms of Reference be received; and,**
2. That it is the position of the Cycling Advisory Committee that the current Mandate and Supported by sections by struck out and replaced with the following:

Mandate:

- Provide input and advice to City staff and to Council regarding the development and maintenance of a safe and connected cycling network within the City of Brampton and to neighbouring municipalities as part of an integrated multi-modal transportation system, and developing a culture in Brampton where cycling is a desirable activity and mode choice for both recreational and utilitarian purposes.
- Assist staff with the development, implementation, and monitoring of the Active Transportation Master Plan.
- Review legislation and policies relating to cycling and advocate to City Council and other legislative bodies for cycling-supportive legislation and policies.

Minutes
Planning & Development Committee

- Represent the broad interests of the Brampton cycling community and facilitate opportunities for additional community input.
- Promote all forms of cycling activities within Brampton through campaigns, community rides and events.
- Liaise with other community, advocacy, groups to effectively utilize resources and share information relating to cycling in Brampton:
 - Brampton Environmental Advisory Committee
 - Brampton School Traffic Safety Council
 - Age Friendly Brampton Advisory Committee
 - Peel Safe and Active Routes to School Committee
 - GHTA Active and Sustainable School Transportation Regional Hub
 - Joint Committee of Cycling Advisory Committees of Western Lake Ontario
 - Cycling Committees and/or staff from surrounding municipalities
 - Peel Regional Police
 - Brampton Transit
 - Other cycling advocacy agencies and professional organizations (OTC, Share the Road Coalition, etc.)
 - Work collaboratively with City staff to develop an achievable annual work plan that reflects the committee's objectives, and that is consistent with the City's Strategic Plan, applicable master plans, and budgetary capacity.

Supported by:

- The Committee will be supported by staff from the Transportation Planning division (Planning and Development Services Department) and by staff from other City departments, as warranted. These include, but are not limited to the following:
 - Corporate Services (Enforcement and By-law Services)
 - Community Services (Recreation)
 - Economic Development & Culture
 - Fire & Emergency Services
 - Public Works & (Parks Engineering Maintenance and Forestry; Road Maintenance, Operations and Fleet)
 - Planning & Development Services (Policy Planning; Urban Design):
 - Brampton Transit

Minutes
Planning & Development Committee

- Agency representatives may be involved in the development or implementation of cycling initiatives, and will attend as warranted. Such agencies include, but are not limited to the following:
 - Peel Regional Police
 - Region of Peel - Public Works Department
 - Peel District School Board
 - Dufferin-Peel Catholic District School Board
 - Smart Commute Brampton-Caledon
 - Sheridan College Brampton Campus

CYC072-2017 That the Cycling Advisory Committee do now adjourn to meet again on Thursday, January 18, 2018, at 7:00 p.m.

8.3. **Minutes - Age-Friendly Brampton Advisory Committee - November 20, 2017**

Mr. Fay, City Clerk, informed Committee that the minutes have been corrected to identify the attendance and absence of two Councillors for this meeting.

PDC009-2018 That the **Minutes – Age-Friendly Brampton Advisory Committee – November 20, 2017**, to the Planning and Development Committee meeting of January 29, 2018, Recommendations AFC011-2017 to AFC016-2017, be approved and circulated.

Carried

The recommendations were approved as follows:

AFC011-2017 That the agenda for the Age-Friendly Brampton Advisory Committee Meeting of November 20, 2017, be approved, as amended, to add the following:

- 5.1. Verbal update by Daniella Balasal, Policy Planner, re:
Development of Age Friendly Strategy

AFC012-2017 That the presentation by Ron Feniak, Member, to the Age-Friendly Brampton Advisory Committee, re: **Size and Growth of Brampton's Seniors Population Compared to Other Large Cities in Canada and the GTA** be received.

Minutes
Planning & Development Committee

- AFC013-2017 That the presentation by Jayne Culbert, Co-Chair, to the Age-Friendly Brampton Advisory Committee, re: **Peel Elder Abuse Prevention Network** be received.
- AFC014-2017 That staff be directed to contact the City of Burlington and arrange for a member of that City's Age Friendly Committee staff to make a presentation to the Age-Friendly Brampton Advisory Committee at a future meeting.
- AFC015-2017 1. That the discussion to the Age-Friendly Brampton Advisory Committee re: **Schedule of Meetings for 2018** be deferred to the next meeting of the Committee; and
2. That the next meeting of the Age-Friendly Brampton Advisory Committee be held on January 22, 2018 at 7:00 p.m.
- AFC016-2017 That the Age-Friendly Brampton Advisory Committee meeting do now adjourn to meet again on Monday, January 22, 2018 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**

13.1. Correspondence from Frank Carbone, Steve Kirby, Kerry McDonald, and Rick Kaura, Residents, re: **Proposed Castlemore Development by Flintshire Building Group Inc. - 2585426 Ontario Limited**

Dealt with under item 5.1 – Recommendation PDC002-2018

Minutes
Planning & Development Committee

14. Councillor Question Period

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

- The growth and development occurring within the City and implications for the residential-employment lands target of 60 to 40 ratio.
- An Economic Development strategy report will be presented to Council in Q2 2018
- Prior to revitalization grant money being released to businesses, the business must demonstrate the renovation work has been completed
- Discussion ongoing between staff and National Homes with respect to their application
- Royal Pine Homes – The zoning by-law is currently being processed
- Approximately 15 applications to the Ontario Municipal Board have been received by developers
- The new Ontario Municipal Board process will be known as the Local Planning Appeal Tribunal under legislation - Bill 139

15. Public Question Period – nil

16. Closed Session

- 16.1.** Ontario Municipal Board Proceeding - Litigation or Potential Litigation, including matters before Administrative Tribunals, affecting the Municipality or Local Board.

The following motion was considered.

PDC010-2018 That Committee proceed into Closed Session to discuss matters pertaining to the following:

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

Carried

Note: In open session, the Chair, reported on the status of matters considered in closed session, as follows:

- 16.1 – this matter was considered in closed session and direction was given to staff. This item was also referred to the February 7, 2018 meeting of City Council.

Minutes
Planning & Development Committee

17. **Adjournment**

PDC011-2018 That the Planning and Development Committee do now adjourn to meet again on Monday, February 12, 2018, at 7:00p.m.

Carried

City Councillor G. Gibson, Vice-Chair

Monday, February 12, 2018

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 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 G. Miles – Wards 7 and 8 (illness)
City Councillor D. Whillans – Wards 2 and 6 (vacation)

Staff Present:

H. Schlange, Chief Administrative Officer
Planning and Development Services:
R. Elliott, Commissioner
D. Waters, Interim Director, Policy Planning
M. Gervais, Manager, Development Services
S. Dykstra, Planner
K. Freeman, Planner
D. Monaghan, Coordinator, Traffic Operations
Corporate Services:
J. Zingaro, Deputy City Solicitor
City Clerk's Office:
P. Fay, City Clerk
C. Gravlev, Deputy City Clerk
T. Jackson, Legislative Coordinator

Minutes
Planning & Development Committee

The meeting was called to order at 7:00 p.m. and adjourned at 7:12 p.m.

1. **Approval of Agenda**

PDC012-2018 That the Agenda for the Planning and Development Committee Meeting of February 12, 2018, be approved as amended as follows:

To Add:

9.1 Discussion at the request of Regional Councillor Michael Palleschi, re: **GTA West Corridor**

Carried

Note: The Chair made note that there was a Statutory Public Meeting item originally planned for this meeting, but was subsequently removed from the agenda prior to the publication as the application was withdrawn by the proponent.

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, 8.1)

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

5. **Delegations** - nil

6. **Staff Presentations** - nil

Minutes
Planning & Development Committee

7. **Planning**

- 7.1. Report from K. Freeman, Development Planner, Planner, Planning and Development Services, dated January 19, 2018, re: **Application for Proposed Draft Plan of Subdivision – PMG Planning Consultants – Chinguacousy Farm Limited – Southwest Corner of Demaris Drive and Great Lakes Drive – Ward 9** (File C09E05.021)

- PDC013-2018
1. That the report from Kevin Freeman, Development Planner, Planning and Development Services Department, dated January 19, 2018 to the Planning and Development Services Committee Meeting of February 12, 2018, re: **Application for Proposed Draft Plan of Subdivision – PMG Planning Consultants – Chinguacousy Farm Limited – Southwest Corner of Demaris Drive and Great Lakes Drive – Ward 9** (File: C02E12.019), be received; and,
 2. That the Supplementary Report be deemed acceptable to clear Conditions 7 and 8 in association with Council Resolution PDC 130-2017.

Carried

- 7.2. Report from S. Dykstra, Development Planner, Planning and Development Services, dated January 12, 2018, re: **Application to Amend the Official Plan and Zoning By-law KLM Planning Partners Inc. – Gore Road Investments Ltd. - Northeast Corner of Queen Street East and McVean Drive – Ward 8** (File C09E05.021)

The following motion was considered.

- PDC014-2018
1. That the report from Stephen Dykstra, Development Planner, Planning and Development Services Department, dated January 12, 2018, to the Planning and Development Committee Meeting of February 12, 2018, re: **Application to Amend the Official Plan and Zoning By-law KLM Planning Partners Inc. – Gore Road Investments Ltd. - Northeast Corner of Queen Street East and McVean Drive – Ward 8**, (File C09E05.021) be received; and,
 2. That the application by KLM Planning Partners Inc. – Gore Road Investments Ltd., City File: C09E05.021 be approved in principle subject to the conditions set out in recommendations 2 to 8 of Resolution PDD 077-2014, as amended by the following:

Minutes
Planning & Development Committee

- 2.1 The preamble of recommendation 8 is hereby deleted and replaced with the following: "That prior to the adoption of the Official Plan amendment and the enactment of the amending Zoning By-law, the applicant shall enter into an agreement with the City, which shall generally include the following." This amendment adds the word "generally"; and,
- 2.2 Recommendation 8 is hereby amended by adding the following new Recommendation 8.10: "prior to the issuance of site plan approval, arrangements to the satisfaction of the Director of Development Services shall be completed to facilitate public access to an open space amenity area to be generally located in the middle of the site. The public access may require the conveyance of an easement in favour of the City over a portion or portions of the lands. This arrangement shall not give rise to any credits related to the parkland dedication requirements of the *Planning Act*, as amended"; and,
3. That the approval in principle in Recommendation 2 of this Report shall be considered null and void unless a Zoning By-law Amendment is passed by June 27, 2018 or the timeline for compliance with this condition is extended by no more than six months by the Commissioner of Planning and Development Services prior to June 27, 2018.

Carried

8. **Minutes**

* 8.1. **Minutes - Cycling Advisory Committee - January 18, 2018**

PDC015-2018 That the Minutes – Cycling Advisory Committee – January 18, 2018 to the Planning and Development Committee Meeting of February 12, 2018, Recommendations CYC001-2018 to CYC005-2018, be approved as printed and circulated.

Carried

The recommendations were approved as follows:

CYC001-2018 That the Agenda for the Cycling Advisory committee meeting of January 18, 2018, be approved as amended as follows:

Minutes
Planning & Development Committee

To Add:

- 7.2 Discussion at the request of Dayle Laing, Committee Member, Cycling Advisory Committee, re: **Toronto International Bike Show**
- 7.3 Discussion at the request of Dayle Laing, Committee Member, Cycling Advisory Committee, re: **Ontario and National Bike Summits.**
- CYC002-2018
1. That the Verbal Update from Nelson Cadete, Project Manager, Active Transportation, Planning and Development Services, to the Cycling Advisory Committee Meeting of January 18, 2018, re: **2018 Brampton Cycling Advisory Committee Work Plan and Budget** be received; and,
 2. That the Cycling Advisory Committee's, Workplan Sub-Committee, review the information and provide an update at a future meeting.
- CYC003-2018 That the Verbal Update from Dayle Laing, Member, to the Cycling Advisory Committee Meeting of January 18, 2018, re: **Toronto International Bike Show**, be received.
- CYC004-2018 That the Verbal Update from Dayle Laing, Member, to the Cycling Advisory Committee Meeting of January 18, 2018, re: **Ontario and International Bike Summit**, be received.
- CYC005-2018 That the Cycling Advisory Committee do now adjourn to meet again on Thursday, February 15, 2018, at 7:00 p.m.

9. **Other/New Business**

- 9.1. Discussion at the request of Councillor Palleschi, re: **GTA West Corridor**

Councillor Palleschi asked for further clarification with respect to the matter. Commissioner Elliott advised Council that the Provincial announcement regarding the GTA West Corridor study area came as a surprise. At this time, it is not clear if the new study area definition is conceptual or not. Mr. Elliott advised Council that once staff receives further information it will be shared with Council. Staff are developing a chronology related to the GTA West Corridor.

10. **Referred Matters** - nil

Minutes
Planning & Development Committee

- 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**

PDC016-2018 That the planning and Development Committee do now adjourn to
 meet again on Monday, February 26, 2018, at 1:00 p.m.

Carried

Regional Councillor E. Moore, Chair

Regional Councillor G. Gibson, Vice -Chair

Monday, March 05, 2018

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 G. Miles – Wards 7 and 8 (left 7:50 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

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
C. LaRota, Planner, Policy Planning
Y. Manstvetov, Planner, Policy Planning
Corporate Services:
M. Rea, Legal Counsel, Litigation
City Clerk's Office:
P. Fay, City Clerk
C. Gravlev, Deputy City Clerk
T. Jackson, Legislative Coordinator

Minutes
Planning & Development Committee

The meeting was called to order at 7:00 p.m. and adjourned at 8:09 p.m.

1. **Approval of Agenda**

PDC017-2018 That the Agenda for the Planning and Development Services Committee Meeting of January 29, 2018, 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):

1. Re: 5.2 Presentation – **Draft Plan of Subdivision 21T-17017B, Cedar City Greenvale Maytor Inc., South west Corner of Mayfield Road and Torbram Road** (File C05E17-008).

2. Re: **Heritage Heights Secondary Plan** (See Items 5.1, 7.1, 13.1, 13.2, 13.3)

5.3 Delegation by Mike Everard, Principal, Augusta National Inc., re: **Heritage Heights Secondary Plan City Staff Report Recommendations** (File SP52 & SP53)

13.6 Correspondence from Scott Snider, Lawyer, re: **Heritage Heights Secondary Plan Process** (File SP52 & SP53)

3. Re: **GTA West Corridor** (See Item 13.4)

13.5 Memorandum from the City Clerk's Office, dated March 5, 2018, re: **Committee of Council Recommendation CW075-2018 - GTA West Corridor**

**Minutes
Planning & Development Committee**

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.

(8.1, 8.2, 8.3)

(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 December 20, 2018, re: **City-Initiated Draft Official Plan Amendments to implement the new “Fletcher’s Meadow Secondary Plan”, “Snelgrove/Heart Lake Secondary Plan”, “Springdale Secondary Plan”, “Brampton Flowertown Secondary Plan” and “Bramalea Secondary Plan”.**

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

The following motion was considered.

- PDC018-2018
1. That the report from Claudia LaRota, Policy Planner, Planning and Development Services, dated December 20, 2018, to the Planning and Development Committee Meeting of March 5, 2018, re: **City-Initiated Draft Official Plan Amendments to implement new “Snelgrove/Heart Lake Secondary Plan”, “Springdale Secondary Plan”, “Fletcher’s Meadow Secondary Plan”, “Bramalea Secondary Plan”, and “Brampton Flowertown Secondary Plan”, Wards 1, 2, 3, 4, 5, 9, and 10** be received; and,
 2. That Planning & Development Services Department staff be directed to report back to Planning & Development Services Committee with the results of the Public Meeting and a staff recommendation.

Carried

4.2. Report from C. LaRota, Policy Planner, Planning & Development Services, dated December 10, 2017, re: **Draft OPAs to implement the new Airport Intermodal and Highway 410 and Steeles Secondary Plans**

Minutes
Planning & Development Committee

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

The following motion was considered.

- PDC019-2018 1. That the report from Claudia LaRota, Policy Planner, Planning & Development Services, dated December 10, 2017, to the Planning & Development Committee Meeting of March 5, 2018, re: **City-Initiated Draft Official Plan Amendments to implement the new “Airport Intermodal Secondary Plan” and “Highway 410 and Steeles Secondary Plan”, Wards 3, 7 and 8**, be received; and
2. That Planning & Development Services Department staff be directed to report back to Planning & Development Services Committee with the results of the Public Meeting and a staff recommendation.

Carried

5. **Delegations**

- 5.1. Delegation by Scott Snider, Lawyer, re: **Heritage Heights Secondary Plan Process.**

Items 5.3, 7.1, 13.1, 13.2, 13.3 and 13.6 were brought forward and dealt with at this time.

Mr. Scott Snider, Lawyer, distributed correspondence pertaining to the matter and provided the Committee with an overview that included the following:

- Heritage Heights Landowners Group (HHLOG) does not support the city's perspective to not commit and reengage with the HHLOG to advance the secondary Plan
- HHLOG does not agree to further delays in advancing the Secondary Plan, with the exception of resolving the implications of the Northwest GTA corridor
- The City of Brampton and the landowners share a common goal; to develop into an exciting, well-planned community consistent with ROPA 24 and OPA 43, the official plan framework that implemented the growth plan for this area.
- Landowners have contributed over \$2 million to the City's secondary plan process
- HHLOG is prepared to work with staff with respect to the fundamental transportation exercises, until such time that key features and alignments are known

Minutes
Planning & Development Committee

- Suggestion that the City use the Heritage Heights Secondary Plan (HHSP) process to assist with ensuring facilities meet the needs of the city within Heritage Heights
- Employment lands can be determined by the secondary plan
- Advised the project can move forward and the use of the secondary plan process will identify concerns
- Requesting the city move forward with the project.

Committee consideration on the matter included discussions regarding the purpose of the road study, moving goods and people forward, taking steps forwards with the project, and staff keeping Council informed.

Mike Everard, Principal, Augusta National Inc., representing Catholic Cemeteries and Funeral Services Archdiocese to queens 400 executive offices, presented details on the Heritage Heights Secondary Plan and provided details on the minimal impact of additional traffic, number of tax payers holding funerals outside of Brampton, study undertaken by landowners, and Provincial Policy Statement. Mr. Everard requested that City Council forward the secondary plan to the Ministry of Municipal Affairs and the Ministry of Transportation and that the City of Brampton confirm the subject proposed cemetery lands will be site plan approved as soon as possible without secondary plan approval.

The following motion was considered.

- PDC021-2018
1. That the report from Yuri Mantsvetov, Policy Planner, Planning & Development Services, dated February 16, 2018 to the Planning & Development Committee Meeting of March 5, 2018, re: **Heritage Heights Secondary Plan (Huttonville North Area 52 and Mount Pleasant West Secondary Plan Area 53) – Ward 6**, be received;
 2. That City staff be directed to continue working cooperatively with the Heritage Heights Landowners Steering Committee and the Region of Peel to assess key transportation and planning issues and principles and to finalize the landowner funding agreement, be received;
 3. That the following delegations to the Planning and Development Meeting of March 5, 2018 re: **Heritage Heights Secondary Plan**, be received:
 1. Scott Snider, Turkstra Mazza Associates
 2. Mike Everard, Principal, Augusta National Inc.

Minutes
Planning & Development Committee

4. That the following correspondence to the Planning and Development Committee Meeting of March 5, 2018, re: **Heritage Heights Secondary Plan**, be received:
 1. Jason Park, Devine Park LLP, dated December 21, 2018
 2. Helen Mihailidi, Heritage Heights Landowners Group Inc., Bratty, dated December 22, 2018
 3. Scott Snider, Turkstra Mazza Associates, dated January 16, 2018 and March 5, 2018

Carried

- 5.2. Delegation by Beth Halpenny, Senior Vice President, Development, Cedar City Development, re: **Draft Plan of Subdivision 21T-17017B, Cedar City Greenvale Maytor Inc., South west Corner of Mayfield Road and Torbram Road (File C05E17-008)**

Note: There was Committee consensus to hear item 5.2 prior to items 5.1 and 5.3.

Beth Halpenny, Senior Vice President, Development, Cedar City Development, presented the Region of Peel Capital Road Project 06 4040, reconstruction of Mayfield Road from Bramalea Road to Airport Road, and; Proposed Plan of Subdivision 21T-17017B, Cedar City Greenvale Maytor Inc., Southwest corner of Mayfield and Torbram Roads; Countryside Villages, Block 48-2. Details included the following:

- The removal of six planned intersections from the tender by the Region of Peel
- Mayfield Road reconstruction
- Proposed Development Plan, Status of Mayfield Road Design:
- Changes proposed
- Supporting technical studies
- The outcome of the Regional Pre-consultation, City of Brampton Pre-Consultation Application and City Pre-consultation
- The Region of Peel is moving forward with the plan, with the intent to amend design drawings
- Subdivision application
- Results of draft plan circulation
- Consequences of not taking action

Ms. Halpenny, requested City Council's support with the following:

- The City provide its support to the Region of Peel of the two planned intersections within the Cedar City Greenvale Maytor Inc. Draft Plan of Subdivision, and;

Minutes
Planning & Development Committee

- Advise the Region of Peel that it supports the inclusion of all six intersections along the frontage of Block 48-2 back into the Region's Current Capital Project, and;
- That given status of Draft Plan circulation, that subject to the result of a public meeting, that a Recommendation report be brought forward for Council endorsement of the Plan at the earliest opportunity.

Committee consideration of the matter included discussions regarding whether city staff are in a position to give the Region of Peel the City of Brampton's support to reinstate the six intersections back into the Region's Capital Project.

P. Fay, City Clerk, advised Committee of the Procedure By-law rules requiring a permitted delegation on a subject not on the meeting agenda can only be received or referred to staff for investigation, unless Council waived its procedure by-law rules.

A procedural motion was introduced, voted on and carried by a 2/3 majority vote to waive the rules of the Procedure By-law to allow Committee consideration of the delegation's request.

Mr. R. Elliott, Commissioner, Planning and Development Services, advised the Committee that he would be willing to send correspondence to the Region of Peel from a staff level, however would continue to respect the safety concerns the Region has regarding the matter. Mr. Elliott noted that the matter is an issue between the application and the Region.

Mr. Allan Parsons, Director, Development Services, advised that a recommendation report would be difficult to undertake as staff would find it difficult to identify the needs, and a revised submission would need to be provided to staff. Mr. Parsons clarified that the intersections removed from the plan was not at the request of City staff, but rather concerns from the Region. City staff is still in the stage of collecting comments and have not yet gone through a public meeting. City staff identified general issues that required further understanding, such as, urban matters, lot mix, lot patterns and types, dwelling units, single or detached units. The City of Brampton is still waiting to hear from some commenting agencies.

There was Committee consensus that the matter be referred to the March 7, 2018 meeting of Council, with a direction to the Commissioner of Planning and Development Services to in the meantime seek clarifications from the Region of Peel and report back thereon.

The following motion was considered.

Minutes
Planning & Development Committee

- PDC020-2018
1. That the delegation from Beth Halpenny, Senior Vice President, Development, Cedar City Development, to the Planning and Development Committee Meeting of March 5, 2018, re: **Draft Plan of Subdivision 21T-17017B, Cedar City Greenvale Maytor Inc., South west Corner of Mayfield Road and Torbram Road** (File C05E17-008), be received; and,
 2. That the matter be referred to the March 7, 2018 meeting of Council, with a direction to the Commissioner of Planning and Development Services to in the meantime seek clarifications from the Region of Peel and report back thereon.

Carried

- 5.3. Delegation by Mike Everard, Principal, Augusta National Inc., re: **Heritage Heights Secondary Plan City Staff Report Recommendations (File SP52 & SP53)**

Dealt with under Item 5.1 – Recommendation PDC021-2018

6. **Staff Presentations**

7. **Planning**

- 7.1. Report from Y. Mantsvetov, Policy Planner, Planning and Development Services, dated February 2, 2018, re: **Legal Letters Regarding Heritage Heights**

Dealt with under Item 5.1 – Recommendation PDC021-2018

8. **Minutes**

- 8.1. **Minutes - Age-Friendly Advisory Committee - January 22, 2018**

- PDC022-2018 That the **Minutes – Age-Friendly Brampton Advisory Committee – January 22, 2018** to the Planning and Development Committee Meeting of March 5, 2018, Recommendations AFC001-2018 to AFC006-2018, be approved as printed and circulated.

Carried

The recommendations were approved as follows:

Minutes
Planning & Development Committee

- AFC001-2018 That the agenda for the Age-Friendly Brampton Advisory Committee Meeting of January 22, 2018, be approved, as printed and circulated.
- AFC002-2018 That the presentation by Rhonda Tsingos, Director, Service Innovation and Corporate Performance, to the Age-Friendly Brampton Advisory Committee meeting of January 22, 2018, re: **City of Brampton Strategic Plan Overview** be received.
- AFC003-2018 That the presentation by Yvonne Sinniah, Manager, Strategic Community Development and Program Partnerships, Community Services, the Age-Friendly Brampton Advisory Committee Meeting of January 22, 2018, re: **Programs and Services for Seniors** be received.
- AFC004-2018 That the presentation by Daniella Balasal, Policy Planner, Planning and Development Services, to the Age-Friendly Brampton Advisory Committee Meeting of January 22, 2018, re: **World Health Organization: Domains of an Age-Friendly City** be received.
- AFC005-2018 That meetings be scheduled for the Age- Friendly Brampton Advisory Committee on the following dates:
- Tuesday, February 27, 2018
 - Tuesday, March 27, 2018
 - Tuesday, April 24, 2018
 - Tuesday, May 29, 2018
 - Tuesday, June 26, 2018
- AFC006-2018 That the Age-Friendly Brampton Advisory Committee meeting do now adjourn to meet again on Tuesday, February 27, 2018 at 7:00 p.m.

8.2 Minutes - Cycling Advisory Committee - February 15, 2018

- PDC023-2018 That the **Minutes – Cycling Advisory Committee – February 15, 2018**, to the Planning and Development Committee Meeting of March 5, 2018, Recommendations CYC006-2018 to CYC013-2018, be approved as printed and circulated.

Carried

Minutes
Planning & Development Committee

The recommendations were approved as follows:

- CYC006-2018 That the Agenda for the Cycling Advisory Committee meeting of February 15, 2018, be approved as printed and circulated.
- CYC007-2018
1. That the verbal update from Nelson Cadete, Project Manager, Active Transportation, Planning and Development Services, to the Cycling Advisory Committee Meeting of February 15, 2018, re: **CycleON Action Plan 2.0 Proposal**, be received; and,
 2. That Economic Development and Culture staff be invited to a future meeting to provide a presentation on tourism opportunities for cyclists, and how the Committee can assist with promoting Cycling tourism in Brampton.
- CYC008-2018 That the correspondence from Jamie Stuckless, Executive Director, Share the Road Cycling Coalition, to the Cycling Advisory Committee Meeting of February 15, 2018, re: **2018 Cycling Research and Brampton Friendly Communities**, be received.
- CYC009-2018 That the verbal update from Dayle Laing, Member, to the Cycling Advisory Committee Meeting of February 15, 2018, re: **Brampton Cycling Advisory Committee 2018 Workplan and Budget**, be received.
- CYC010-2018 That the verbal update from Dayle Laing, Member, to the Cycling Advisory Committee Meeting of February 15, 2018, re: **2018 Brampton Cycling Advisory Committee Cycling Traffic Counter's Comparison**, be received.
- CYC011-2018 That the verbal update from Dayle Laing, Member, to the Cycling Advisory Committee Meeting of February 15, 2018, re: **2018 Brampton Cycling Advisory Committee Outdoor Canopy Tent with Logo Print Comparisons and 2018 Brampton Cycling Advisory Committee Premium Roll-up Retractable Banner Stand with Vinyl Print**, be received.
- CYC012-2018
1. That the verbal update from Dayle Laing, Member, to the Cycling Advisory Committee Meeting of February 15, 2018, re: **Brampton Cycling Advisory Committee, Council and Staff Rationale for Attendance at Bike Summits**, be received; and,

Minutes
Planning & Development Committee

2. That the following Committee Members be selected to attend the Ontario Bike Summit scheduled for April 17 - 18, 2018.
 1. George Shepperdley
 2. Lisa Stokes.

CYC013-2018 That the Cycling Advisory Committee do now adjourn to meet again on Thursday, March 15, 2018, at 7:00 p.m.

8.3. Minutes - Environment Advisory Committee - February 13, 2018

PDC024-2018 That the **Minutes – Environment Advisory Committee – February 13, 2018**, to the Planning and Development Committee Meeting of March 5, 2018, Recommendations EAC001-2018 to EAC009-2018, be approved as printed and circulated.

Carried

The recommendations were approved as follows:

EAC001-2018 That the agenda for the Environment Advisory Committee Meeting of February 13, 2018, be approved, as amended to add the following items:

- 7.1. Discussion at the request of David Laing, Co-Chair, re: **Public Consultation on Greenbelt Expansion.**
- 4.2. Verbal Update from Michael Hoy, Environmental Policy Planner, re: **100in1Day Canada – June 2, 2018.**

EAC002-2018 1. That the delegation from Dr. Maureen Harper and Leo O'Brien, Members, Citizens for the Preservation of the Heart Lake Road Wetlands and Wildlife, to the Environment Advisory Committee Meeting of February 13, 2018, re: **Sustainability of the Heart Lake Road Wetlands and Wildlife** be received; and,

2. That staff be requested to schedule a meeting as soon as possible with Stantec Consulting, David Laing, Co-Chair, and Rosemary Keenan, Member, Environment Advisory Committee, to discuss the recommendations that will be contained within the Heart Lake Road Corridor study report, prior to the finalization of materials and the public information session.

Minutes
Planning & Development Committee

- EAC003-2018 1. That the verbal update from Michael Hoy, Environmental Planner, Public Works and Engineering, to the Environment Advisory Committee Meeting of February 13, 2018, re: **Natural Heritage Restoration Program** be received; and
2. That the Environment Advisory Committee endorse, in principle, the establishment of a Natural Heritage Restoration Program.
- EAC004-2018 That the verbal update from Stavroula Kassaris, Environmental Planner, Public Works and Engineering, to the Environment Advisory Committee Meeting of February 13, 2018, re: **Environmental Master Plan Implementation Update Report** be received.
- EAC005-2018 That the verbal update from Michael Hoy, Environmental Planner, Public Works and Engineering, to the Environment Advisory Committee Meeting of February 13, 2018, re: **Climate Change Action Plan** be received.
- EAC006-2018 That the verbal update from David Laing, Co-Chair, Environment Advisory Committee, to the Environment Advisory Committee Meeting of February 13, 2018, re: **Action Plan for the Grow Green Network** be received.
- EAC007-2018 That the verbal update from Rosemary Keenan, Member, Environment Advisory Committee, to the Environment Advisory Committee Meeting of February 13, 2018, re: **Action Plan for the Eco-Pledge Program** be received.
- EAC008-2018 That the verbal update from Michael Hoy, Environmental Policy Planner, to the Environment Advisory Committee Meeting of February 13, 2018, re: **100in1Day Canada – June 2, 2018** be received.
- EAC009-2018 That the Environment Advisory Committee do now adjourn to meet again on Tuesday, April 10, 2018, at 6:00 p.m.

Minutes
Planning & Development Committee

9. **Other/New Business**

- 9.1. Report from N. Cadete, Project Manager, Active Transportation, Planning and Development Services, dated February 18, 2018, re: **Ontario Municipal Commuter Cycling (OMCC) Program – Transfer Payment Agreement – All Wards (HF.x)**

The following motion was considered.

- PDC025-2018
1. That the report from Nelson Cadete, Project Manager, Active Transportation, Transportation Planning, dated February 12, 2018, to the Planning and Development Committee Meeting of March 5, 2018, re: **Ontario Municipal Commuter Cycling (OMCC) Program – Transfer Payment Agreement – All Wards (HF.x)** be received;
 2. That an enabling by-law be passed substantially in the form attached to this report as Appendix 2 to authorize the execution of a Transfer Payment Agreement with the Minister of Transportation and obtain funding under the OMCC Program;
 3. That staff be directed to deliver the executed Transfer Payment Agreement and all other requisite documentation and information to the Ontario Ministry of Transportation in order to receive the 2017/2018 OMCC funding allocation;
 4. That staff be directed to request the Minister of Transportation for a change to the Eligible Projects List to include those additional projects as described in this report; and,
 5. That a new capital project be established in the amount of \$1,780,605, to be funded by the Ministry of Transportation for OMCC Program Eligible Projects.

Carried

10. **Referred Matters**

- 10.1. **Referred Matters List - Planning and Development Committee - March 5th, 2018**

The following motion was considered

Minutes
Planning & Development Committee

PDC026-2018 That the **Referred Matters List – Planning and Development Committee – March 5th, 2018**, to the Planning and Development Committee Meeting of March 5, 2018, be received.

Carried

11. **Deferred Matters**

12. **Notice of Motion**

13. **Correspondence**

- 13.1. Correspondence from Scott Snider, Turkstra Mazza Associates, dated January 16, 2018, re: **Heritage Heights Secondary Plan Process - Northwest Brampton Landowners Group - Heritage Heights Landowners Group**

Dealt with under Item 5.1 – Recommendation PDC021-2018

- 13.2. Correspondence from Jason Park, Devine Park LLP, dated December 21, 2017, re: **Heritage heights Landowners Group - Access to Funds for the GTA West Alignment.**

Dealt with under Item 5.1 – Recommendation PDC021-2018

- 13.3. Correspondence from Helen Mihailidi, Heritage Heights Landowners Group Inc, Bratty, dated December 22, 2017, re: **Heritage Heights Landowners Group (the "HHLOG") Funding re: GTA West road Alignment (West of Heritage Road)**

Dealt with under Item 5.1 – Recommendation PDC021-2018

- 13.4. Correspondence from the Ministry of Municipal Housing, re: **Requests for Notice of All Development Applications in The Northwest GTA Corridor Identification Study**

The following motion was considered

PDC027-2018 That the correspondence from the Ministry of Municipal Housing, to the Planning and Development Committee Meeting of March 5, 2018,

Minutes
Planning & Development Committee

re: **Requests for Notice of All Development Applications in the Northwest GTA Corridor Identification Study**, be received.

Carried

- 13.5. Memorandum from the City Clerk's Office, dated March 5, 2018, re: **Committee of Council Recommendation CW075-2018 - GTA West Corridor**

The following motion was considered.

- PDC028-2018 That the Memorandum from the City Clerk's Office, dated March 5, 2018, to the Planning and Development Committee Meeting of March 5, 2018, re: **Committee of Council Recommendation CW075-2018 – GTA West Corridor**, be received.

Carried

- 13.6. Correspondence from Scott Snider, Lawyer, dated March 5, 2018, re: **Heritage Heights Secondary Plan Process**

Dealt with under Item 5.1 – Recommendation PDC021-2018

14. **Councillor Question Period**

15. **Public Question Period**

16. **Closed Session**

17. **Adjournment**

- PDC029-2018 That the Planning and Development Committee do now adjourn to meet again on Monday, March 26, 2018, at 1:00 p.m.

Carried

Regional Councillor E. Moore, Chair

Regional Councillor G. Gibson, Vice-Chair

Monday, March 26, 2018

Members:

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

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 G. Gibson – Wards 1 and 5 (Vice-Chair)
(personal)

Regional Councillor G. Miles – Wards 7 and 8 (vacation)

Staff Present:

H. Schlange, Chief Administrative Officer

Planning and Development Services:

R. Elliott, Commissioner

A. Parsons, Director, Development Planning

B. Steiger, Manager, Development Services

P. Cooper, Manager, Policy Planning

N. Grady, Planner, Development Services

Corporate Services:

J. Zingaro, Legal Counsel, Deputy City solicitor

A. Wilson-Peebles, Legal Counsel, Litigation

City Clerk's Office:

P. Fay, City Clerk

T. Jackson, Legislative Coordinator

C. Urquhart, Legislative Coordinator

Minutes
Planning & Development Committee

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

1. **Approval of Agenda**

PDC030-2018 That the Agenda for the Planning and Development Committee Meeting of March 26, 2018, be approved as amended as follows:
To Add:

- 9.2 Report from N. Grady, Development Planner, Development Services Division, Planning and Development Services, dated March 2, 2018, re:
Application to Amend the Zoning By-law, Korsiak & Company Limited- Mattamy (Credit River) Limited, Part of Lot 11, Concession 4, W.H.S., Block 7, Registered Plan 43M-1927, Located at the north-west corner of Lagerfeld Drive and Creditview Road (File C04W11.013), Ward 6
- 9.3 Report from N. Mahmood, Development Planner, Development Services Division, Planning and Development Services, dated March 2, 2018, re:
Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision - Korsiak Urban Planning – Mayfield Road Brampton Inc., Part of Lot 17, Concession 2, W.H.S., Located south of Mayfield Road and west of McLaughlin Road (File C02W17.005 & 21T-17008B) - Ward 6
- 9.4 Discussion at the request of Councillor Sprovieri, re:
Regional Plan in Downtown Brampton
- 13.1 Correspondence from Andrew Walker, Principal Planner, Gagnon Walker Domes Ltd., dated March 26, 2018, re:
Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision - Korsiak Urban Planning – Mayfield Road Brampton Inc., Part of Lot 17, Concession 2, W.H.S., Located south of Mayfield Road and west of McLaughlin Road (File C02W17.005 & 21T-17008B) - Ward 6

Carried

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

Minutes
Planning & Development Committee

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.

(8.1, 8.2, 91)

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

5. **Delegations**

5.1. Possible Delegations re: **Notice of the Intention to Amend Sign By-law 399-2002, as amended - Mini Skool - 178 Church Street East - Ward 1 (File 26SI (686C)).**

Item 7.1 was brought forward and dealt with at this time.

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

The following motion was considered.

- | | |
|-------------|---|
| PDC031-2018 | <ol style="list-style-type: none">1. That the report from R. Campbell, Supervisor, Zoning and Sign By-law Services, dated January 24, 2018, to the Planning & Development Committee Meeting of March 26, 2018, re: Amendment to the Sign By-Law 399-2002, as amended – Mini Skool - 178 Church Street East – Ward 1 – (File 26SI (686C)), be received; and
2. That a by-law be passed to amend Sign By-law 399-2002, as amended, to permit the proposed site-specific amendment. |
|-------------|---|

Carried

6. **Staff Presentations** - nil

7. **Planning**

7.1. Report from R. Campbell, Supervisor Zoning and Sign By-law Services, dated February 16, 2018, re: **Amendment to the Sign By-law 399-2002, as amended - Mini Skool - 178 Church Street East - Wards 1** (File 26SI (686C)).

**Minutes
Planning & Development Committee**

Dealt with under Item 5.1 – Recommendation PDC031-2018.

8. Minutes

8.1. Minutes - Brampton Heritage Board - February 20, 2018

PDC032-2018 That the **Minutes – Brampton Heritage Board – February 20, 2018** to the Planning and Development Committee Meeting of March 26, 2018, Recommendations HB009-2018 to HB016-2018, be approved as printed and circulated.

Carried

The Recommendations were approved as follows:

HB009-2018 That the agenda for the Brampton Heritage Board Meeting of February 20, 2018 be approved as amended, as follows:

To add:

10.2. Verbal update from Pascal Doucet, Heritage Planner, Planning and Development Services, re: **Designation under Part IV, Section 29 of the *Ontario Heritage Act* and Applications to Amend the Zoning By-law and Obtain Approval for a Draft Plan of Subdivision – 11223 Torbram Road (Hewson Farm) – Ward 10.**

HB010-2018 That the staff presentation by Victoria Mountain, Manager, Culture, Economic Development and Culture, to the Brampton Heritage Board Meeting of February 20, 2018, re: **Culture Master Plan Survey**, be received.

HB011-2018 1. That the report from Cassandra Jasinski, Heritage Planner, Planning and Development Services, dated February 5, 2018, to the Brampton Heritage Board Meeting of February 20, 2018, re: **Heritage Impact Assessment – 24A Alexander Street – Ward 1** (File HE.x), be received;

2. That the “Heritage Impact Assessment” attached as Appendix A to this report be received and that the recommendations/mitigation options contained therein be approved; and,

Minutes
Planning & Development Committee

3. That the demolition of the one-and-a-half storey dwelling known as 24A Alexander Street be allowed in accordance with the mitigation measures set out in the Heritage Impact Assessment and by staff, subject to the following conditions:
 - a. That the Heritage Impact Assessment and associated photographic documentation be submitted to Heritage staff at the City of Brampton and the Peel Art Gallery, Museum and Archives (PAMA);
 - b. That materials including red brick and stone window sills be salvaged for reuse by the City or by a salvage company;
 - c. That the Brampton Arts Council (BAC) stained glass window be salvaged for possible donation to PAMA; and
 - d. That staff be requested to make every effort toward the preservation of the table from the former Peel Memorial Hospital.

HB012-2018 That the correspondence from Bert Duclos, Heritage Outreach Consultant, Program Planning and Delivery Unit, Ministry of Tourism, Culture and Sport, dated February 1, 2018, to the Brampton Heritage Board Meeting of February 20, 2018, re: **New Web Portal – Land and Property Ownership Information**, be received.

- HB013-2018 1. That the report from Cassandra Jasinski, Heritage Planner, Planning and Development Services, dated February 6, 2018, to the Brampton Heritage Board Meeting of February 20, 2018, re: **Listing 10398 The Gore Road on the Municipal Register of Cultural Heritage Resources – Ward 10** (File HE.x), be received; and,
2. That 10398 The Gore Road be listed on the City of Brampton's *Municipal Register of Cultural Heritage Resources*.

HB014-2018 That the verbal update from Pascal Doucet, Heritage Planner, Planning and Development Services, to the Brampton Heritage Board Meeting of February 20, 2018, re: **Designation under Part IV, Section 29 of the Ontario Heritage Act and Applications to Amend the Zoning By-law and Obtain Approval for a Draft Plan of Subdivision – 11223 Torbram Road (Hewson Farm) – Ward 10**, be received.

Minutes
Planning & Development Committee

- HB015-2018
1. That the verbal update from Harry Schlange, Chief Administrative Officer, and Al Meneses, Commissioner of Community Services, to the Brampton Heritage Board Meeting of February 20, 2018, re: **Heritage Theatre Block – 82-86 Main Street North – Ward 1**, be received; and,
 2. That the report from Peter Dymond and Paul Willoughby, Co-Chairs, to the Brampton Heritage Board Meeting of February 20, 2018, 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 12, 2018.

HB016-2018 That the Brampton Heritage Board do now adjourn to meet again on Tuesday, March 20, 2018 at 7:00 p.m. or at the call of the Chair.

8.2. **Minutes - Age-Friendly Brampton Advisory Committee - February 27, 2018**

PDC033-2018 That the Minutes – Age-Friendly Brampton Advisory Committee – February 27, 2018 to the Planning and Development Committee Meeting of March 26, 2018, Recommendations AFC007-2018 to AFC011-2018, be approved as printed and circulated.

Carried

The Recommendations were approved as follows:

AFC007-2018 That the agenda for the Age-Friendly Brampton Advisory Committee Meeting of February 27, 2018, be approved, as amended, to add the following:

- 6.1 Discussion at the request Jayne Culbert, Chair, re: **On-line Article re “Brampton’s New Age-Friendly Citizens Committee Neglecting Youth Issues”**

AFC008-2018 That the presentation by Arlene Etchen and Jamie Shipley, Canadian Mortgage Housing Corporation (CMHC), to the Brampton Age-Friendly Advisory Committee meeting of February 27, 2018, re: **National and Local Trends for Seniors** be received.

AFC009-2018 That the presentation by Victoria Mountain, Manager, Culture, Economic Development and Culture, to the Brampton Age-Friendly

Minutes
Planning & Development Committee

Advisory Committee meeting of February 27, 2018, re: **Culture Master Plan Survey** be received.

AFC010-2018 That the presentation by Heather Thompson, Manager, Age-Friendly Initiatives, Community Development Halton, to the Brampton Age-Friendly Advisory Committee meeting of February 27, 2018, re: **Burlington Age-Friendly Council** be received.

AFC011-2018 That the Age-Friendly Brampton Advisory Committee meeting do now adjourn to meet again on Monday, March 27, 2018 at 7:00 p.m.

8.3. Minutes - Brampton Heritage Board - March 20, 2018

PDC034-2018 That the **Minutes – Brampton Heritage Board – March 20, 2018** to the Planning and Development Committee Meeting of March 26, 2018, Recommendations HB017-2018 to HB026-2018, be approved as printed and circulated.

Carried

The Recommendations were approved as follows:

HB017-2018 That the agenda for the Brampton Heritage Board Meeting of March 20, 2018 be approved as printed and circulated.

HB018-2018 That the video presentation at the request of Ken Wilde, Board Member, to the Brampton Heritage Board Meeting of March 20, 2018, entitled: "**A Town and Its River**", be received.

HB019-2018 That the delegation and presentation from Richard Kelly, home owner, to the Brampton Heritage Board Meeting of March 20, 2018, re: **Heritage Permit Applications for Demolition of a Heritage Property in the Churchville Heritage Conservation District and Construction of a Replacement Structure – 1257 Martin's Boulevard – Ward 6** (File HE.x), be received.

HB020-2018 1. That the report from Pascal Doucet, Heritage Planner, Planning and Development Services, dated March 12, 2018, to the Brampton Heritage Board Meeting of March 20, 2018,

Minutes
Planning & Development Committee

re: **Demolition of a Heritage Property in the Churchville Heritage Conservation District and Construction of a Replacement Structure – 1257 Martin's Boulevard – Ward 6** (File HE.x), be **deferred** to the Brampton Heritage Board Meeting of April 17, 2018; and

2. That, as there are many positive attributes to the subject proposal, the Board requests that staff and the property owner reopen discussions on the Heritage Permit Applications toward a positive outcome.

HB021-2018 That the **Minutes of the Outreach and Marketing Subcommittee Meeting of January 25, 2018**, to the Brampton Heritage Board Meeting of March 20, 2018, be received.

- HB022-2018
1. That the report from Cassandra Jasinski, Heritage Planner, Planning and Development Services, dated March 6, 2018, to the Brampton Heritage Board Meeting of March 20, 2018, re: **Designation of Harrison's United Cemetery (0 Torbram Road) under Part IV of the Ontario Heritage Act – Ward 7** (File He.x), be received;
 2. That designation of 0 Torbram Road (Harrison's United Cemetery) 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.

Minutes
Planning & Development Committee

- HB023-2018 1. That the report from Cassandra Jasinski, Heritage Planner, Planning and Development Services, dated March 8, 2018, to the Brampton Heritage Board Meeting of March 20, 2018, re: **Listing 55 Beech Street on the Municipal Register of Cultural Heritage Resources – Ward 1** (File HE.x), be received; and
2. That 55 Beech Street be listed on the City of Brampton's *Municipal Register of Cultural Heritage Resources*.
- HB024-2018 1. That the report from Cassandra Jasinski, Heritage Planner, Planning and Development Services, dated March 8, 2018, to the Brampton Heritage Board Meeting of March 20, 2018, re: **Listing 59 Beech Street on the Municipal Register of Cultural Heritage Resources – Ward 1** (File HE.x), be received; and
2. That 59 Beech Street be listed on the City of Brampton's *Municipal Register of Cultural Heritage Resources*.
- HB025-2018 1. That the report from Cassandra Jasinski, Heritage Planner, Planning and Development Services, dated March 6, 2018, to the Brampton Heritage Board Meeting of March 20, 2018, re: **Listing 3 Denison Avenue on the Municipal Register of Cultural Heritage Resources – Ward 1** (File HE.x), be received; and
2. That 3 Denison Avenue be listed on the City of Brampton's *Municipal Register of Cultural Heritage Resources*.
- HB026-2018 That the Brampton Heritage Board do now adjourn to meet again on Tuesday, April 17, 2018 at 7:00 p.m. or at the call of the Chair.

9. **Other/New Business**

9.1. Status Update re: **OMB Appeals**

The following motion was considered.

- PDC035-2018 That the report from Matthew Rea, Legal Counsel, Litigation and Administrative Law Division, Corporate Services, dated March 5, 2018 to the Planning and Development Committee Meeting of

Minutes
Planning & Development Committee

March 26, 2018, re: **Status Update re: OMB and CRB Appeals**,
be received.

Carried

- 9.2. Report from N. Mahmood, Development Planner, Development Services Division, Planning and Development Services, dated March 2, 2018. re:
Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision (To permit single detached residential lots, Natural Heritage System (NHS) blocks, an NHS buffer block, a local park block, noise buffer blocks, a potential private road block, residential reserve blocks, a road widening block, and public streets.), Korsiak Urban Planning – Mayfield Road Brampton Inc., Part of Lot 17, Concession 2, W.H.S., Located south of Mayfield Road and west of McLaughlin Road - Ward 6 (File C02W17.005 & 21T-17008B)

The following motion was considered.

- PDC036-2018
1. That the report from Nasir Mahmood, Development Planner, Development Services Division, dated March 2, 2018, to the Planning and Development Committee Meeting of March 26, 2018, re: **Application to amend the Zoning By-law and Proposed Draft Plan of Subdivision – Korsiak Urban Planning – Mayfield Road Brampton Inc., Ward 6 (File C02W17.005 & 21T-17008B)**, 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 to issue draft plan approval upon clearance of all prior to draft plan approval conditions and give notice in accordance with the *Planning Act*;
 3. That the Zoning By-law 270-2004 be amended to rezone the property from “Agricultural (A)” zone to zones that are generally in accordance with the following to permit single detached residential uses, a park and to preserve the natural heritage system:
 - 3.1 ‘Residential Single Detached F-9.0-2452 (R1F-9.0-2452)’;
 - 3.2 ‘Open Space (OS)’; and,
 - 3.3 ‘Floodplain (F)’.
 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;

Minutes
Planning & Development Committee

5. That draft plan approval shall include:
- a) Any necessary red-line revisions to the draft plan identified by staff and/or identified in comments; and
 - b) All conditions contained in the City of Brampton List of Standard Conditions of Draft Plan Approval for Residential Plans of Subdivision, or derivatives or other appropriate conditions to ensure the implementation of the Sub-Area 51-2 Block Plan and associated Block Plan Studies, 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:
 - i. Development of the plan shall be staged to the satisfaction of the Commissioner of Planning and Development Services, Commissioner of Public Works and Engineering and the Region of Peel in accordance with the approved Sub-Area 51-2 Growth Management Staging and Sequencing Strategy. Staging of the development of the plan shall be based on, among other things, timing of road improvements, the timing of schools to serve this subdivision, and the timing of the provisions of other essential services and facilities for this subdivision. The applicant shall agree to enter into a phasing agreement if and when required by the City or the Region of Peel and provisions shall be made in the subdivision agreement to allow for the registration of this plan in phases, in accordance with the approved Staging and Sequencing Strategy.
 - ii. Prior to registration, the owner shall demonstrate to the satisfaction of the Commissioner of Planning and Development Services and the City Solicitor how each of the applicable requirements of the approved Block Plan Area 51-2 Growth Management Staging and Sequencing Strategy have been met.
 - iii. Prior to registration, the portion of Queen Mary Drive located at the intersection of the planned Trueness Trail and Queen Mary Drive and contained on the Brand property (Part of Lot 17, Concession 2, W.H.S.), shall be conveyed to the City through a reference plan or dedicated to the City as a “public highway” on a registered plan of subdivision.

Minutes
Planning & Development Committee

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 commentating agencies shall be received and any appropriate conditions of approval, including revisions to the plan and physical layout resulting from these comments, shall be accommodated;
 - b) The Trustee for the Developer Cost Sharing Agreement for Sub-Area 51-2 is to confirm that the applicant is in good standing relative to the Development Cost Sharing Agreement for Sub-Area 51-2;
 - c) 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;
 - d) The applicant shall execute a preliminary subdivision agreement to the satisfaction of the City. The preliminary subdivision agreement shall include a schedule identifying all of the notice provisions for all of the lots and blocks within the plan of subdivision;
 - e) The applicant shall demonstrate to the satisfaction of the Director of Road Maintenance, Operations and Fleet that the subdivision design adheres to the City's subdivision requirements found within the City's Subdivision Design Manual;
 - f) The Phase I & II Environmental Site Assessment prepared by Pinchin Ltd. is to the satisfaction of the Director of Environment and Development Engineering and the Chief Building Official;
 - g) A decommissioning report be prepared if contaminated material has been identified and is removed or, alternatively, a copy of the Certificate of Property Use approved by the

Minutes
Planning & Development Committee

Ministry of the Environment and Climate Change, to the satisfaction of the Chief Building Official;

- h) Stage I and II Archaeological Assessment prepared by ASI, and mitigation of adverse impacts, if any, to any significant archaeological resources found, is to the satisfaction of the Commissioner of Planning and Development Services, and the Ministry of Tourism, Culture and Sport (MTCS);
 - i) A Priority Lot Plan is to the satisfaction of the Commissioner of Planning and Development Services;
 - j) A Tree Evaluation Report is to the satisfaction of the Director of Environment and Development Engineering;
 - k) A Woodlot Management Plan prepared by Kuntz Forestry Consulting Inc. is to the satisfaction of Director of Environment and Development Engineering;
 - l) A Concept Plan/Facility Fit Plan for all dedicated park and open space blocks is to the satisfaction of the Director of Environment and Development Engineering;
 - m) A Functional Servicing and Preliminary Stormwater Management Report prepared by Crozier & Associates Consulting Engineers is to the satisfaction of Director of Environment and Development Engineering, Credit Valley Conservation, and the Region of Peel;
 - n) Demonstration to the satisfaction of the Director of Environment and Development Engineering as to how the plan of subdivision will have access to the greater public road network and municipal services; and
 - o) The applicant shall agree in writing to the form and content of an implementing zoning by-law for the subject application;
7. That the following street names are recommended for approval with this plan of subdivision:
- a) Queen Mary Drive
 - b) Callahan Court
8. That the following names are recommended for approval for the proposed park and open space blocks contained within this plan of subdivision:

Minutes
Planning & Development Committee

- a) Natural Heritage System Block 52: "Iguana Woodland"; and
 - b) Park Block 57: "Iguana Park";
 - 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; and,
 - 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 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:
 - 10.1 Impact of the potential private road block on the following:
 - a) Natural Heritage System;
 - b) Road pattern; and,
 - c) Layout;
 - 10.2 The relationship between the subject property and the westerly properties
 - 9.3. Report from N. Grady, Development Planner, Development Services Division, Planning and Development Services, dated March 2, 2018, 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 - Part of Lot 11, Concession 4, W.H.S., Block 7, Registered Plan 43M-1927, Located at the north-west corner of Lagerfeld Drive and Creditview Road - Ward - 6 (File C04W11.013)**
- Item 13.1 was brought forward at this time and dealt with.
- Councillor Palleschi requested items 9.3 and 13.1 be referred to the April 4, 2018 Council meeting for further consideration.
- That the following motion was considered.
- PDC037-2018 That the following items be **referred** to the City Council meeting on April 4, 2018, for further consideration:

Minutes
Planning & Development Committee

(a) Item 9.3 – Report from N. Mahmood, Development Planner, Development Services Division, Planning and Development Services, dated March 2, 2018, re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision – Korsiak Urban Planning – Mayfield Road Brampton Inc. – South of Mayfield Road and West of McLaughlin Road – Ward 6** (File C02W17.005).

(b) Item 13.1 – Letter (dated March 26, 2018) from Andrew Walker, Gagnon Walker Domes, re: **March 26, 2018 Planning & Development Committee, Public Meeting Input Letter, Recommendation Report – Mayfield Road Brampton Inc., '0' Mayfield Road, City of Brampton** (City File C02W17.005 and 21T-17008B)

Carried

9.4. Discussion at the request of Councillor Sprovieri, re: **Regional Flood Plain in Downtown Brampton**

Councillor Sprovieri asked questions regarding the regional storm flood plain delineation in Downtown Brampton, and specifically clarification on the 1:350 year flood mapping and level of flood protection in place to mitigate such a storm event. Staff indicated they would look into this matter and provide information to Council.

It was suggested that Council may benefit from regular updates on conservation authority (i.e., TRCA and CVC) meeting agenda business that have implications for the City.

10. **Referred Matters** - nil

11. **Deferred Matters**

12. **Notice of Motion**

13. **Correspondence**

13.1. Correspondence from Andrew Walker, Principal Planner, Gagnon Walker Domes Ltd., dated March 26, 2018, re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision - Korsiak Urban Planning – Mayfield Road**

Minutes
Planning & Development Committee

Brampton Inc., Part of Lot 17, Concession 2, W.H.S., Located south of Mayfield Road and west of McLaughlin Road - Ward 6 (File C02W17.005 & 21T-17008B)

Dealt with under item 9.3 – Recommendation PDC037-2018.

14. Councillor Question Period

Staff responded to questions from Committee with respect to:

- future reports regarding development charges, and
- request for additional information in future staff reports regarding the status of appeals before the Ontario Municipal Board and Conservation Review Board

15. Public Question Period

16. Closed Session

17. Adjournment

PDC038-2018 That the Planning and Development Committee do now adjourn to meet again on Monday, April 9, 2018, at 7:00 p.m.

Carried

Regional Councillor E. Moore, Chair

Monday, April 09, 2018

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 G. Miles – Wards 7 and 8 (arrived late at 7:05 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

Members Absent:

City Councillor G. Dhillon – Wards 9 and 10 (personal)

Staff Present:

H. Schlange, Chief Administrative Officer

Planning and Development Services:

R. Elliott, Commissioner

A. Parsons, Director, Development Planning

B. Steiger, Manager, Development Services

A. Farr, Manager, Development Services

P. Cooper, Manager, Policy Planning

D. Waters, Interim Director, Policy Planning

N. Grady, Planner, Development Services

S. Dykstra, Planner, Development Services

Corporate Services:

J. Zingaro, Legal Counsel, Deputy City solicitor

A. Wilson-Peebles, Legal Counsel, Litigation

City Clerk's Office:

P. Fay, City Clerk

C. Gravlev, Deputy City Clerk

T. Jackson, Legislative Coordinator

Minutes
Planning & Development Committee

The meeting was called to order at 7:02 p.m. and adjourned at 9:24 p.m..

1. **Approval of Agenda**

PDC040-2018 That the Agenda for the Planning and Development Committee Meeting of April 9, 2018, be approved as amended as follows:
To Add:

- 13.1 Correspondence re: **Application to Amend the Zoning By-Law (To permit 590 residential units within three high-rise mixed use towers and six (6) 3-storey stacked townhouse units), Weston Consulting - Rose Garden Residences Inc., 122-130 Main Street North, 6 & 7 Nelson Street East, 7 & 11, Church Street East - Ward 1** (File C01E06.056).
- Chris Bejnar, dated February 23, 2018
 - Doug Bryden, dated March 19, 2018
 - Lu Battista, dated April 2, 2018
 - Maebh Tynan, dated April 7, 2018
 - Ray Clarke, dated April 8, 2018
 - Wendong Luo, dated April 9, 2018

(See items 4.8 and 5.2)

- 13.2 Correspondence from Christopher J. Tanzola, Overland LLP, dated April 9, 2018, re: **City-Initiated Official Plan Amendment to Add Comprehensive Tertiary Plan Policies - All Wards.**

(See item 4.1)

- 13.3 Correspondence from Christopher J. Tanzola, Overland LLP, dated April 9, 2018, re:
- **Cal-Gore Developments Inc. - 9159 Goreway Drive, North of Queen Street East, on the east side of Goreway Drive – Ward 8** (File C08E06.005)
 - **National Homes (Goreway) Inc. - 9149 Goreway Drive, North of Queen Street East, on the east side of Goreway Drive - Ward 8** (File C08E06.005)

(See items 4.5, 5.1, 7.3)

Minutes
Planning & Development Committee

- 13.4 Correspondence from Richard Domes, Gagnon Walker Domes Ltd., dated April 9, 2018, re: **Application to Amend the Zoning By-Law Gagnon Walker Domes Ltd. - c/o Peel Standard Condominium Corporation #767 - Located East of the Gore Road and North of Fogal Road, Part of Lot 5, Concession 10, N.D. – Ward – 8** (FILE C10E05.018)

(See item 7.1)

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.

(8.1)

4.

Statutory Public Meeting Reports

- 4.1. Report from Y. Mantsvestov, Policy Planner, Planning and Development Services, dated March 16, 2018, re: **City-Initiated Official Plan Amendment to Add Comprehensive Tertiary Plan Policies - All Wards.**

Item 13.2 was brought forward and dealt with at this time.

No members of the public requested a presentation on this item. No presentation from staff was provided on this City-initiated amendment.

The following motion was considered.

- PDC041-2018
1. That the report from Yuri Mantsvetov, Policy Planner, Planning & Development Services, dated March 16, 2018, to the Planning & Development Services Committee Meeting of April 9, 2018, re: **City-Initiated Official Plan Amendment, to Add Comprehensive Tertiary Plan Policies to the Official Plan – All Wards**, be received; and,
 2. That Planning & Development Services Department staff be directed to report back to Planning & Development Services

Minutes
Planning & Development Committee

Committee with the results of the Public Meeting and a staff recommendation; and,

3. That the Correspondence from Christopher J. Tanzola, Overland LLP, dated April 9, 2018, re: **City-Initiated Official Plan Amendment to Add Comprehensive Tertiary Plan Policies - All Wards**, be received.

Carried

4.2.

Report from S. Dykstra, Development Planner, Development Services, Planning and Development Services, dated March 16, 2018, re: **Application to Amend the Official Plan and Zoning By-law , (To permit highway commercial and office uses), Gagnon Walker Domes Ltd. - Khangura, Harkit, 9416 Highway 50 - Ward - 10 (File: C11E08.006)**

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

Stephen Dykstra, 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, and an increase in littering:

1. Rajkamal Bains
2. Marcello Tagliaferri
3. Rosaua La Corte

Staff Clarified that the wooded lot to the north is not currently being used for farming rather the area is designated as open space and is currently being used as a storage for trucks.

The following motion was considered.

- PDC042-2018 1. That the report from Stephen Dykstra, Development Planner, Planning and Development Services, dated March 16, 2018 to the Planning and Development Committee Meeting of April 9, 2018, re: **Application to Amend the Official Plan and Zoning By-law - To permit highway commercial and office uses - Gagnon Walker Domes Ltd. On behalf of Harkit Khangura - 9416 Highway 50 - Ward 10 (File: C11E08.006)**, be received; and,

Minutes
Planning & Development Committee

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

Carried

- 4.3. Report from N. Grady, Development Planner, Development Services Division, Planning and Development Services, dated March 16, 2018, re: **Draft Plan of Subdivision and Application to Amend the Official Plan and the Zoning By-law, Malone Given Parsons Ltd. – Great Gulf Group of Companies (To permit townhouse, single-detached, semi-detached, medium-high density, service commercial, school, park, open space, natural heritage and stormwater management purposes.), Part of Lots 5 and 6, Concession 5. W.H.S., North and South Sides of Embleton Road, East of Heritage Road Ward - 6** (File C05W06.007 & 21T-06026B).

Joan MacIntyre, Principal, Malone Given Parsons Ltd., presented a summary of the proposal including details on the number of units proposed and location and size of the subject lands.

Neal Grady, 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, Heritage Road expansion, environmental concerns, and urban design conformity:

1. Julie Harlow
2. Honour Bath
3. Joseph Tomkin

Staff responded to questions with respect to the Heritage Road Expansion and whether or not the City of Brampton requested six story mid-rise buildings be developed in the area.

The following motion was considered.

- | | |
|-------------|--|
| PDC043-2018 | 1. That the report from Neal Grady, Development Planner, Planning and Development Services, dated March 16, 2018, to the Planning and Development Committee Meeting of April 9, 2018, re: Draft Plan of Subdivision and Application to Amend the Official Plan and the Zoning By-law - To permit townhouse, |
|-------------|--|

Minutes
Planning & Development Committee

single-detached, semi-detached, medium-high density, service commercial, school, park, open space, natural heritage and stormwater management purposes - Malone Given Parsons Ltd. – Great Gulf Group of Companies - Part of Lots 5 and 6, Concession 5. W.H.S., North and South Sides of Embleton Road, East of Heritage Road -Ward 6 (File C05W06.007 & 21T-06026B), 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

- 4.4. Report from N. Grady, Development Planner, Development Services Division, Planning and Development Services, dated March 16, 2018, re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision, KLM Planning Partners Inc.- 2511362 Ontario Inc., (To permit single-detached, open space and environmental purposes), Part of Lot 5, Concession 5, W.H.S. 27 Cliffside Drive, South of Embleton Road and West of Mississauga Road - Ward – 6 (File C05W05.009 & 21T-17016B) -**

Rob Lavecchia, Senior Planner, KLM Planning Partners Inc., presented a summary of the proposal including details on the location and size of the subject lands.

Neal Grady, Development Planner, presented the technical aspects and next steps of the planning process.

No members of the public asked questions with respect to the presentations.

The following motion was considered.

- PDC044-2018
1. That the report from Neal Grady, Development Planner, Planning and Development Services, dated March 16, 2018, to the Planning and Development Committee Meeting of April 9, 2018, re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision - To permit single-detached, open space and environmental purposes - KLM Planning Partners Inc.- 2511362 Ontario Inc., - Part of Lot 5, Concession 5, W.H.S. 27 Cliffside Drive, South of Embleton Road and West of Mississauga Road – Ward 6 (File C05W05.009 & 21T-17016B), be received; and,**

Minutes
Planning & Development Committee

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

- 4.5. Report from K. Freeman, Development Planner, Development Services Division, Planning and Development Services, dated March 16, 2018, re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision, (To permit 100 stacked townhouse dwelling units) KLM Planning Partners Inc. – Cal-Gore Developments Inc., 9159 Goreway Drive, North of Queen Street East, on the east side of Goreway Drive - Ward 8** (File C08E06.005)

No members of the public requested a presentation on this item. No applicant submission was made at the meeting. No presentation from staff was provided on this item.

The following motion was considered.

- | | |
|-------------|--|
| PDC045-2018 | <ol style="list-style-type: none">1. That the report from Kevin Freeman, Development Planner, Planning and Development Services, dated March 16, 2018 to the Planning and Development Services Committee Meeting of April 9, 2018, re: Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision - To permit 100 stacked townhouse dwelling units - KLM Planning Partners Inc. – Cal-Gore Developments Inc. - 9159 Goreway Drive, North of Queen Street East, on the east side of Goreway Drive – Ward 8 (File C08E06.005), be received; and,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; and, |
|-------------|--|

Minutes
Planning & Development Committee

3. That the Correspondence from Christopher J. Tanzola, Overland LLP, dated April 9, 2018, re: **Cal-Gore Developments Inc. - 9159 Goreway Drive, North of Queen Street East, on the east side of Goreway Drive – Ward 8** (File C08E06.005), be received.

Carried

- 4.6. Report from M. Kavanaugh, Development Planner, Development Services Division, Planning and Development Services, dated March 16, 2018, re: **Application to Amend the Official Plan and Zoning By-law, (To permit the development of a two (2) storey commercial building consisting of motor vehicle repair, office, retail, and restaurant uses), Gagnon Walker Domes Ltd. - 1637016 Ontario Inc., 506 and 510 Main Street North , East of Main Street North, just north of Williams Parkway - Ward 1** (File C01E09.015).

No members of the public requested a presentation on this item. No applicant submission was made at the meeting. No presentation from staff was provided on this item.

The following motion was considered.

- PDC046-2018
1. That the report from Matt Kavanaugh, Development Planner, Planning and Development Services, dated March 16, 2018 to the Planning and Development Committee Meeting of April 9, 2018, re: **Application to Amend the Official Plan and Zoning By-law - To permit the development of a two (2) storey commercial building consisting of motor vehicle repair, office, retail, and restaurant uses - Gagnon Walker Domes Ltd. - 1637016 Ontario Inc. - 506 and 510 Main Street North, East of Main Street North, just north of Williams Parkway – Ward 1** (File C01E09.015), 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

Minutes
Planning & Development Committee

- 4.7. Report from S. Dykstra, Development Planner, Development Services, Planning and Development Services, dated March 16, 2018, re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision (To create a residential subdivision including single detached dwellings, townhouse units, parkland, valleyland and buffer blocks) Goldberg Group – Cedar City Greenvale Maytor Inc., Southwest corner of Mayfield Road and Torbram Road - Ward 9** (File C05E17.004)

Janice Robison, Senior Associate, Goldberg Group, presented a brief overview of the item and requested that the matter be brought before Council again in June 2018 for further consideration.

No members of the public requested a presentation on this item. No presentation from staff was provided on this item.

Staff clarified that it would be presumptuous to fast track a development application approval timeline at a statutory public meeting. City of Brampton staff make continuous efforts to make fulsome recommendations to Committee in a timely manner.

The following motion was considered.

- PDC047-2018
1. That the report from Stephen Dykstra, Development Planner, Planning and Development Services, dated March 16, 2018 to the Planning and Development Committee Meeting of April 9, 2018 re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision - To create a residential subdivision including single detached dwellings, townhouse units, parkland, valleyland and buffer blocks - Goldberg Group – Cedar City Greenvale Maytor Inc. - Southwest corner of Mayfield Road and Torbram Road – Ward 9** (File C05E17.004), 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

- 4.8. Report from Carmen Caruso, Central Area Planner, Planning and Development Services, dated March 16, 2018, re: **Application to Amend the Zoning By-Law (To permit 590 residential units within three high-rise mixed use towers and six (6) 3-storey stacked townhouse units), Weston Consulting - Rose Garden**

Minutes
Planning & Development Committee

Residences Inc., 122-130 Main Street North, 6 & 7 Nelson Street East, 7 & 11, Church Street East - Ward 1 (File C01E06.056).

Mark Emery, Weston Consulting, presented a summary of the proposal including details on the number of buildings, number of residential units and location of the subject lands.

Carmen Caruso, Central Area 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, architectural design, parking, structural concerns, concrete retaining wall, and the possibility of reducing the number of buildings:

1. Chris Bejnar
2. Peter Bailey
3. Sylvia Roberts
4. Janos Kalo
5. Charlene Borg
6. Warren Vaulkner
7. Wendy Lue

Staff advised that all background studies submitted will be made available to the public by way of the City's website. Staff will provide assistance navigating to the Planning and Development Services website and can also provide a direct link. Staff clarified that the matter was previously before the Ontario Municipal Board, and approved by the board. A new application is before the City and will be reviewed as any other application. City staff will also be speaking with the applicant with respect to future supplementary community meetings.

The following motion was considered.

- PDC048-2018 1. That the report from Carmen Caruso, Central Area Planner, Development Services Division, dated March 16, 2018, to the Planning and Development Committee Meeting of April 9, 2018, re: **Application to Amend the Zoning By-Law - To permit 590 residential units within three high-rise mixed use towers and six (6) 3-storey stacked townhouse units - Weston Consulting - Rose Garden Residences Inc. - 122-130 Main Street North, 6 & 7 Nelson Street East, 7 & 11, Church Street East - Ward 1 (File C01E06.056)**, be received; and,

Minutes
Planning & Development Committee

2. That 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; and,
3. That Correspondence re: **Application to Amend the Zoning By-Law (To permit 590 residential units within three high-rise mixed use towers and six (6) 3-storey stacked townhouse units), Weston Consulting - Rose Garden Residences Inc., 122-130 Main Street North, 6 & 7 Nelson Street East, 7 & 11, Church Street East - Ward 1** (File C01E06.056), be received from:
 - Chris Bejnar, dated February 23, 2018
 - Doug Bryden, dated March 19, 2018
 - Lu Battista, dated April 2, 2018
 - Maebh Tynan, dated April 7, 2018
 - Ray Clarke, dated April 8, 2018
 - Wendong Luo, dated April 9, 2018.

Carried

5. **Delegations**

- 5.1. Report from K. Freeman, Development Planner, Development Services Division, Planning and Development Services, dated March 16, 2018, re: **Application to Amend the Official Plan, Zoning By-Law and Proposed Draft Plan of Subdivision, (To permit 151 townhouse dwelling units) Glen Schnarr and Associates Inc. – National Homes (Goreway) Inc. 9149 Goreway Drive, North of Queen Street East, on the east side of Goreway Drive - Ward – 8** (FileC08E06.008)

Items 7.3 and 13.3 were brought forward and dealt with at this time.

Colin Chung, Glen Schnarr and Associates Inc., advised the Committee that the matter was a Public Meeting item, but a Non Statutory Public Meeting item as the matter is under appeal to the Ontario Municipal Board (OMB). The appeal was made by the applicant as a place holder due to the current legislative changes. Mr. Chung presented a summary of the proposal including details on the tertiary plan, location and size of the subject lands.

Adam Farr, Manager, Development Services, presented the technical aspects and next steps of the planning process. Mr. Farr confirmed that the matter is before the Ontario Municipal Board, and staff will continue to address OMB

Minutes
Planning & Development Committee

related procedures as requested and establish a position regarding the OMB proceedings.

Lauren Capilongo, Malone Given Parsons, acting on behalf of the applicant Alpha Stone Developments, provided input with respect to the concerns pertaining to the proposed public road network. Ms. Capilongo requested to meet with staff to review and resolve the concerns.

Allan Parsons, Director, Planning and Development Services advised the Committee that planning staff is prepared to sit down with Ms. Capilongo and arrange a meeting with planning staff, engineering staff and the representatives. Mr. Parsons provided clarification with respect to the public notice mailing parameters and advised the Committee that notice has gone out to residence in accordance to the City's policy and Planning Act requirements.

Mr. John Zingario, Deputy City Solicitor, Legal Services, advised the Committee with respect to the following:

- The appeal is a placeholder due to the current legislative changes
- There currently is no further information available at this time regarding the status of the OMB appeal
- The matter is not under the City's jurisdiction, given the appeal before OMB. A statutory public meeting can only occur when we have jurisdiction over the matter.
- Public meeting notices are sent to the condominium owner, who can provide information to residents within the condominium.
- This matter is before Committee to provide information only and to allow the public a chance to speak to the matter.
- An in-camera report will be provided to Committee at the appropriate time to allow Council to consider its position on the proposal currently within the jurisdiction of the OMB.

The following motion was considered.

- | | |
|-------------|--|
| PDC049-2018 | 1. That the delegations from Colin Chung, Glen Schnarr and Associates Inc., and Lauren Capilongo, Malone Given Parsons, on behalf of Alpha Stone Developments, to the Planning and Development Committee Meeting of April 9, 2018, re: Application to Amend the Official Plan, Zoning By-Law and Proposed Draft Plan of Subdivision - To permit 151 townhouse dwelling units - Glen Schnarr and Associates Inc. – National Homes (Goreway) Inc. - 9149 Goreway Drive, North of Queen Street East, on the east side of Goreway Drive - Ward 8 (File C08E06.008), be received; and, |
|-------------|--|

Minutes
Planning & Development Committee

2. **THAT** the report from Kevin Freeman, Development Planner, Planning and Development Services, dated March 16, 2018 to the Planning and Development Services Committee Meeting of April 9, 2018, re: **Application to Amend the Official Plan, Zoning By-Law and Proposed Draft Plan of Subdivision - To permit 151 townhouse dwelling units - Glen Schnarr and Associates Inc. – National Homes (Goreway) Inc. - 9149 Goreway Drive, North of Queen Street East, on the east side of Goreway Drive - Ward 8** (File C08E06.008); and,
3. That the correspondence from Christopher J. Tanzola, Overland LLP, dated April 9, 2018, re: **National Homes (Goreway) Inc. - 9149 Goreway Drive, North of Queen Street East, on the east side of Goreway Drive - Ward 8** (File C08E06.005), re received.

Carried

6. **Staff Presentations** - nil

7. **Planning** - nil

- 7.1. Report from R. Nykyforchyn, Development Planner, Planning and Development Services, dated March 16, 2018, re: **Gagnon Walker Domes Ltd. (c/o Peel Standard Condominium Corporation #767), (Approval and by-law time extension to expand the range of commercial uses permitted in an existing mixed commercial / industrial plaza), Located East of The Gore Road and North of Fogal Road, Part of Lot 5, Concession 10, N.D.,- Ward 8.** (File C10E05.010)

Item 13.4 was brought forward and dealt with at this time.

The following motion was considered.

- PDC050-2018 1. That the report from **Rob Nykyforchyn**, Development Planner, Planning and Development Services, dated March 16, 2018 to the Planning and Development Committee Meeting of April 9, 2018, re: **Application to Amend the Zoning By-Law Gagnon Walker Domes Ltd. - c/o Peel Standard Condominium Corporation #767 - Approval and by-law time extension to expand the range of commercial uses permitted in an existing mixed commercial / industrial plaza - Located East of the Gore Road and North of Fogal Road, Part of Lot 5,**

Minutes
Planning & Development Committee

Concession 10, N.D. – Ward – 8 (FILE C10E05.018) be received; and,

2. That **Gagnon Walker Domes Ltd. (c/o Peel Standard Condominium Corporation #767), City File: C10E05.018** be approved in principle subject to the conditions set out in recommendation 2 to 5 in Resolution #PDD090-2014 and Resolution #P&IS270-2015, as amended by the following:

- 2.1 Condition 4 of Resolution #PDD090-2014 is hereby amended by adding the following new recommendation 4e):

“Prior to the enactment of the zoning by-law amendment, the owner (PSCC 767) shall make arrangements, satisfactory to the Director of Environment and Development Engineering, to lift the 0.3 metre reserve along the approved access driveway at Fogal Road. In this regard the Owner (PSCC 767) shall be responsible for all costs associated with the lifting of this reserve at the approved access location.”

- 2.2 Condition 5 of Resolution #PDD090-2014 is hereby deleted and replaced with the following:

“That the “approval in principle” be considered null and void unless a Zoning By-law Amendment is passed by December 31, 2018, or the timeline for compliance with this condition is extended by no more than 6 months by the Commissioner of Planning and Development Services prior to December 31, 2018.”

Carried

- 7.2. Report from N. Mahmood, Development Planner, Development Services, Planning and Development Services, dated March 2, 2018, re: **Application to Amend the Official Plan and Zoning By-law, and Proposed Plan of Subdivision, (To permit 113 single detached dwellings, 25 townhouse blocks containing 161 units, a high density mixed-use block, an employment/office block, a park block, a stormwater management facility block, buffer blocks, natural heritage system area, walkways, reserve blocks, and public streets and lanes), Malone Given Parsons Ltd. – TACC Holborn Corporation, 8863 The Gore Road, East of The Gore Road, north of Queen Street East - Ward 8** (C10E04.005 & 21T-13004B)

Councillor Sprovieri expressed some concerns with respect to holding provisions.

Minutes
Planning & Development Committee

The following motion was considered.

- PDC051-2018
1. That the report from Nasir Mahmood, Development Planner, Development Services Division, dated March 02, 2018, to the Planning and Development Committee Meeting of April 9, 2018, re: **Application to Amend the Official Plan and Zoning By-law, and Proposed Plan of Subdivision - To permit 113 single detached dwellings, 25 townhouse blocks containing 161 units, a high density mixed-use block, an employment/office block, a park block, a stormwater management facility block, buffer blocks, natural heritage system area, walkways, reserve blocks, and public streets and lanes - Malone Given Parsons Ltd. – TACC Holborn Corporation - 8863 The Gore Road, East of The Gore Road, north of Queen Street East – Ward 8 (C10E04.005 & 21T-13004B)** be received; and,
 2. That the applications be approved in principle, and staff be directed to prepare appropriate amendments to the Official Plan and Zoning By-law, and prepare conditions and give notice of draft plan approval after the satisfaction of the “prior to draft plan approval” conditions, subject to and conditional upon a final and binding decision by the Ontario Municipal Board / Local Planning Appeal Tribunal (OMB File No. PL170768) resulting in the coming into force of Official Plan Amendment No. OP2006-130 in the form approved by Council on April 26, 2017
 3. That prior to the issuance of the draft plan approval, it shall be a requirement that there be a final and binding decision by the Ontario Municipal Board / Local Planning Appeal Tribunal (OMB File No. PL170768) resulting in the coming into force of Official Plan Amendment No. OP2006-130 in the form approved by Council on April 26, 2017
 4. That subject to recommendation 2, staff prepare appropriate amendments to the Official Plan to change the existing Secondary Plan designation from “Neighbourhood Retail”, “Mixed Commercial/Industrial”, “Special Policy Area 8 (Office Node – Mixed Commercial/Industrial)” and “Valleyland” within the Bram East Secondary Plan Area 41 to appropriate Residential, Office, Special Policy Area, Floodplain, and Open Space designations with permission for a Neighbourhood Park and Stormwater Management Facility, and include policies that are generally in accordance with the following principles:

Minutes
Planning & Development Committee

- 4.1. To ensure that employment targets are achieved for the subject lands, provisions will be included in the Zoning Bylaw Amendment for Special Land Use Policy Area 19 to ensure that higher order, higher density employment uses will be located within the Office designation and the target of 860 jobs is achieved.
- 4.2. 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.
- 4.3. 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.
- 4.4. 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 at grade.
- 4.5. 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.
5. That subject to recommendation 2, staff prepare appropriate amendments to the Zoning By-law for enactment by City Council to change the existing zoning from ‘Industrial Four-1995 (M4-1995)’ and ‘Service Commercial 1914, 1915, and 1916 (SC-1914, SC-1915, and SC-1916)’ to appropriate residential, office, floodplain and open space zones. The specific zones shall be generally in accordance with the following:
 - 5.1. Zoning provisions for the office block (Block 140):
 - 5.1.1. Permitted uses:
 - 5.1.1.1. Office

Minutes
Planning & Development Committee

5.1.1.2. Research and Development Facility

5.1.1.3. Hotel

5.1.1.4. Conference Centre

5.1.2. The following ancillary uses are permitted only within an office building:

5.1.2.1. Retail Establishment

5.1.2.2. Convenience Store

5.1.2.3. Personal Service Shop

5.1.2.4. Banquet Hall

5.1.2.5. Dry Cleaning and Laundry Distribution Station

5.1.2.6. Convenience Restaurant, Dining Room Restaurant, and Takeout Restaurant (excluding a drive thru restaurant, and convenience store)

5.1.2.7. Printing or Copying Establishment

5.1.2.8. Commercial School

5.1.2.9. Community Club

5.1.2.10. Health Centre

5.1.2.11. Fitness Centre

5.1.2.12. Day Nursery

5.1.2.13. Art Gallery

5.1.3. The office block shall be subject to the following requirements and restrictions:

5.1.3.1. Minimum Lot Area: 3 hectares

5.1.3.2. Minimum Building Height: Three (3) storeys

5.1.3.3. Minimum and maximum Building Setbacks along The Gore Road and Regional Road 107 rights-of-way to satisfy the City's urban design objectives.

5.1.3.4. Outdoor storage of goods and materials shall not be permitted.

5.1.3.5. Permitted Gross Floor Area:

5.1.3.5.1. The minimum gross floor area for uses in the office block shall be 23, 200 sq. m.

Minutes
Planning & Development Committee

5.1.3.5.2. The ancillary uses permitted in 5.1.2 are to be limited to a maximum of 15 percent of the Gross Floor Area of the building.

5.2. Zoning provisions for the residential lands, excluding the high density mixed-use block (Block 139)

5.2.1. Permitted uses:

5.2.1.1. Single Detached Dwelling

5.2.1.2. Townhouse Dwellings

5.2.1.3. Back to Back Townhouse Dwellings

5.2.2. The residential lands, excluding the high density mixed-use block (Block 139) shall be subject to the following requirements and restrictions:

5.2.2.1. Single Detached Dwelling:

5.2.2.1.1. Minimum Lot Frontage: 9.1m (interior),
12.1m (corner)

5.2.2.1.2. Minimum Lot Depth: 27.5m

5.2.2.1.3. Minimum Front Yard Setback: 4.5m

5.2.2.1.4. Minimum Interior Side Yard Setback:
1.2m on one side and 0.6 m on the other
provided that, for interior lots, the larger
required side yard shall be adjacent to
the larger side yard or rear yard on the
adjoining lot.

5.2.2.1.5. Minimum Exterior Side Yard Setback:
3.0m, and 1.2 m where abutting a public
or private lane, or a public walkway

5.2.2.1.6. Minimum Rear Yard Setback: 7.0m,
except where accessed from a laneway
when it shall be 0.0m.

5.2.2.1.7. Maximum Height: 11.0m

5.2.2.1.7.1.1.1.1. Townhouse Dwelling:

5.2.2.1.7.2. Minimum Lot Frontage: 5.5m (interior),
8.5m (corner)

5.2.2.1.8. Minimum Lot Depth: 24.5m

Minutes
Planning & Development Committee

- 5.2.2.1.9. Minimum Front Yard Setback: 3.0m
- 5.2.2.1.10. Minimum Interior Side Yard Setback: 1.2m on one side and 0.6 m on the other.
- 5.2.2.1.11. Minimum Exterior Side Yard setback: 3.0m, and 1.2 m where abutting a public or private lane, or a public walkway
- 5.2.2.1.12. Minimum Rear Yard Setback: 6.0m
- 5.2.2.1.13. Maximum Height: 14.0m
- 5.2.2.2. Back-to-Back Townhouse
- 5.2.2.2.1. Minimum Lot Frontage: 6.8m (interior), 9.2m (corner)
- 5.2.2.2.2. Minimum Front Yard setback: 4.5m
- 5.2.2.2.3. Minimum Exterior Side Yard setback: 2.4m, and 1.2 m where abutting a public or private lane, or a public walkway
- 5.2.2.2.4. Minimum Rear Yard Setback: 0.0m
- 5.2.2.2.5. Maximum Height: 14.0m
- 5.2.3. A holding provision (H) shall be appended to the zone of single-detached and townhouse dwellings that do not have frontage on Fogal Road or The Gore Road, and while the H provision applies, the lands are to be used exclusively for agricultural purposes. The holding provision (H) shall not be lifted until the issuance of the first building permit within the office block located at the northeast corner of Queen Street and The Gore Road.
- 5.3. Zoning provisions for the high density mixed-use block (Block 139):
 - 5.3.1. Permitted uses:
 - 5.3.1.1. Apartment Dwellings;
 - 5.3.1.2. Senior Citizen Residence;
 - 5.3.1.3. Retirement Home; and,
 - 5.3.1.4. Uses accessory to the other permitted purposes.
 - 5.3.1.5. The following uses shall be permitted at grade:

Minutes
Planning & Development Committee

- 5.3.1.5.1. Retail Establishment
- 5.3.1.5.2. Personal Service Shop (excluding a Massage Parlour)
- 5.3.1.5.3. Medical Office and Professional Offices
- 5.3.1.5.4. Place of Worship
- 5.3.1.5.5. Day Care
- 5.3.2. The high density mixed-use block shall be subject to the following requirements and restrictions:
 - 5.3.2.1. Minimum Lot Area: 0.50 hectares
 - 5.3.2.2. Minimum Lot Width: 30 metres
 - 5.3.2.3. Minimum Building Height: 3 storeys
 - 5.3.2.4. Minimum and maximum building setbacks to satisfy the City's urban design objectives
 - 5.3.2.5. Maximum Building Height: 10 storeys
 - 5.3.2.6. Maximum lot coverage: 40% by the main buildings
 - 5.3.2.7. Minimum Landscaped Open Space: 25% of the Lot Area
 - 5.3.2.8. Maximum Density: 200 units per hectare
 - 5.3.2.9. Minimum non-residential gross floor area to be provided at grade: 850 sq. m.
- 6. That notwithstanding the approval in principle, site specific Zoning provisions relating to each zone and the draft plan approval shall be approved to the satisfaction of the Commissioner of Planning and Development Services.
- 7. That the following shall be satisfied prior to the enactment of the implementing Zoning By-law:
 - 7.1 The Phase 1 Environmental Site Assessment Report prepared by Soil Engineers Ltd., be approved to the satisfaction of the Chief Building Official and the Director of Environment and Development Engineering.
 - 7.2 A decommissioning report if contaminated material has been identified and is removed, alternatively, a copy of the Certificate of Property Use be approved by the Ministry of

Minutes
Planning & Development Committee

- the Environment and Climate Change to the satisfaction of the Chief Building Official.
- 7.3 The Community Design Guidelines, prepared by MBTW/WAI, dated December 2017, be approved to the satisfaction of the Commissioner of Planning and Development Services.
- 7.4 The Tree Evaluation Report Update, prepared by Beacon Environmental, be approved to the satisfaction of the Commissioner of Public Works and Engineering.
- 7.5 The Functional Servicing Report, prepared by Schaeffers Consulting Engineers, be approved to the satisfaction of the City's Director of Environment and Development Engineering, and the Toronto and Region Conservation Authority.
- 7.6 The Traffic Assessment, prepared by Poulos and Chung Limited, be approved to the satisfaction of the Commissioner of Public Works and Engineering Department.
- 7.7 The Environmental Impact Study dated August 2016 prepared by Beacon Environmental, be approved to the satisfaction of the Director of Environment and Development Engineering, and the Toronto and Region Conservation Authority.
- 7.8 A Geotechnical Investigation Report and confirmation of decommissioning of the water wells be approved to the satisfaction of the Chief Building Official.
- 7.9 A Transportation Assessment prepared by Poulos Chung be approved to the satisfaction of the Commissioner of Public Works and Engineering, and the Region of Peel.
- 7.10 The applicant shall agree in writing to the form and content of the Zoning By-law amendment implementing the draft plan of subdivision.
8. That the street names Purple Sage Drive, Haydrop Road, Bookton Street, Elvins Lane, Ravenbury Street, Boone Lane, Siskin Gate, Moorcroft Place, Mattick Lane, Skyridge Drive, and Rockspur Court be approved for this subdivision.
9. That the following names for the Stormwater Management Pond Block, Natural Heritage System (NHS) Blocks, and Park Block be approved for this subdivision:
- 9.1. Stormwater Management Pond Block 145: Fogal Pond
- 9.2. NHS Blocks 142, 158, 163: Fogal Valley

Minutes
Planning & Development Committee

- 9.3. Park Block 141: Fogal Park
10. That the following shall be satisfied prior to the issuance of draft plan approval:
- 10.1. 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.
 - 10.2. The Trustee for the Bram East Phase 1, Development Cost Sharing Agreement is to confirm that the applicant is in good standing relative to the Development Cost Sharing Agreement for Bram East Phase 1;
 - 10.3. 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;
 - 10.4. 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.
11. 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:
- 11.1. Any necessary redline revisions to the draft plan identified by staff and/or commenting agencies.
 - 11.2. 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 East Secondary Plan (Area 41) in consultation with other City departments,

Minutes
Planning & Development Committee

divisions 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:

11.2.1. The owner shall gratuitously convey the Natural Heritage System and buffer blocks (Blocks 142, 145, 158-163) to the City

11.2.2. The owner shall gratuitously convey the Stormwater Management Block (Block 143 – Fogal Pond) to the City.

11.2.3. The owner shall gratuitously convey the park block (Block 141 – Fogal Park) to the City.

12. 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 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.

13. 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:

13.1. Land Use Fit

13.2. Provision of Commercial Uses

13.3 Increased Residential developments in area

7.3. Report from K. Freeman, Development Planner, Development Services Division, Planning and Development Services, dated March 16, 2018, re: **Application to Amend the Official Plan, Zoning By-Law and Proposed Draft Plan of Subdivision, (To permit 151 townhouse dwelling units) Glen Schnarr and Associates Inc. – National Homes (Goreway) Inc. 9149 Goreway Drive, North of Queen Street East, on the east side of Goreway Drive - Ward - 8** (FileC08E06.008)

Dealt with under item 5.1 – Recommendation PDC049-2018

Minutes
Planning & Development Committee

8. **Minutes**

8.1. **Minutes - Cycling Advisory Committee - March 15, 2018**

PDC052-2018 That the **Minutes – Cycling Advisory Committee – March 15, 2018** to the Planning and Development Committee Meeting of April 9, 2018, Recommendations CYC014-2018 to CYC026-2018 be approved as printed and circulated.

Carried

The recommendations were approved as follows:

CYC014-2018 That the agenda for the Cycling Advisory Committee Meeting of March 15, 2018 be approved as printed and circulated.

CYC015-2018 That the presentation from Lisa Stokes, Committee Member, to the Cycling Advisory Committee Meeting of March 15, 2018, re: **2018 Community Ride Update**, be received.

CYC016-2018 That the presentation from Kevin Montgomery, Committee Member, to the Cycling Advisory Committee Meeting of March 15, 2018, re: **Mining for Silver: Observations of Hamilton and Burlington, Silver BFC Cities**, be received

CYC017-2018 1. That the delegation and presentation from David Laing, Co-Chair, Peel Safe and Active Routes to School Committee (PSARTS), to the Cycling Advisory Committee Meeting of March 15, 2018, re: **Peel Safe and Active Routes to School Committee – Terms of Reference Update**, be received; and,

2. That the Cycling Advisory Committee recognizes the Peel Safe and Active Routes to School Committee as an allied organization.

Minutes
Planning & Development Committee

- CYC018-2018 That delegation and presentation from David Laing, Co-Chair, Environment Advisory Committee, to the Cycling Advisory Committee Meeting of March 15, 2018, re: **2018 Eco-Pledge Program**, be received.
- CYC019-2018 That the **Minutes of the Program Subcommittee Meeting of February 26, 2018**, to the Cycling Advisory Committee Meeting of March 15, 2018, be received.
- CYC020-2018 That the report from the Programming Subcommittee, to the Cycling Advisory Committee Meeting of March 15, 2018, re: **BCAC Programming Subcommittee – Standard Operating Procedure (SOP) Report**, be received.
- CYC021-2018 That the update from Dayle Laing, Committee Member, to the Cycling Advisory Committee Meeting of March 15, 2018, re: **Toronto International Bike Show Report**, be received.
- CYC022-2018 That the update from Dayle Laing, Committee Member, to the Cycling Advisory Committee Meeting of March 15, 2018, re: **Brampton Grow Green Report**, be received.
- CYC023-2018 That the discussion item listed on the agenda for the Cycling Advisory Committee Meeting of March 15, 2018, re: **Hurontario LRT Corridor**, be **deferred** for consideration at a future Committee meeting.
- CYC024-2018 That the discussion item listed on the agenda for the Cycling Advisory Committee Meeting of March 15, 2018, re: **Existing and New Cycling Infrastructure Planned - Gateway LRT Station (Hurontario and Steeles)**, be **deferred** to a future Committee meeting to be considered in conjunction with discussion on the Hurontario LRT Corridor (Item 7.2 in the March 15, 2018 Committee agenda).

Minutes
Planning & Development Committee

CYC025-2018 That George Shepperdley, Committee Member, be appointed as the Cycling Advisory Committee representative on the Bike to Work Day Public Event Planning Committee.

CYC026-2018 That the Cycling Advisory Committee do now adjourn to meet again on Thursday, April 19, 2018 at 7:00 p.m. or at the call of the Chair.

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

10. **Referred Matters**

In accordance with the Procedure By-law, the Referred Matters List will be published quarterly on a meeting agenda for Committee's reference and consideration. A copy of the current [Referred Matters List](#) for this Committee is publicly available on the City's website.

11. **Deferred Matters** - nil

12. **Notice of Motion** - nil

13. **Correspondence**

- 13.1. Correspondence re: **Application to Amend the Zoning By-Law (To permit 590 residential units within three high-rise mixed use towers and six (6) 3-storey stacked townhouse units), Weston Consulting - Rose Garden Residences Inc., 122-130 Main Street North, 6 & 7 Nelson Street East, 7 & 11, Church Street East - Ward 1** (File C01E06.056).
- Chris Bejnar, dated February 23, 2018
 - Doug Bryden, dated March 19, 2018
 - Lu Battista, dated April 2, 2018
 - Maebh Tynan, dated April 7, 2018
 - Ray Clarke, dated April 8, 2018
 - Wendong Luo, dated April 9, 2018

Dealt with under item 4.8 – Recommendation PDC048-2018

Minutes
Planning & Development Committee

- 13.2. Correspondence from Christopher J. Tanzola, Overland LLP, dated April 9, 2018, re: **City-Initiated Official Plan Amendment to Add Comprehensive Tertiary Plan Policies - All Wards.**

Dealt with under item 4.1 – Recommendation PDC041-2018

- 13.3. Correspondence from Christopher J. Tanzola, Overland LLP, dated April 9, 2018, re:
- **Cal-Gore Developments Inc. - 9159 Goreway Drive, North of Queen Street East, on the east side of Goreway Drive – Ward 8** (File C08E06.005)
 - **National Homes (Goreway) Inc. - 9149 Goreway Drive, North of Queen Street East, on the east side of Goreway Drive - Ward 8** (File C08E06.005)

Dealt with under item 4.5 – Recommendation PDC045-2018 and items 5.1 and 7.3 – Recommendation PDC049-2018

- 13.4. Correspondence from Richard Domes, Gagnon Walker Domes Ltd., dated April 9, 2018, re: **Application to Amend the Zoning By-Law Gagnon Walker Domes Ltd. - c/o Peel Standard Condominium Corporation #767 - Located East of the Gore Road and North of Fogal Road, Part of Lot 5, Concession 10, N.D. - Ward - 8** (FILE C10E05.018)

Dealt with under item 7.1 – Recommendation PDC050-2018

14. **Councillor Question Period** - nil

15. **Public Question Period** - nil

16. **Closed Session** - nil

17. **Adjournment**

PDC053-2018 That the Planning and Development Committee do now adjourn to meet again on Monday, April 30, 2018, at 1:00 p.m.

Regional Councillor E. Moore, Chair



Monday, May 14, 2018

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
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 G. Miles – Wards 7 and 8 (other municipal business)
Regional Councillor J. Sprovieri – Wards 9 and 10 (personal)

Staff Present:

H. Schlange, Chief Administrative Officer

Planning and Development Services:

R. Elliott, Commissioner
A. Parsons, Director, Development Services
B. Steiger, Manager, Development Services
A. Farr, Manager, Development Services
K. Freeman, Planner, Development Services
D. VanderBerg, Central Area Planner
C. Caruso, Central Area Planner

Corporate Services:

J. Zingaro, Legal Counsel, Deputy City Solicitor

City Clerk's Office:

P. Fay, City Clerk
C. Gravlev, Deputy City Clerk
T. Jackson, Legislative Coordinator

Minutes
Planning & Development Committee

The meeting was called to order at 7:00 p.m. and adjourned at 8:17 p.m.

1. **Approval of Agenda**

The following motion was considered.

PDC054-2018 That the Agenda for the Planning and Development Committee Meeting of May 14, 2018, be approved, as amended, as follows:

To Add:

- 9.1 Discussion at the request of Regional Councillor Michael Palleschi, re: **Royalcliff Development Inc., 100 Conestoga Boulevard, Ward 2** (File C01E14.026)
- 9.2 Discussion at the request of City Councillor Grant Gibson, re: **164/166 Main Street North - Building Improvement and Façade Improvement Grant Program Timelines**

Carried

Note: Later in the meeting on a two-thirds majority vote to re-open the question, Item 5.1 was added to the agenda.

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)

4. **Statutory Public Meeting Reports**

- 4.1. Report from K. Freeman, Development Planner, Development Services Division, dated April 20, 2018, re: **Application to Amend the Official Plan, Zoning By-Law and Proposed Draft Plan of Subdivision, KLM Planning Partners Inc. – Coppertrail Estates Inc., 1403 Queen Street West East of Creditview Road, south of Queen Street West, Ward 4** (File C03W05.021).

Minutes
Planning & Development Committee

Ryan Mino-Leahan, KLM Planning Partners Inc., presented a summary of the proposal including details on the number of units proposed and location and size of the subject lands.

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

The following Brampton residents provided their views, suggestions, and questions with respect to traffic safety, overcrowding of schools, safety concerns, impact of residential homes, and environmental concerns:

1. Karim Mohamed
2. Sunal Modha
3. Subash Narayana
4. Hanssar Arar

A petition including 30 signatures was submitted on behalf of residents within the area.

The following motion was considered.

- PDC055-2018 1. That the report from Kevin Freeman, Development Planner, Planning and Development Services, dated April 20, 2018 to the Planning and Development Committee Meeting of May 14, 2018, re: **Application to Amend the Official Plan, Zoning By-Law and Proposed Draft Plan of Subdivision, KLM Planning Partners Inc. – Coppertrail Estates Inc., 1403 Queen Street West, West of Creditview Road, south of Queen Street West, Ward 4** (File: C03W05.02) be received; and,
2. That Planning and Development Services staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Carried

5. **Delegations**

- 5.1. Delegation from Richard Domes, Gagnon Walker Domes, re: **Royalcliff Development Inc., 100 Conestoga Boulevard, Ward 2** (File C01E14.026)

Minutes
Planning & Development Committee

Note: Later in the meeting, on a two-thirds majority vote to re-open the question, Item 5.1 was added to the agenda.

Richard Domes delegated to Committee noting some of the history of the development application and information provided to City staff to-date.

Dealt with under Item 9.1 – Recommendation PDC062-2018

6. **Staff Presentations** - nil

7. **Planning**

7.1. Report from C. Caruso, Central Area Planner, Planning and Development Services, re: **Building Improvement Grant Application, 127 Queen Street West, Ward 1** (BU18.001).

The following motion was considered.

- PDC056-2018
1. That the report from C. Caruso, Central Area Planner, Planning and Development Services, dated April 20, 2018 to the Planning and Development Committee Meeting of May 14, 2018, re: **Building Improvement Grant Application, 127 Queen Street West, Ward 1** (File BU18.001) be received; and,
 2. That application BU18-001 be approved in the amount of up to \$30,000 under the Downtown Building Improvement Program subject to the owner 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 June 29, 2018;
 3. That failure to satisfy Condition 2 shall render this approval null and void; and,
 4. 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.

Carried

Minutes
Planning & Development Committee

- 7.2. Report from D. VanderBerg, Central Area Planner, Planning and Development Services, re: **Building Improvement Grant Application for 53 George Street South, Ward 3** (File BU18-002).

The following motion was considered.

- PDC057-2018
1. That the report from D. VanderBerg, Central Area Planner, Planning and Development Committee, dated April 20, 2018 to the Planning and Development Committee Meeting of May 14, 2018, re: **Building Improvement Grant Application for 53 George Street South, Ward 3** (File BU18.002) be received; and,
 2. That application BU18.002 be approved in the amount of up to \$20,000 under the Downtown Building Improvement Program subject to the applicant signing an agreement with the City of Brampton on or before June 29, 2018 and maintaining the rules of the programs as set out in the approved Implementation Guidelines;
 3. That failure to comply with condition 2 will render this approval null and void; and,
 4. 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.

Carried

- 7.3. Report from D. VanderBerg, Central Area Planner, Planning and Development Services, re: **Application to Amend the Official Plan and Zoning By-law, Glen Schnarr & Associates Inc.-13335338 Ontario Ltd, William Hewson and 6602142 Canada Ltd. - 174, 178, 180 & 184 Queen Street East, Ward 1** (File C01E06.053).

The following motion was considered.

- PDC058-2018
1. That the report from D. VanderBerg, Central Area Planner, Planning and Development Services, dated April 20, 2018, to the Planning and Development Committee Meeting of May 14,

**Minutes
Planning & Development Committee**

2018, re: **Application to Amend the Official Plan and Zoning By-Law, Glen Schnarr & Associates Inc.-13335338 Ontario Ltd, William Hewson and 6602142 Canada Ltd. – 174, 178, 180, & 184 Queen Street East, Ward 1** (File C01E06.053) be received; and,

2. That the application by Glen Schnarr & Associates Inc. - 13335338 Ontario Ltd, William Hewson, and 6602142 Canada Ltd (City File: C01E06.053) be approved in principle subject to the conditions set out in points 2 to 6 of Council Resolution PDD125-2012 (attached as Appendix 1 to the report) and that its zoning by-law be passed by June 20, 2019 otherwise the decision of Council shall be considered null and void and a new development application will be required.

Carried

8. **Minutes**

8.1. **Minutes - Cycling Advisory Committee - April 19, 2018**

The following motion was considered.

PDC059-2018 That the **Minutes - Cycling Advisory Committee - April 19, 2018** to the Planning and Development Committee Meeting of May 14, 2018, Recommendation CYC027-2018 to CYC031-2018, be approved as printed and circulated.

Carried

The Recommendations were approved as follows:

CYC027-2018 That the agenda for the Cycling Advisory Committee Meeting of April 19, 2018 be approved as printed and circulated.

- CYC028-2018
1. That the presentation by Antonietta Minichillo, Project Manager, Planning Vision, to the Cycling Advisory Committee Meeting of April 19, 2018, re: **2040 Vision Draft**, be received; and,
 2. That it is the position of the Cycling Advisory Committee when the Brampton 2040 Vision document is released on April 25, 2018, it be reviewed by the Committee to determine

Minutes
Planning & Development Committee

whether or not a representative of the Committee will delegate in support of the vision at the May 7, 2018 Special Council meeting.

CYC029-2018 That the presentation by Tamara Kwast, Transportation Planner, Planning and Development Services, to the Cycling Advisory Committee Meeting of April 19, 2018, re: **2018 Bike to Work Day**, be received.

CYC030-2018 That the presentation by Kevin Montgomery, Member, to the Cycling Advisory Committee Meeting of April 19, 2018, re: **Spaces for Consideration of Cycle Traffic Counters, per the BCAC 2018 Work Plan**, be received.

CYC031-2018 That the Cycling Advisory committee do now adjourn to meet again on Thursday, May 17, 2018 at 7:00 p.m. or at the call of the Chair.

9. **Other/New Business**

9.1. Discussion at the request of Regional Councillor Michael Palleschi, re: **Royalcliff Development Inc., 100 Conestoga Boulevard, Ward 2** (File C01E14.026)

Item 5.1 was dealt with at this time.

Regional Councillor Palleschi briefly reviewed information pertaining to the application and put forward a motion for consideration by the Committee.

The following motion was introduced:

1. WHEREAS on June 8, 2016 City Council approved in principle Official Plan and Zoning By-law Amendment Applications submitted by Gagnon Walker Domes Ltd. – Royalcliff Developments Inc. and Lake Path Holdings Inc. for the development of 124 townhouse units, 2 semi-detached units and a public road network, subject to Draft Plan of Subdivision Approval; and,
2. WHEREAS on May 29, 2017 Planning & Development Committee considered a Supplementary Report (approved by Council on June 7, 2017) in connection with the Gagnon Walker Domes Ltd. – Lake Path Holdings Inc. Application for Draft Plan of Subdivision Approval to permit 118 townhouse units, 4 semi-detached units and a public road network; and,

Minutes
Planning & Development Committee

3. WHEREAS the aforementioned Supplementary Report included various Conditions to be satisfied prior to Draft Approval, Draft Plan Approval and Final Approval of the Plan of Subdivision; and,
4. WHEREAS Gagnon Walker Domes Ltd. – Lake Path Holdings Inc. and City Planning & Building Division staff have worked together in good faith satisfying the Conditions required to be cleared prior to Draft Plan Approval; and,
5. WHEREAS Gagnon Walker Domes Ltd. – Lake Path Holdings Inc. have prepared and/or revised a Phase 1 and Phase 2 Environmental Site Assessment, Functional Servicing Report and Urban Design Brief to the satisfaction of the Chief Building Official, Commissioner of Public Works & Engineering, and the Commissioner of Planning & Development respectively;
6. THEREFORE, be it resolved THAT a final Recommendation Report and corresponding Official Plan Amendment for the Royalcliff Developments Inc. Application proposing 110 townhouse units, 4 semi-detached units and a public road network be scheduled for consideration at the May 30, 2018 Council Meeting; and,
7. That a final Recommendation Report and corresponding Zoning By-law Amendment for the Royalcliff Developments Inc. Application proposing 110 townhouse units, 4 semi-detached units and a public road network be scheduled for consideration at the June 27, 2018 Council Meeting.

Staff advised Committee that there were concerns with respect to trying to provide a final recommendation report for the June 27, 2018 Council meeting. Staff indicated that there is a significant amount of work still needing to be undertaken before coming forward with a recommendation report. Staff are making every effort to bring the Official Plan Amendment Report to the Council meeting of May 30, 2018.

Councillor Palleschi requested staff make every effort in regard to Clause 7 in the proposed motion so that the June 27, 2018 deadline can be achieved.

Committee expressed concerns that if the proposed motion is passed it will in turn set a precedence with other planning applications.

Staff clarified that if the motion before Committee passed that Planning staff would need to be re-allocated to the file in best efforts to try and achieve the deadline proposed. Staff also noted that they had not committed to a June 27, 2018 deadline.

Minutes
Planning & Development Committee

Peter Fay, City Clerk, advised that the July 11, 2018 Council meeting is tentatively scheduled.

Councillor Palleschi agreed to a replacement clause 7 to his motion as follows:

- “7. That staff be requested to make best efforts to provide a final recommendation report and corresponding zoning by-law amendment for the Royalcliff Developments Incorporated application proposing 110 townhouse units, 4 semi-detached units and a public road network, for consideration at the June 27, 2018 meeting of Council, or the July 11, 2018 meeting in the alternative if necessary.”

An amendment was introduced by Councillor Dhillon to add the following wording after the words “best efforts” in the replacement Clause 7:

“including re-allocation of additional resources as appropriate.”

The proposed amendment was voted on and lost.

The replacement clause 7 motion was then considered, voted upon and lost, as follows:

<i>PDC060-2018 Lost</i>	<i>“7. That staff be requested to make best efforts to provide a final recommendation report and corresponding zoning by-law amendment for the Royalcliff Developments Incorporated application proposing 110 townhouse units, 4 semi-detached units and a public road network, for consideration at the June 27, 2018 meeting of Council, or the July 11, 2018 meeting in the alternative if necessary.”</i>
-----------------------------	---

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

Yea
*Palleschi
Bowman
Whillans
Gibson*

Nay
*Medeiros
Fortini
Dhillon
Moore*

Absent
*Miles
Sprovieri*

*Lost
Yea 4
Nay 4
Absent 2*

Minutes
Planning & Development Committee

The following motions were then considered, voted on and carried.

- PDC061-2018
1. WHEREAS on June 8, 2016 City Council approved in principle Official Plan and Zoning By-law Amendment Applications submitted by Gagnon Walker Domes Ltd. – Royalcliff Developments Inc. and Lake Path Holdings Inc. for the development of 124 townhouse units, 2 semi-detached units and a public road network, subject to Draft Plan of Subdivision Approval; and,
 2. WHEREAS on May 29, 2017 Planning & Development Committee considered a Supplementary Report (approved by Council on June 7, 2017) in connection with the Gagnon Walker Domes Ltd. – Lake Path Holdings Inc. Application for Draft Plan of Subdivision Approval to permit 118 townhouse units, 4 semi-detached units and a public road network; and,
 3. WHEREAS the aforementioned Supplementary Report included various Conditions to be satisfied prior to Draft Approval, Draft Plan Approval and Final Approval of the Plan of Subdivision; and,
 4. WHEREAS Gagnon Walker Domes Ltd. – Lake Path Holdings Inc. and City Planning & Building Division staff have worked together in good faith satisfying the Conditions required to be cleared prior to Draft Plan Approval; and,
 5. WHEREAS Gagnon Walker Domes Ltd. – Lake Path Holdings Inc. have prepared and/or revised a Phase 1 and Phase 2 Environmental Site Assessment, Functional Servicing Report and Urban Design Brief to the satisfaction of the Chief Building Official, Commissioner of Public Works & Engineering, and the Commissioner of Planning & Development respectively;
 6. THEREFORE, be it resolved THAT a final Recommendation Report and corresponding Official Plan Amendment for the Royalcliff Developments Inc. Application proposing 110 townhouse units, 4 semi-detached units and a public road network be scheduled for consideration at the May 30, 2018 Council Meeting.

Carried

Minutes
Planning & Development Committee

PDC062-2018 That the delegation from Richard Domes, Gagnon Walker Domes, to the Planning and Development Committee meeting of May 14, 2018, re: **Royalcliff Development Inc., 100 Conestoga Boulevard, Ward 2** (File C01E14.026), be received.

Carried

9.2. Discussion at the request of City Councillor Grant Gibson, re: **164/166 Main Street North - Building Improvement and Façade Improvement Grant Program Timelines**.

Councillor Gibson requested staff report back with an update on the Building Improvement Grant program and the Façade Building Improvement Grant program timelines.

The following motion was considered.

PDC063-2018 That staff report back on the building improvement and façade improvement grant timelines and any outstanding infractions in relation to 164 and 166 Main Street North.

Carried

10. **Referred Matters** - nil

11. **Deferred Matters** - nil

12. **Notice of Motion** - nil

13. **Correspondence** - nil

14. **Councillor Question Period** - nil

15. **Public Question Period** - nil

Minutes
Planning & Development Committee

16. **Closed Session** - nil

17. **Adjournment**

The following motion was considered.

PDC064-2018	That the Planning and Development Committee do now adjourn to meet again on Monday, May 28, 2018, at 1:00 p.m.
-------------	--

Carried

Regional Councillor E. Moore, Chair

Monday, June 04, 2018

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 (arrived 7:02 p.m.)
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

Staff Present:

H. Schlange, Chief Administrative Officer

Planning and Development Services:

R. Elliott, Commissioner
A. Parsons, Director, Development Services
B. Steiger, Manager, Development Services
A. Farr, Manager, Development Services
R. Bjerke, Director, Policy Planning
D. VanderBerg, Central Area Planner
C. Caruso, Central Area Planner

Corporate Services:

Andrea Wilson-Peebles, Legal Counsel, Corporate Services
D. Soos, Deputy City Solicitor, Corporate Services
G. D'Andre, Legal Counsel, Corporate Services

City Clerk's Office:

P. Fay, City Clerk
T. Jackson, Legislative Coordinator

Minutes
Planning & Development Committee

The meeting was called to order at 7:00 p.m. and adjourned at 8:41 p.m.

1. **Approval of Agenda**

The following motion was considered.

PDC065-2018 That the Agenda for the Planning and Development Services Committee Meeting of June 4, 2018, be approved, as amended, as follows:

To Add:

- 13.1 Correspondence from M. Gagnon, Managing Principal Planner, Gagnon Walker Domes Ltd, dated June 4, 2018, re: **Inspire Boulevard - 1968610 Ontario Limited and 1968611 Ontario Limited**

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.

(8.1, 8.2)

(Item 7.1 was added to consent)

4. **Statutory Public Meeting Reports**

- 4.1. Report from B. Shah, Planner III, Planning and Development Services, re: **City-Initiated Zoning By-law Amendment to Permit Temporary Parking of Seasonal Recreational Equipment, Ward City-wide Amendment** (File C117.002)

Bindhu Shah, 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 duration of 72 hours per month permitted to park seasonal recreational equipment, height restriction, seasonal permits, and possibility of increasing the length restriction from 7 meters to 10 meters.

Minutes
Planning & Development Committee

1. Richard Wright
2. Stephen Yuricek
3. Kirk Foster
4. David Van Houten
5. Adam Kupsta

Staff responded to questions with respect to the 72-hour rule, current by-law, enforcement matters and the proposed by-law. Staff clarified there was no faster way to bring forward the zoning by-law to allow the by-law to be implemented this summer.

The following motion was considered.

- PDC066-2018
1. That the report from B. Shah, Development Planner, Planning and Development Services Department, dated May 10, 2018, to the Planning and Development Committee Meeting of June 4, 2018, re: **City-Initiated Zoning By-law Amendment to Permit Temporary Parking of Seasonal Recreational Equipment, Ward City-wide Amendment** (File CI17.002), 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 a comprehensive evaluation of the proposal.
 3. That the following delegations to the Planning and Development Committee Meeting of June 4, 2018, re: B. Shah, Development Planner, Planning and Development Services Department, dated May 10, 2018, re: **City-Initiated Zoning By-law Amendment to Permit Temporary Parking of Seasonal Recreational Equipment, Ward City-wide Amendment** (File CI17.002), be received:
 1. Richard Wright, Brampton Resident
 2. Stephen Yuricek, Brampton Resident
 3. Kirk Foster, Brampton Resident
 4. David Van Houten, Brampton Resident
 5. Adam Kupsta, Brampton Resident

Carried

- 4.2. Report from M. Kavanaugh, Development Planner, Planning and Development Services, dated May 10, 2018, re: **Application to Amend the Official Plan and Zoning By-law, KLM Planning Partners Inc. - Golden Gate Mississauga Road Plaza Ltd., 9567 and 9581 Mississauga Road, Northeast corner of Mississauga**

Minutes
Planning & Development Committee

Road and Williams Parkway - Ward 5 (File C04W08.007)

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

No presentation from the applicant or staff was provided on this item.

Marc De Nardis, Planning Associate, Gagnon Walker Dome Ltd, submitted correspondence with respect to formal public input on the matter.

The following motion was considered.

- PDC067-2018
1. That the report from M. Kavanaugh, Development Planner, Planning and Development Services, dated May 10, 2018 to the Planning and Development Committee Meeting of June 4, 2018, re: **Application to Amend the Official Plan and Zoning By-law, KLM Planning Partners Inc. - Golden Gate Mississauga Road Plaza Ltd., 9567 and 9581 Mississauga Road, Northeast corner of Mississauga Road and Williams Parkway - Ward 5** (File C04W08.007), 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.
 3. That the correspondence submitted by Marc De Nardis, Planning Associate, Gagnon Walker Dome Ltd, dated June 4, 2018, to the Planning and Development Committee Meeting of June 4, 2018, re: **Golden Gate Mississauga Road Plaza Ltd – Formal Public Input**, be received.

Carried

- 4.3. Report from B. Shah, Planner III, Planning and Development Services, dated May 10, 2018, re: **Application to Amend the Zoning By-law, KLM Planning Partners Incorporated - Brampton Bramalea Christian Fellowship Church Incorporated, 11651 Bramalea Road, South-east corner of Inspire Boulevard and Bramalea Road - Ward 9** (File C05E17.005)

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

No presentation from the applicant or staff was provided on this item.

Minutes
Planning & Development Committee

The following motion was considered.

- PDC068-2018
1. That the report from Bindu Shah, Development Planner, Planning and Development Services Department, dated May 10, 2018, to the Planning and Development Committee Meeting of June 4, 2018, re: **Application to Amend the Zoning By-law, KLM Planning Partners Incorporated - Brampton Bramalea Christian Fellowship Church Incorporated, 11651 Bramalea Road, South-east corner of Inspire Boulevard and Bramalea Road - Ward 9** (File C05E17.005), 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

- 4.4. Report from D. VanderBerg, Central Area Planner, Planning and Development Services, dated May 10, 2018, re: **Application to Amend the Zoning By-law, to permit 172 townhouse dwelling units, NYX Capital Corp, 12 Henderson Avenue - Ward 3** (File C01W05.044).

Billy Tung, KLM Planning, presented a summary of the proposal including details on the number of units proposed and location and size of the subject lands.

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

The following Brampton residents provided their views, suggestions, and questions with respect to traffic safety, overcrowding, safety concerns, impact of residential homes, environmental concerns, preference for development of a long term care facility or seniors home, height of the homes and the impact of natural day light on the preexisting homes in the area:

1. Iris Mavu
2. Wanda Isaac
3. Imelda Petroff
4. Simon Premech
5. Carol Jarvie
6. Sharon Burton
7. Wolfgang Karalus

Minutes
Planning & Development Committee

Staff advised that all background studies submitted will be made available to the public by way of the City's website.

The following motion was considered.

- PDC069-2018
1. That the presentation from Billy Tung, KLM Planning, to the Planning and Development Committee Meeting of June 4, 2018, re: **Application to Amend the Zoning By-law, to permit 172 townhouse dwelling units, NYX Capital Corp, 12 Henderson Avenue - Ward 3** (File C01W05.044), be received; and,
 2. That the report from David VanderBerg, Central Area Planner, Planning and Development Services, dated May 10, 2018, to the Planning and Development Committee Meeting of June 4, 2018, re: **Application to Amend the Zoning By-law, to permit 172 townhouse dwelling units, NYX Capital Corp, 12 Henderson Avenue - Ward 3** (File C01W05.044), be received; and,
 3. 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.
 4. That the following delegations to the Planning and Development Committee Meeting of June 4, 2018, re: David VanderBerg, Central Area Planner, Planning and Development Services report, dated May 10, 2018, re: **Application to Amend the Zoning By-law, to permit 172 townhouse dwelling units, NYX Capital Corp, 12 Henderson Avenue - Ward 3** (File C01W05.044), be received:
 1. Iris Mavu, Brampton Resident
 2. Wanda Isaac, Brampton Resident
 3. Imelda Petroff, Brampton Resident
 4. Simon Premech, Brampton Resident
 5. Carol Jarvie, Brampton Resident
 6. Sharon Burton, Brampton Resident
 7. Wolfgang Karalus, Brampton Resident

Carried

Minutes
Planning & Development Committee

5. **Delegations**

5.1. Possible Delegations, re: **Site Specific Amendment - Sign By-law 399-2002 - Lionhead Marketplace**

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

No presentation from staff was provided on this matter.

Corresponding report 7.1 was moved into consent – See Recommendation PDC070-2018.

6. **Staff Presentations** nil

7. **Planning**

7.1. Report from R. Campbell, Supervisor Zoning and Sign By-law Services, Building Division, dated March 27, 2018, re: **Site Specific Amendment to the Sign By-Law 399-2002, as amended – 8205-8405 Financial Drive – Kaneff Properties Limited “Lionhead Marketplace” - Ward 6** (File 26SI (3645C))

The following motion was considered.

- PDC070-2018 1. That the report from R. Campbell, Supervisor, Zoning and Sign By-law Services, dated April 18, 2018, to the Planning & Development Services Committee Meeting of June 4, 2018, re: **Site Specific Amendment to the Sign By-Law 399-2002, as amended – 8205-8405 Financial Drive – Kaneff Properties Limited “Lionhead Marketplace” - Ward 6** (File 26SI (3645C)), be received; and,
2. That a by-law be passed to amend Sign By-law 399-2002, as amended, to permit the proposed site-specific amendment.

Carried

7.2. Report from N. Mahmood, Development Planner, Planning and Development Service, dated March 13, 2018, re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision, Averica Land Development Services Inc. – Stateview Homes (Oh La Towns) Inc. - Lot 9, Concession 4. W.H.S, Chinguacousy, 9768, 9778 and 9794 Creditview Road - Ward 5** (Files: C04W09.007 and 21T-17005B)

Minutes
Planning & Development Committee

The following motion was considered.

- PDC071-2018
1. That the report from Nasir Mahmood, Development Planner, Planning and Development Services Division, dated May 10, 2018 to the Planning and Development Committee Meeting of June 04, 2018, re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision, Averica Land Development Services Inc. – Stateview Homes (Oh La Towns) Inc. - Lot 9, Concession 4. W.H.S, Chinguacousy, 9768, 9778 and 9794 Creditview Road - Ward 5** (Files: C04W09.007 and 21T-17005B) be received;
 2. That the Application to Amend the Zoning By-Law 270-2004 and Application for Draft Plan of Subdivision, **Stateview Homes (Oh La Towns) Inc., Averica Land Development Services Inc. –**, Ward 5, (Files C04W09.007 and 21T-17005B) be approved; on the basis that they are consistent with Provincial Policies and conform to the Region of Peel Official Plan and the City's Official Plan for the reasons set out in the Planning Recommendation Report, dated May 10, 2018;
 3. That a by-law be passed to amend By-law 270-2004, as amended, as contained in Appendix 13;
 4. That the Commissioner of Planning and Development Services be authorized to grant draft plan approval to the Draft Plan of Subdivision (File 21T-17005B) submitted by Stateview Homes (Oh La Towns) Inc. prepared by Averica Land Development Services Inc. – dated February 2017 subject to conditions generally in accordance with those contained in Appendix 12.
 5. That Council Authorize the Mayor and Clerk to sign a Subdivision agreement.

Carried

8. **Minutes**

8.1. **Minutes - Age-Friendly Brampton Advisory Committee - March 27, 2018**

- PDC072-2018
- That the **Minutes – Age-Friendly Brampton Advisory Committee – March 27, 2018** to the Planning and Development Committee meeting of June 4, 2018, Recommendations AFC012-2018 to AFC016-2018, be approved as printed and circulated.

Minutes
Planning & Development Committee

Carried

The Recommendations were approved as follows:

- AFC012-2018 That the agenda for the Age-Friendly Brampton Advisory Committee meeting of March 27, 2018, be approved, as written and circulated.
- AFC013-2018 That the presentation by Wendy Goss, Accessibility Coordinator, City Clerk's Office, to the Age-Friendly Brampton Advisory Committee, re: **Accessibility and the City of Brampton** be received.
- AFC014-2018 That the presentation by Rhonda Tsingos, Director, Service Innovation and Corporate Performance, to the Age-Friendly Brampton Advisory Committee meeting of March 27, 2018, re: **Inclusion and Equity Committee Overview** be received.
- AFC015-2018 That the presentation by Alexa Roggeveen, Sheridan College, Social Service Worker, Gerontology, to the Age-Friendly Brampton Advisory Committee meeting of March 27, 2018, re: **Sheridan College Elder Research** be received.
- AFC016-2018 That the Age-Friendly Brampton Advisory Committee meeting do now adjourn to meet again on Monday, May 29, 2018 at 7:00 p.m.

8.2. Minutes - Cycling Advisory Committee - May 17, 2018

- PDC073-2018 That the **Minutes – Cycling Advisory Committee – May 17, 2018** to the Planning and Development Committee meeting of June 4, 2018, Recommendations CYC032-2018 to CYC035-2018, be approved as printed and circulated.

Carried

The Recommendations were approved as follows:

- CYC032-2018 That the agenda for the Cycling Advisory Committee meeting of May 17, 2018, be approved, as printed and circulated.
- CYC033-2018 That the presentation by Dayle Laing, Member, and the update by George Shepperdley, Member, to the Cycling Advisory Committee

Minutes
Planning & Development Committee

meeting of May 17, 2018, re: **Ontario Bike Summit 2018** be received.

- CYC034-2018
1. That the correspondence from Julius Pokol, Member, to the Cycling Advisory Committee meeting of May 18, 2018, re: **Resignation from the Cycling Advisory Committee**, be received; and,
 2. That the resignation be accepted and Mr. Pokol be thanked for his participation and contribution to the Cycling Advisory Committee.

CYC035-2018 That the Cycling Advisory Committee do now adjourn to meet again on Thursday, June 21, 2018, at 7:00 p.m.

9. **Other/New Business**

- 9.1. Report from C. Jasinski, Heritage Planner, Planning and Development Services, dated April 24, 2018, re: **Status Report: Main Street South Heritage Conservation District - Ward 3** (File HE.x Main St S HCD)

The following motion was considered.

- PDC074-2018
1. That the report from C. Jasinski, Heritage Planner, Planning and Development Services, dated April 24, 2018, to the Planning and Development Committee Meeting of June 4, 2018, re: **Status Report: Main Street South Heritage Conservation District – Ward 3** (File HE.x Main St S HCD) be received.
 2. That staff hold further consultation with the residents of Main Street South in September 2018 prior to presenting the final Main Street South Heritage Conservation District Plan and implementing amendments to the Brampton Heritage Board and Council.

Carried

Minutes
Planning & Development Committee

10. **Referred Matters**

10.1. **Referred Matters List - Planning and Development Committee - June 4th, 2018**

The following motion was considered.

PDC075-2018 That the **Referred Matters List – Planning and Development Committee** to the Planning and Development Committee Meeting of June 4, 2018, be received.

Carried

11. **Deferred Matters** - nil

12. **Notice of Motion** - nil

13. **Correspondence**

13.1. Correspondence from M. Gagnon, Managing Principal Planner, Gagnon Walker Domes Ltd, dated June 4, 2018, re: **Inspire Boulevard - 1968610 Ontario Limited and 1968611 Ontario Limited**

The following motion was considered.

PDC076-2018 That the correspondence from M. Gagnon, Managing Principal Planner, Gagnon Walker Domes Ltd, dated June 4, 2018, to the Planning and Development Committee Meeting of June 4, 2018, re: **Inspire Boulevard - 1968610 Ontario Limited and 1968611 Ontario Limited.**

Carried

14. **Councillor Question Period** - nil

Minutes
Planning & Development Committee

15. Public Question Period

In response to questions from Carol Jarvie, Brampton Resident, regarding public notice methods and timing for proposed development applications, Allan Parsons, Director, Development Services, clarified the mailing requirements for public notices. Mr. Parsons took note of the concern that residents were not being advised the proper timelines when enquiring with the City of Brampton's Call Centre. Committee comment suggested including public notice methods and timelines in future staff reports.

16. Closed Session - nil

17. Adjournment

The following motion was considered.

PDC077-2018 That the Planning and Development Committee do now adjourn to meet again on Monday, June 25, 2018, at 1:00 p.m.

Carried

Regional Councillor E. Moore, Chair

Monday, June 25, 2018

PDC078-2018 That the Agenda for the Planning and Development Committee Meeting of June 25, 2018, be approved as amended as follows:

To add:

- 9.1 Discussion at the request of Councillor Sprovieri, re:
Driveway Widenings

- PDC079-2018 1. That the delegation from David Riley, SGL Planning & Design Inc., to the Planning and Development Committee meeting of June 25, 2018, re: Marysfield Neighbourhood Character Review (File OPR TGED) be received; and,
2. That the following delegations to the Planning and Development Committee Meeting of June 25, 2018, re: **Toronto Gore Density Policy Review and Marysfield Neighbourhood Character Review** (File OPR TGED) be received:
- Marcello Stellato and Maria Stellato, Brampton Residents
 - Vinod Mahesan, Brampton Resident
 - Jagmohan Thind, Brampton Resident
 - Parminder Yashpal, Brampton Resident
3. That the report from David Waters, Director (Interim), Policy Planning, Planning & Development Services, dated May 25, 2018, to the Planning and Development Committee of June 25, 2018, re: **Marysfield Neighbourhood Character Review** (File OPR TGED) be received; and,
4. That staff be directed to undertake public consultation to present the preliminary findings and recommendations of the Marysfield Neighbourhood Report (Character Review and Policy & Zoning Recommendations) prepared by SGL Planning & Design Inc.; and,

Summary of Recommendations
Planning & Development Committee

5. That the City Clerk be directed to forward a copy of this staff report and Council resolution to the Region of Peel and Town of Caledon for information.

PDC080-2018

1. That the Presentation from D. Balasal, Policy Planner, Planning and Development, to the Planning and Development Committee meeting of June 25, 2018, re: **Housing Brampton (City's Affordable Housing Strategy): Housing Needs Assessment** be received; and,
2. That the report from Daniella Balasal, Policy Planner, Planning and Development Services, dated May 18, 2018, to the Planning and Development Services Committee Meeting of June 25, 2018, re: **Housing Brampton (City's Affordable Housing Strategy): Housing Needs Assessment – City Wide (J.BA. AFFO)**, be received; and
3. That Council endorse the Housing Needs Assessment, attached as Appendix B to this report;
4. That staff be directed to commence public consultation on the City's Affordable Housing Strategy; and,
5. That a copy of this report be forwarded to the Region of Peel for information purposes.

PDC081-2018

1. That the Presentation from A. Minichillo, Manager, Community Innovation and Resilience, to the Planning and Development Committee meeting of June 25, 2018, re: **Complete Neighbourhood Audit Program** be received; and,
2. That the report from Anand Balram, Planner, Brampton 2040 Vision, Planning and Development Services Department, dated June 6, 2018, to the Planning and Development Committee Meeting of June 25, 2018, re: **Complete Neighbourhood Audit Program**, be received; and,
3. That staff be directed to develop a Neighbourhood Audit Tool in consultation with the community; and,
4. That planning staff be directed to engage and collaborate with other internal departments and external agencies; and,

Summary of Recommendations
Planning & Development Committee

5. That staff be directed to pilot the Neighborhood Audit Tool in three Brampton communities, and report back to City Council regarding the results of these audits before implementing a City wide program.

PDC082-2018 That the report from M. Majeed, Policy Planner, Planning and Development Services, Planning and Development Services Department, dated May 15, 2018, to the Planning and Development Committee Meeting of June 25, 2018, re: **Recommendation Report – Planning Regulatory Framework (Brampton 2040 Vision)** (File J.BD.PLAN) be received.

- PDC083-2018
1. That the report from David VanderBerg, Central Area Planner, Planning and Development Services Department, dated June 1, 2018, to the Planning and Development Committee Meeting of June 25, 2018, re: **Central Area Community Improvement Plan – Development Charge Incentive Program Application**, 209 Queen Street East. Ward: 3 (DCI17-001), be received; and,
 2. That a Development Charge Incentive be approved for the proposed high-rise building at 209 Queen Street East with a score of 90.5% and that steps be taken in accordance with the *Development Charges Incentive Program – Implementation Guidelines* 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 Corporate Services, and the Commissioner of Planning and Development Services 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.

PDC084-2018 That the report from Claudia LaRota, Policy Planner, Planning & Development Services, dated April 18, 2018, to the Planning & Development Services Committee Meeting of June 25, 2018, re: **City-Initiated Official Plan Amendments to implement new Secondary Plan areas**", Wards 1, 2, 3, 4, 5, 7, 9, and 10 be referred to the next Council meeting on Wednesday, June 27, 2018 for further consideration.

**Summary of Recommendations
Planning & Development Committee**

PDC085-2018 That the **Minutes – Age-Friendly Brampton Advisory Committee – May 29, 2018** to the Planning and Development Committee meeting of June 25, 2018, Recommendations AFC017-2018 to AFC021-2018, be approved as printed and circulated.

Carried

The Recommendations were approved as follows:

AFC017-2018 That the agenda for the Age-Friendly Brampton Advisory Committee Meeting of May 29, 2018, be approved, as printed and circulated.

AFC018-2018 That the presentation by Catherine Carreiro, Brampton Library Services, to the Age-Friendly Brampton Advisory Committee meeting of May 29, 2018, re: **Services for Seniors in our Age-Friendly City** be received.

AFC019-2018 That the presentation by Naheeda Jamal, Principal Planner, Public Works Department, Region of Peel, to the Age-Friendly Brampton Advisory Committee meeting of May 29, 2018, re: **Region of Peel Neighbourhood Assessment Project** be received.

AFC020-2018 That the presentation by Khadeeja Sheikh, Occupational Therapist; Jaspal Brar, Speech-Language Pathologist; and Candace Barone, Occupational Therapist, to the Age-Friendly Brampton Advisory Committee meeting of May 29, 2018, re: **Peel Memorial Centre (PMC) for Integrated Health and Wellness** be received.

AFC021-2018 That the Age-Friendly Brampton Advisory Committee meeting do now adjourn to meet again on Tuesday, June 26, 2018 at 7:00 p.m.

PDC086-2018 That the **Minutes – Brampton Heritage Board – June 19, 2018** to the Planning and Development Committee meeting of June 25, 2018, Recommendations BHB044-2018 to BHB054-2018, be approved as printed and circulated.

Carried

The Recommendations were approved as follows:

**Summary of Recommendations
Planning & Development Committee**

- HB044-2018 That the agenda for the Brampton Heritage Board Meeting of June 19, 2018 be approved as amended, as follows:
- To add:**
- 10.7. Discussion at the request of Chris Bejnar, Board Member, re: **7575 Kennedy Road South (Graham-Rutledge House) – Ward 3**
-
- HB045-2018 That the **Minutes of the Heritage Resources Sub-Committee Meeting of April 12, 2018**, to the Brampton Heritage Board Meeting of June 19, 2018, be received.
-
- HB046-2018 1. That the report from Cassandra Jasinski, Heritage Planner, Planning and Development Services, dated June 11, 2018, to the Brampton Heritage Board Meeting of June 19, 2018, re: **Notice of Intention to Demolish – 24A Alexander Street – Ward 1** (File HE.x), be received;
2. That the property at 24A Alexander Street be removed from the Municipal Register of Cultural Heritage Resources; and,
3. That, in accordance with Resolution HB011-2018/PDC032-2018/C076-2018, the demolition of the one-and-a-half storey structure known as 24A Alexander Street be allowed.
-
- HB047-2018 1. That the report from Pascal Doucet, Heritage Planner, Planning and Development Services, to the Brampton Heritage Board Meeting of June 19, 2018, re: **Notice of Intention to Demolish a Property that has not been Designated – 6029 Mayfield Road – Ward 10** (File HE.x), be received; and,
2. That the property at 6029 Mayfield Road be removed from the Municipal Register of Cultural Heritage Resources.
-
- HB048-2018 1. That the report from Cassandra Jasinski, Heritage Planner, Planning and Development Services, dated June 12, 2018, to the Brampton Heritage Board Meeting of June 19, 2018, re: **Heritage Permit Application – 8596 Creditview Road – Ward 4** (File HE.x), be received; and,

Summary of Recommendations
Planning & Development Committee

2. That the Heritage Permit Application for 8596 Creditview Road for the construction of a replacement cottage be approved subject to the following conditions:
- a. That the applicant confirm the exterior cladding material to the satisfaction of Heritage staff prior to the issuance of the Heritage Permit;
 - b. That the two sash windows at the front of the cottage be made of wood;
 - c. That prior to the issuance of the Heritage Permit, the proposal be cleared by Zoning Services; and,
 - d. That the final drawings be submitted for review and approval by Heritage staff.
- HB049-2018
1. That the report from Cassandra Jasinski, Heritage Planner, Planning and Development Services, dated June 12, 2018, to the Brampton Heritage Board Meeting of June 19, 2018, re: **Heritage Permit Application – 8280 Heritage Road – Ward 6** (File HE.x), be received;
2. That the Heritage Permit Application for the alterations to the designated property at 8280 Heritage Road (McClure Octagonal House) for the removal of the 1 ½ storey Victorian Gothic addition be approved in accordance with Section 33 of the *Ontario Heritage Act* and subject to the following terms and conditions:
- a. That prior to the issuance of any Heritage Permit or Building Permit, including a Demolition Permit, for all or any part of the rear 1½ storey Victorian Gothic addition, the owner shall:
 - i. Provide a Heritage Conservation Plan, prepared by a qualified heritage consultant to the satisfaction of the Brampton Heritage Board and the Director of Policy Planning for the demolition of the rear 1½ storey addition, repairs and stabilization of the Octagonal house, the closing and construction of the rear wall of the Octagonal house, and the exterior restoration of the Octagonal house;
 - ii. Provide measured drawings and photo documentation of the interior and exterior portion of

Summary of Recommendations
Planning & Development Committee

the building to be removed to the satisfaction of the Director of Policy Planning; and,

- iii. Provide a cost estimate for the works outlined in the Heritage Conservation Plan. This cost estimate shall form the basis for the securities to be taken in a form and amount satisfactory to the Director of Policy Planning;
 - b. That the Heritage Conservation Plan be submitted in support of a subsequent Heritage Permit Application that will be required for the closing and construction of the rear wall of the Octagonal house, repairs and stabilization of the Octagonal house, and exterior restoration of the Octagonal house;
 - c. That, prior to the release of financial securities, 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 the Director of Policy Planning;
 - d. That the measured drawings and photo documentation of the rear 1½ storey Victorian Gothic addition be submitted for archival purposes to the Peel Archives at Peel Art Gallery, Museum and Archives (PAMA);
 - e. That a contractor, selected to the satisfaction of heritage staff, with extensive experience in the field of heritage preservation and conservation carry out the demolition of the rear 1½ storey Victorian Gothic addition;
 - f. That the owner notify Heritage Planning staff of the demolition date for the Victorian Gothic addition;
 - g. That the owner salvage all re-usable materials, as identified by the qualified heritage consultant, including but not limited to bricks, foundation materials, wood beams, framing, windows and hardware from the portion of the building to be removed, and store these materials safely on site in a secure location for possible future reuse;
3. That the “Heritage Impact Assessment” prepared by Golder Associates attached as Appendix B to this report be received

Summary of Recommendations
Planning & Development Committee

and that the recommendations/mitigation options contained therein be approved as amended by Heritage staff in this report; and,

4. That staff be directed to amend By-law 26-1979 to provide a description of the property's heritage attributes and to revise the language of the by-law to make it consistent with the requirements of the *Ontario Heritage Act* and the regulations made under this *Act*.

HB050-2018

1. That the report from Pascal Doucet, Heritage Planner, Planning and Development Services, dated May 25, 2018, to the Brampton Heritage Board Meeting of June 19, 2018, re: **Heritage Permit Application – Construction of Two Accessory Buildings and Alterations of a Property in the Village of Churchville Heritage Conservation District – 85 Victoria Street – Ward 6** (File HE.x), be received;
2. That the Heritage Permit Application for the construction of two accessory buildings and alterations of the designated heritage property at 85 Victoria Street be approved in accordance with section 42 of the *Ontario Heritage Act*, subject to the following terms and conditions:
 - a. that the construction of the two accessory buildings and alterations for a new gravel driveway on the property at 85 Victoria Street be carried out in accordance with the plans, drawings and specifications attached as Appendix D to this report; and,
 - b. that the trees and hedgerows along the northerly lot line and the lot line abutting Victoria Street that are located within the rows of cedar trees shown on the Survey prepared by David B. Searles Surveying Ltd., dated June 16, 2014, on file with Planning and Development Services (Heritage) and attached as Appendix C to this report be maintained and preserved.

HB051-2018

That the verbal update from Cassandra Jasinski, Heritage Planner, Planning and Development Services, to the Brampton Heritage Board Meeting of June 19, 2018, re: **11962 The Gore Road – Ward 10**, be received.

Summary of Recommendations
Planning & Development Committee

HB052-2018	That staff be requested to provide information at a future Board Meeting on the status of the farmhouse on the property located at 7575 Kennedy Road South in Ward 3.
HB053-2018	That the report from Peter Dymond and Paul Willoughby, Co-Chairs, to the Brampton Heritage Board Meeting of June 19, 2018, 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 August 21, 2018.
HB054-2018	That the Brampton Heritage Board do now adjourn to meet again on Tuesday, July 17, 2018 at 7:00 p.m. or at the call of the Chair.
PDC087-2018	That staff be directed to report on how to best inform the residents of Brampton on the by-law that governs driveway widenings.
PDC088-2018	That the Planning and Development Committee do now adjourn to meet again on Monday, September 10, 2018 at 7:00p.m.

Wednesday, July 11, 2018

- 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 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 (arrived at 7:05 p.m. – personal, and left at 8:51 p.m. – personal)
- Members Absent:**
- 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, Director, Development Services
 - C. Caruso, Central Area Planner
 - L. Dubicki, Planner, Development Planning
 - S. Dykstra, Planner, Development Planning
 - S. Swinfield, Planner, Development Planning
 - Corporate Services:**
 - J. Zingaro, Deputy City Solicitor
 - City Clerk's Office:**
 - P. Fay, City Clerk
 - C. Gravlev, Deputy City Clerk
 - S. Danton, Legislative Coordinator

Minutes
Planning & Development Committee

The meeting was called to order at 7:00 p.m. and adjourned at 10:24 p.m.

1. **Approval of Agenda**

The following motion was considered.

PDC089-2018 That the Agenda for the Planning and Development Committee Meeting of July 11, 2018, be approved as amended as follows:

To add:

- 5.1. Delegation from Zabihulla Abdulli, Brampton resident, re:
Exemption from Interim Control By-law 246-2017 – 60 Eastern Avenue

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. Caruso, Central Area Planner, Planning and Development Services, dated June 11, 2018, re: City-initiated Zoning By-law Amendment - To permit a University, College and Accessory Uses in Historic Downtown Brampton - Multiple addresses - Wards 1 & 3 (File CI18.002)

Delegation from:

- Angela Battiston, Main Market Development Group

Correspondence from:

1. Angela Battiston, Main Market Development Group, dated July 3, 2018
2. Cindy Meisner, Brampton resident, dated July 10, 2018
3. Asima Vezina, President and Vice-Chancellor, Algoma University, dated July 10, 2018
4. Glenda Mallon, Acting Assistant Vice President, Facilities Management and Development, Ryerson University, dated July 10, 2018

Minutes
Planning & Development Committee

Re: 4.3. Report from S. Swinfield, Development Planner, Planning and Development Services, dated June 21, 2018, re: **Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision - To reduce the size of the existing commercial zoned lands by adding a new street with residential uses and revising the permissions for the commercial zone - KLM PLANNING PARTNERS INCORPORATED - 2484228 ONTARIO LTD. – Southwest Corner of Mayfield Road and McVean Drive - Ward 10 (File C09E17.012 & 21T-17018B)**

Delegation from:

- Jotvinder Sodhi, Brampton resident

Correspondence From:

1. Jotvinder Sodhi, dated July 6, 2018, including petition of opposition containing approximately 437 signatures (original available for viewing in the Clerk's Office)
2. Sunny Dhillon, Brampton resident, dated June 28, 2018 (including the same petition of opposition submitted by Jotvinder Sodhi)
3. Steve Cecutti and Despina Spencer, Brampton residents, dated July 10, 2018
4. Joe and Theresa Bianchi, Brampton residents, dated July 4, 2018
5. Sundeep Singh, Brampton resident, dated June 19, 2018
6. Tuan Nguyen, Brampton resident, dated June 21, 2018
7. Jaz Tut, Brampton resident, dated June 21, 2018
8. Raj Tut, Brampton resident, dated June 21, 2018
9. Ajay Beniwal, Brampton resident, dated June 21 and July 5, 2018, including petition of objection containing approximately 14 signatures (original available for viewing in the Clerk's Office)
10. Jaswinder Singh, Brampton resident, dated June 24, 2018
11. Rajeev Saini, Brampton resident, dated July 5, 2018
12. Harjit Singh, Brampton resident, dated July 9, 2018
13. Harbans Singh Dhaliwal, Brampton resident, dated June 8 July 10, 2018, including petition of opposition containing approximately 175 signatures (original available for viewing in the Clerk's Office)

Minutes
Planning & Development Committee

Re: 4.4. Report from S. Dykstra, Development Planner, Planning and Development Services, dated June 21, 2018, re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision - To permit a residential development consisting of 50 townhouse units and 6 single detached dwelling lots - 2128743 ONTARIO INC. - WESTON CONSULTING GROUP INCORPORATED - 1265, 1279, 1303, 1323 Wanless Drive, South of Wanless Drive between Creditview Road and Chinguacousy Road - Ward 6** (File C03W15.008)

Correspondence From:

1. Scott Stewart and Karen Houlahan, Brampton residents, dated July 9, 2018
2. Tasneem Hashmi, Brampton resident, dated July 5, 2018
3. Sandy Tsontzidis, Brampton resident, dated July 11, 2018
4. Vinay Chandra Gudipadu Narendranath and Lakshmi Sandhyasree Petluri, Brampton residents, dated July 11, 2018

Re: 4.5. Report from L. Dubicki, Development Planner, Planning and Development Services, dated June 21, 2018, re: **Application to Amend the Official Plan and Zoning By-Law - To permit the development of a 3-storey mixed use building containing 76 dwelling units and commercial uses on the ground floor (total GFA of 9,686.7 sq. m.) - JINDAL DEVELOPMENTS LTD. - GAGNON WALKER DOMES LTD. - 1965 - 1975 Cottrelle Boulevard - Ward 8** (C08E08.008)

Correspondence From:

1. Amarjit Badhan, Brampton resident, dated July 11, 2018
2. Gurwinderjit Rubal, Brampton resident, dated June 10 and June 24, 2018
3. Joe Kwok, Brampton resident, dated June 14, 2018
4. Prabhjot Dhillon, Brampton resident, dated June 20, 2018
5. Tony Moracci, Brampton resident, dated June 9, 2018
6. Dhaval Mehta, Brampton resident, dated June 11, 2018

The following items were listed on the agenda to be distributed prior to the meeting and were provided:

- 6.1.** Presentation by R. Elliott, Commissioner, Planning and Development Services, re: **Modernizing Planning and Development Services for a Future Ready City: Moving the 2040 Vision Forward**

Minutes
Planning & Development Committee

- 7.1. Report from R. Elliott, Commissioner, Planning and Development Services, dated June 21, 2018, re: **Modernizing Planning and Development Services for a Future Ready City: Moving the 2040 Vision Forward**

Note: later in the meeting, on a two-thirds majority vote, the agenda was reopened and the following correspondence, re. Item 4.4 - **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision - To permit a residential development consisting of 50 townhouse units and 6 single detached dwelling lots - 2128743 ONTARIO INC. - WESTON CONSULTING GROUP INCORPORATED - 1265, 1279, 1303, 1323 Wanless Drive, South of Wanless Drive between Creditview Road and Chinguacousy Road - Ward 6** (File C03W15.008), received by the City Clerk's Office after the start of the meeting, was added:

- Correspondence from Sethuraman Gurumurthy, Brampton resident, dated July 11, 2018
- Correspondence from Danielle Abelha, Brampton resident, dated July 11, 2018

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.

(nil)

4. **Statutory Public Meeting Reports**

- 4.1 Report from C. Caruso, Central Area Planner, Planning and Development Services, dated June 11, 2018, re: **City-initiated Zoning By-law Amendment - To permit a University, College and accessory uses in historic Downtown Brampton - City of Brampton, Multiple addresses, Wards 1 & 3** (File CI18.002)

Carmen Caruso, Central Area Planner, presented a summary of the proposal including details on the proposed amendment to the Zoning By-law and location and size of the subject lands.

Gabriel Battiston, delegated on behalf of Angela Battiston and stated that their land is located within the downtown core and requested that it be included in the proposed university lands.

Minutes
Planning & Development Committee

The following members of the public addressed Committee as follows:

Iris Nava, Brampton resident, noted that she owns property just north of the subject area and requested that it be included in the proposed zoning area.

Margaret Corcoran, Brampton resident, expressed concerns related to increased traffic and potential safety risks.

Nancy Edwards, Brampton resident, stated that she did not receive notice of the proposed amendment. Committee noted that there was a robust communication strategy used in ensuring that area residents were made aware of the proposal.

Peter Bailey, Brampton resident, expressed concern with increased traffic and inadequate parking.

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

- The process in reviewing and implementing the proposed amendment
- Affects to the process and timelines should additional lands be added to the proposal

A point of order was raised by Regional Councillor Palleschi regarding the nature of the questions permitted regarding a matter at the statutory public meeting stage of the process. The Chair granted leave for the point of order. Staff noted that the addition of properties into the proposed amendment will be discussed with the forthcoming recommendation report.

Rose O'Reily, Brampton resident, questioned if the proposal would affect the plans for the university and River Walk. Ms. O'Reily noted certain properties in the downtown core would benefit from the proposed zoning amendment.

The following motion was considered.

- PDC090-2018
1. That the report from Carmen Caruso, Central Area Planner, Development Services Division, dated June 21, 2018, to the Planning and Development Committee Meeting of July 11, 2018; re: **City-initiated Zoning By-law Amendment - To permit a University, College and Accessory Uses in Historic Downtown Brampton - Multiple addresses - Wards 1 & 3** (File CI18.002), be received; and,
 2. That 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.

Minutes
Planning & Development Committee

3. That the following delegations to the Planning and Development Committee Meeting of July 11, 2018; re: **City-initiated Zoning By-law Amendment - To permit a University, College and Accessory Uses in Historic Downtown Brampton - Multiple addresses - Wards 1 & 3** (File C118.002), be received:
 1. Gabriel Battiston, Main Market Development Group
 2. Iris Nava, Brampton resident
 3. Margaret Corcoran, Brampton resident
 4. Nancy Edwards, Brampton resident
 5. Peter Bailey, Brampton resident
 6. Rose O'Reily, Brampton resident
4. That the following correspondence to the Planning and Development Committee Meeting of July 11, 2018; re: **City-initiated Zoning By-law Amendment - To permit a University, College and Accessory Uses in Historic Downtown Brampton - Multiple addresses - Wards 1 & 3** (File C118.002), be received:
 1. Angela Battiston, Main Market Development Group, dated July 3, 2018
 2. Cindy Meisner, Brampton resident, dated July 10, 2018
 3. Asima Vezina, President and Vice-Chancellor, Algoma University, dated July 10, 2018
 4. Glenda Mallon, Acting Assistant Vice President, Facilities Management and Development, Ryerson University, dated July 10, 2018

Carried

- 4.2. Report from Kevin Freeman, Development Planner, Planning and Development Services, dated June 17, 2018, re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision - To permit twelve (12) single detached lots and two (2) part lots - KLM PLANNING PARTNERS INC., 2587499 ONTARIO INC. - South of Williams Parkway on the west side of Creditview Road, Ward 5** (File C04W08.008 & 21T-18002B)

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

No presentation from the applicant or staff was provided.

The following motion was considered.

- | | |
|-------------|---|
| PDC091-2018 | 1. That the report from Kevin Freeman, Development Planner, Planning and Development Services, dated June 17, 2018, to the Planning and Development Committee Meeting of July 11, 2018, re: Application to Amend the Zoning By-Law and |
|-------------|---|

Minutes
Planning & Development Committee

Proposed Draft Plan of Subdivision - To permit 12 single detached lots and two (2) part lots - KLM PLANNING PARTNERS INC., 2587499 ONTARIO INC. - South of Williams Parkway on the west side of Creditview Road - Ward 5 (File C04W08.008 & 21T-18002B), 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

- 4.3. Report from S. Swinfield, Development Planner, Planning and Development Services, dated June 21, 2018, re: **Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision - To reduce the size of the existing commercial zoned lands by adding a new street with residential uses and revising the permissions for the commercial zone - KLM PLANNING PARTNERS INCORPORATED - 2484228 ONTARIO LTD. - Southwest Corner of Mayfield Road and McVean Drive, Ward 10** (File C09E17.012 & 21T-17018B)

Members of the public requested a presentation on this item.

Alistair Shields, KLM Planning, presented a summary of the proposal including details on the location and size of the subject lands.

Shelby Swinfield, 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, adequate employment lands, and appropriateness of the proposed development:

1. Jotvinder Sodhi, Brampton resident
2. Ajit Singh Baloh, Brampton resident
3. Sukhminder Kaur, Brampton resident
4. Sukhvinder Singh, Brampton resident
5. Tuan Nguyen, Brampton resident
6. Harjit Singh, Brampton resident
7. Sukhmail Singh Sran, Brampton resident
8. Gurmail Singh Sohi, Brampton resident
9. Amrik Singh Sandhu, Brampton resident
10. Ravinder Singh Sandhu, Brampton resident
11. Jagdev Singh Dhonde, Brampton resident
12. Himmat Singh Dhaliwal, Brampton resident

Minutes
Planning & Development Committee

- 13. Jarnailpal Gill, Brampton resident
- 14. Yadwinder Singh Dhaliwal, Brampton resident
- 15. Saran Ghai, Brampton resident

In response to questions of clarity from Committee, staff noted that the application will be thoroughly reviewed and considered in conjunction with the 2040 Planning Vision. All background studies submitted will be made available to the public by way of the City's website.

The following motion was considered.

- PDC092-2018
1. That the delegation from Alistair Shields, KLM Planning partners Inc., to the Planning and Development Committee meeting of July 11, 2018, re: **Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision - To reduce the size of the existing commercial zoned lands by adding a new street with residential uses and revising the permissions for the commercial zone - KLM PLANNING PARTNERS INCORPORATED - 2484228 ONTARIO LTD. – Southwest Corner of Mayfield Road and McVean Drive - Ward 10** (File C09E17.012 & 21T-17018B), be received; and,
 2. That the report from Shelby Swinfield, Development Planner, Planning and Development Services, dated June 21, 2018 to the Planning and Development Committee Meeting of July 11, 2018 re: **Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision - To reduce the size of the existing commercial zoned lands by adding a new street with residential uses and revising the permissions for the commercial zone - KLM PLANNING PARTNERS INCORPORATED - 2484228 ONTARIO LTD. – Southwest Corner of Mayfield Road and McVean Drive - Ward 10** (File C09E17.012 & 21T-17018B), be received and,
 3. 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.
 4. That the following delegations to the to the Planning and Development Committee Meeting of July 11, 2018 re: **Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision - To reduce the size of**

Minutes
Planning & Development Committee

the existing commercial zoned lands by adding a new street with residential uses and revising the permissions for the commercial zone - KLM PLANNING PARTNERS INCORPORATED - 2484228 ONTARIO LTD. – Southwest Corner of Mayfield Road and McVean Drive - Ward 10 (File C09E17.012 & 21T-17018B), be received:

1. Jotvinder Sodhi, Brampton resident
2. Ajit Singh Baloh, Brampton resident
3. Sukhminder Kaur, Brampton resident
4. Sukhvinder Singh, Brampton resident
5. Tuan Nguyen, Brampton resident
6. Harjit Singh, Brampton resident
7. Sukhmail Singh Sran, Brampton resident
8. Gurmail Singh Sohi, Brampton resident
9. Amrik Singh Sandhu, Brampton resident
10. Ravinder Singh Sandhu, Brampton resident
11. Jagdev Singh Dhonde, Brampton resident
12. Himmat Singh Dhaliwal, Brampton resident
13. Jarnailpal Gill, Brampton resident
14. Yadwinder Singh Dhaliwal, Brampton resident
15. Saran Ghai, Brampton resident

5. That the following correspondence to the Planning and Development Committee Meeting of July 11, 2018 re:
Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision - To reduce the size of the existing commercial zoned lands by adding a new street with residential uses and revising the permissions for the commercial zone - KLM PLANNING PARTNERS INCORPORATED - 2484228 ONTARIO LTD. – Southwest Corner of Mayfield Road and McVean Drive - Ward 10 (File C09E17.012 & 21T-17018B), be received:
 1. Jotvinder Sodhi, dated July 6, 2018, including petition of opposition containing approximately 437 signatures (original available for viewing in the Clerk's Office)
 2. Sunny Dhillon, Brampton resident, dated June 28, 2018 (including the same petition of opposition submitted by Jotvinder Sodhi)
 3. Steve Cecutti and Despina Spencer, Brampton residents, dated July 10, 2018
 4. Joe and Theresa Bianchi, Brampton residents, dated July 4, 2018
 5. Sundeep Singh, Brampton resident, dated June 19, 2018
 6. Tuan Nguyen, Brampton resident, dated June 21, 2018
 7. Jaz Tut, Brampton resident, dated June 21, 2018
 8. Raj Tut, Brampton resident, dated June 21, 2018

Minutes
Planning & Development Committee

9. Ajay Beniwal, Brampton resident, dated June 21 and July 5, 2018, including petition of objection containing approximately 14 signatures (original available for viewing in the Clerk's Office)
10. Jaswinder Singh, Brampton resident, dated June 24, 2018
11. Rajeev Saini, Brampton resident, dated July 5, 2018
12. Harjit Singh, Brampton resident, dated July 9, 2018
13. Harbans Singh Dhaliwal, Brampton resident, dated June 8 July 10, 2018, including petition of opposition containing approximately 175 signatures (original available for viewing in the Clerk's Office)

Carried

- 4.4. Report from S. Dykstra, Development Planner, Planning and Development Services, dated June 21, 2018, re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision - To permit a residential development consisting of 50 townhouse units and 6 single detached dwelling lots - 2128743 ONTARIO INC. - WESTON CONSULTING GROUP INCORPORATED - 1265, 1279, 1303, 1323 Wanless Drive, South of Wanless Drive between Creditview Road and Chinguacousy Road, Ward 6** (File C03W15.008)

Members of the public requested a presentation on this item.

Mark Emery, Weston Consulting, presented a summary of the proposal including details on the location and size of the subject lands.

Stephen Dykstra, Development Planner, presented the technical aspects and next steps of the planning process.

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

Scott Stewart, Brampton resident, stated that he canvassed numerous residents in the subject area who expressed their opposition to the proposal. Mr. Stewart expressed concern with respect to increased density and its effects on the water systems, loss of wildlife, loss of a protected woodlot in the area, environmental impacts, increased traffic, potential safety risks and inadequate parking.

John Moffat, Brampton resident, requested direction on how to submit a petition of objection and expressed concern with respect to environmental impacts and increased traffic.

Staff noted that all background studies submitted will be made available to the public by way of the City's website.

Minutes
Planning & Development Committee

The following motion was considered.

- PDC093-2018
1. That the delegation from Mark Emery, Weston Consulting, to the Planning and Development Committee Meeting of July 11, 2018, re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision - To permit a residential development consisting of 50 townhouse units and 6 single detached dwelling lots - 2128743 ONTARIO INC. - WESTON CONSULTING GROUP INCORPORATED - 1265, 1279, 1303, 1323 Wanless Drive, South of Wanless Drive between Creditview Road and Chinguacousy Road - Ward 6** (File C03W15.008), be received; and,
 2. That the report from Stephen Dykstra, Development Planner, Planning and Development Services, dated June 21, 2018 to the Planning and Development Committee Meeting of July 11, 2018, re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision - To permit a residential development consisting of 50 townhouse units and 6 single detached dwelling lots - 2128743 ONTARIO INC. - WESTON CONSULTING GROUP INCORPORATED - 1265, 1279, 1303, 1323 Wanless Drive, South of Wanless Drive between Creditview Road and Chinguacousy Road - Ward 6** (File C03W15.008), be received; and,
 3. 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.
 4. That the following delegations to the Planning and Development Committee Meeting of July 11, 2018, re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision - To permit a residential development consisting of 50 townhouse units and 6 single detached dwelling lots - 2128743 ONTARIO INC. - WESTON CONSULTING GROUP INCORPORATED - 1265, 1279, 1303, 1323 Wanless Drive, South of Wanless Drive between Creditview Road and Chinguacousy Road - Ward 6** (File C03W15.008), be received:
 1. Scott Stewart, Brampton resident
 2. John Moffat, Brampton resident

Minutes
Planning & Development Committee

5. That the following correspondence to the Planning and Development Committee Meeting of July 11, 2018, re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision - To permit a residential development consisting of 50 townhouse units and 6 single detached dwelling lots - 2128743 ONTARIO INC. - WESTON CONSULTING GROUP INCORPORATED - 1265, 1279, 1303, 1323 Wanless Drive, South of Wanless Drive between Creditview Road and Chinguacousy Road - Ward 6** (File C03W15.008), be received:
1. Scott Stewart and Karen Houlahan, Brampton residents, dated July 9, 2018
 2. Tasneem Hashmi, Brampton resident, dated July 5, 2018
 3. Sandy Tsontzidis, Brampton resident, dated July 11, 2018
 4. Vinay Chandra Gudipadu Narendranath and Lakshmi Sandhyasree Petluri, Brampton residents, dated July 11, 2018
 5. Sethurman Gurumurthy, Brampton resident, dated July 11, 2018
 6. Danielle Abelha, Brampton resident, dated July 11, 2018

Carried

- 4.5. Report from L. Dubicki, Development Planner, Planning and Development Services, dated June 21, 2018, re: **Application to Amend the Official Plan and Zoning By-Law - To permit the development of a 3-storey mixed use building containing 76 dwelling units and commercial uses on the ground floor, for a total GFA of 9,686.7 sq. m.- JINDAL DEVELOPMENTS LTD. - GAGNON WALKER DOMES LTD. - 1965 - 1975 Cottrelle Boulevard, Ward 8** (C08E08.008)

Members of the public requested a presentation on this item.

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

Larysa Dubicki, Development Planner, presented the technical aspects and next steps of the planning process.

The following members of the public provided their views, suggestions, concerns, and questions with respect to traffic, safety, increased density, environmental impacts, and compatibility of the proposed development:

1. Tony Moracci, Brampton resident
2. Geetesh Bhalt, Brampton resident
3. Cynthia Sripragash, Brampton resident
4. Kamaljit Gidda, Brampton resident
5. Prabhjot Dhillon, Brampton resident
6. Ravi Virk, Brampton resident
7. Nisha Sandhu, Brampton resident

Minutes
Planning & Development Committee

8. Rajesh Rathi, Brampton resident
9. Harkamal Singh, Brampton resident
10. Glen Seebalack, Brampton resident
11. Michelle Morrison, Brampton resident
12. Julie Vernon, Brampton resident
13. Joseph Vernon, Brampton resident
14. Geeta Gupte, Brampton resident
15. Amit Gupte, Brampton resident
16. Sylvia Roberts, Brampton resident
17. Rawel Riar, Brampton resident
18. Jasber Kharbanda, Brampton resident
19. Gurdip Saini, Brampton resident
20. Rupinder Kharbanda, Brampton resident

Staff noted that all background studies submitted will be made available to the public by way of the City's website.

Note: a petition of objection, containing approximately 33 signatures, was received in the City Clerk's Office the morning of the meeting, however it was not included in the meeting material distributed.

The following motion was considered.

- PDC094-2018
1. That the delegation from Andrew Walker, Gagnon Walker Domes Ltd., to the Planning and Development Committee Meeting of July 11, 2018, re: **Application to Amend the Official Plan and Zoning By-Law - To permit the development of a 3-storey mixed use building containing 76 dwelling units and commercial uses on the ground floor (total GFA of 9,686.7 sq. m.) - JINDAL DEVELOPMENTS LTD. - GAGNON WALKER DOMES LTD. - 1965 - 1975 Cottrelle Boulevard - Ward 8 (C08E08.008)**, be received; and,
 2. That the report from Larysa Dubicki, Development Planner, Planning and Development Services, dated June 21, 2018 to the Planning and Development Committee Meeting of July 11, 2018, re: **Application to Amend the Official Plan and Zoning By-Law - To permit the development of a 3-storey mixed use building containing 76 dwelling units and commercial uses on the ground floor (total GFA of 9,686.7 sq. m.) - JINDAL DEVELOPMENTS LTD. - GAGNON WALKER DOMES LTD. - 1965 - 1975 Cottrelle Boulevard - Ward 8 (C08E08.008)**, be received; and,

Minutes
Planning & Development Committee

3. 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.
4. That the following delegations to the Planning and Development Committee Meeting of July 11, 2018, re:
Application to Amend the Official Plan and Zoning By-Law - To permit the development of a 3-storey mixed use building containing 76 dwelling units and commercial uses on the ground floor (total GFA of 9,686.7 sq. m.) - JINDAL DEVELOPMENTS LTD. - GAGNON WALKER DOMES LTD. - 1965 - 1975 Cottrelle Boulevard - Ward 8 (C08E08.008), be received:
 1. Tony Moracci, Brampton resident
 2. Geetesh Bhalt, Brampton resident
 3. Cynthia Sripragash, Brampton resident
 4. Kamaljit Gidda, Brampton resident
 5. Prabhjot Dhillon, Brampton resident
 6. Ravi Virk, Brampton resident
 7. Nisha Sandhu, Brampton resident
 8. Rajesh Rathi, Brampton resident
 9. Harkamal Singh, Brampton resident
 10. Glen Seebalack, Brampton resident
 11. Michelle Morrison, Brampton resident
 12. Julie Vernon, Brampton resident
 13. Joseph Vernon, Brampton resident
 14. Geeta Gupte, Brampton resident
 15. Amit Gupte, Brampton resident
 16. Sylvia Roberts, Brampton resident
 17. Rawel Riar, Brampton resident
 18. Jasber Kharbanda, Brampton resident
 19. Gurdip Saini, Brampton resident
 20. Rupinder Kharbanda, Brampton resident
5. That the following correspondence to the Planning and Development Committee Meeting of July 11, 2018, re:
Application to Amend the Official Plan and Zoning By-Law - To permit the development of a 3-storey mixed use building containing 76 dwelling units and commercial uses on the ground floor (total GFA of 9,686.7 sq. m.) - JINDAL DEVELOPMENTS LTD. - GAGNON WALKER DOMES LTD. - 1965 - 1975 Cottrelle Boulevard - Ward 8 (C08E08.008), be received:
 1. Amarjit Badhan, Brampton resident, dated July 11, 2018

Minutes
Planning & Development Committee

2. Gurwinderjit Rubal, Brampton resident, dated June 10 and June 24, 2018
3. Joe Kwok, Brampton resident, dated June 14, 2018
4. Prabhjot Dhillon, Brampton resident, dated June 20, 2018
5. Tony Moracci, Brampton resident, dated June 9, 2018
6. Dhaval Mehta, Brampton resident, dated June 11, 2018

Carried

5. **Delegations**

5.1. Delegation from Zabihulla Abdulli, Brampton resident, re: **Exemption from Interim Control By-law 246-2017 – 60 Eastern Avenue**

Zabihulla Abdulli, stated that shortly after obtaining a zoning permit for his property located at 60 Eastern Avenue, the permit was revoked and he was informed that Interim Control By-law 246-2017 does not allow the type of business for which he had planned for the property. Mr. Abdulli stated that he was not informed of the Interim Control By-law when obtaining the necessary permit, and requested that Committee consider exempting the property from the Interim Control By-law. Mr. Abdulli noted that he is now experiencing financial hardships as he is unable to lawfully open his business. Mr. Abdulli requested an expedited resolution to his situation.

Committee consideration of the matter included:

- Details of the Procedure By-law and the appropriateness of consideration of the matter without an accompanying staff report
- Timelines for consideration by Committee and ratification by Council
- Alternate course of action available to Mr. Abdulli (i.e. Committee of Adjustment)
- Suggested referral to staff with direction to report back on the details of the matter
- Procedural and legal requirements for calling a Special Meeting

The following motion was considered:

- PDC095-2018
1. That the Delegation from Zabihulla Abdulli, Brampton resident, to the Planning and Development Committee Meeting of July 11, 2018, re: **Exemption from Interim Control By-law 246-2017 – 60 Eastern Avenue** be received; and,
 2. That the matter be **referred** to staff with direction to report back to the Planning and Development Committee with a possible resolution.

Carried

Minutes
Planning & Development Committee

6. **Staff Presentations**

- 6.1. Presentation by R. Elliott, Commissioner, Planning and Development Services, re:
**Modernizing Planning and Development Services for a Future Ready City:
Moving the 2040 Vision Forward**

Item 7.1 was brought forward at this time.

Committee consideration of the matter included consensus to defer the items 6.1 and 7.1 to the September 12, 2018, Council Meeting. Committee requested that the presentation be listed on the agenda as the first item of business to be considered.

The following motion was considered.

- PDC096-2018 1. That the presentation by R. Elliott, Commissioner, to the Planning and Development Committee Meeting of July 11, 2018, re:
Modernizing Planning and Development Services for a Future Ready city: Moving the 2040 Vision Forward, be **deferred** to the Council Meeting of September 12, 2018; and,
2. That the report from Rob Elliott, Commissioner, Planning and Development Services, dated June 21, 2018, to the Planning and Development Committee Meeting of July 11, 2018, re:
Modernizing Planning and Development Services for a Future Ready City: Moving the 2040 Vision Forward, be deferred to the Council Meeting of September 12, be **referred** to the Council Meeting of September 12, 2018;

Carried

7. **Planning**

- 7.1. Report from R. Elliott, Commissioner, Planning and Development Services, dated June 21, 2018, re: **Modernizing Planning and Development Services for a Future Ready City: Moving the 2040 Vision Forward**

Dealt with under Item 6.1 – Recommendation PDC096-2018

8. **Minutes** - nil

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

Minutes
Planning & Development Committee

10. **Referred Matters**- nil
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**

The following motion was considered.

PDC097-2018	That the Planning and Development Committee do now adjourn to meet again on Monday, September 10, 2018, at 7:00 p.m.
-------------	--

Carried

Regional Councillor E. Moore, Chair

Monday, September 10, 2018

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 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

Staff Present:

H. Schlange, Chief Administrative Officer

Planning and Development Services:

R. Elliott, Commissioner
A. Parsons, Director, Development Services
R. Conard, Director of Building and Chief Building Official
A. Farr, Manager, Development Services
K. Freeman, Planner, Development Planning
N. Mahood, Planner, Development Planning
Y. Mantsvetov, Planner, Policy Planning
D. VanderBerg, Central Area Planner
C. LaRota, Planner, Policy Planning
N. Grady, Planner, Development Planning
B. Shah, Planner, Development Planning
S. Swinfield, Planner, Development Planning
S. Dykstra, Planner, Development Planning

Corporate Services:

A. Wilson-Peebles, Legal Council

City Clerk's Office:

C. Gravlev, Deputy City Clerk
T. Jackson, Legislative Coordinator

Minutes
Planning & Development Committee

The meeting was called to order at 7:00 p.m. and adjourned at 8:36 p.m.

1. **Approval of Agenda**

The following motion was considered.

PDC098-2018 That the Agenda for the Planning and Development Committee Meeting of September 10, 2018, be approved as printed and circulated.

Carried

The following relates to an item on the published agenda:

1. The following item was listed on the agenda to be distributed prior to the meeting:

8.4 **Minutes – Brampton Heritage Board – August 21, 2018**

2. The following delegation relates to Item 8.4 – **Minutes – Brampton Heritage Board – August 21, 2018** on the published agenda.

5.3. Delegation by William Oughtred, President, W.E. Oughtred & Associates Inc., re: **Item 10.6 – Recommendation HB065-2018 - Alterations within the Village of Churchville Heritage Conservation District - 7573 Creditview Road - Ward 6 (H.Ex)**

3. The following attachments for Report Item 7.1 – **Amendments to Building By-law 387-2006, as amended** were provided to the City Clerk's Office after the agenda was published.

- **Schedule "A1"** – By-law 387-2006 (amended by By-law 199-2011) - Classes of Permits, Permit Fees and Refunds.
- **Schedule "A2"** – By-law 387-2006 - Classes of Permits, Permit Fees and Refunds
- **Schedule "B"** - By-law 387-2006 – Plans, Specifications, Documents and Forms

4. The following relates to an item on the published agenda:

4.2 Report from K. Freeman, Development Planner, Planning and Development Services, dated August 17, 2018, re: **Application to Amend the Zoning By-law – Korsiak Urban Planning – Mattamy Homes**

**Minutes
Planning & Development Committee**

**(Brampton North) – North of Sandalwood Parkway, East Side of
Veterans Drive – Ward 6 (File C04W14.010)**

- Replacement page 4.2-8 (Appendix 2)

5. **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):**

1. **Re: 7.10** Report from S. Swinfield, Planner, Planning and Development Services, re: **Application to Amend the Official Plan and Zoning By-law and Proposed Plan of Subdivision – KLM Planning Partners Incorporated – 2384228 Ontario Ltd. – Southwest Corner of Mayfield Road and McVean Drive – Ward 10 (File C09E17.012).**

Delegations:

1. Sunny Dhillon, Brampton Resident
2. Jotvinder Sodhi, Brampton Resident
3. Ajit Singh Bawa, Brampton Resident

2. **Re: 4.5** Report from S. Dykstra, Development Planner, Planning and Development Services, dated August 10, 2018, re: **Application to Amend the Official Plan, Zoning By-Law and Proposed Draft Plan of Subdivision – Four X Development Incorporated – KLM Planning Partners Incorporated – North of Embleton Road between Heritage Road and Mississauga Road – Ward 6 (File C05W07.006).**

Correspondence:

1. Scott Snider, Turkstra Mazza, dated September 10, 2018

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.

(7.6, 7.7, 7.8, 7.9, 8.1, 8.2, 8.3, 8.5)

Minutes
Planning & Development Committee

4. Statutory Public Meeting Reports

- 4.1. Report from K. Freeman, Development Planner, Planning and Development Services, dated August 17, 2018, re: **Application to Amend the Official Plan and Zoning By-law – Candevcon Limited – Arcadeium Holdings Ltd. – 6461 Mayfield Road – Ward 10** (File C07E17.010).

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

The Applicant declined the opportunity to make a presentation, and no presentation was provided by staff.

Gano Chatterpaul, Brampton resident, addressed the Committee regarding concerns that his property and surrounding neighbours are still on a septic system. Mr. Chatterpaul noted that the new development located directly across from his property will be on a sewage system. He requested assistance with the possibility of having his land tied into the sewage system.

Rob Elliott, Commissioner, Planning and Development Services, suggested taking Mr. Chatterpaul's information and assisting with respect to connecting with the appropriate Regional staff.

The following motion was considered.

- PDC099-2018
1. That the report from Kevin Freeman, Development Planner, Planning and Development Services, dated August 17, 2018 to the Planning and Development Services Committee Meeting of September 10, 2018 re: **Application to Amend the Official Plan and Zoning By-law – Candevcon Limited – Arcadeium Holdings Ltd. – 6461 Mayfield Road – Ward 10** (File C07E17.010) 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 K. Freeman, Development Planner, Planning and Development Services, dated August 17, 2018, re: **Application to Amend the Zoning By-law – Korsiak Urban Planning – Mattamy Homes (Brampton North) – North of Sandalwood Parkway, East Side of Veterans Drive – Ward 6** (File C04W14.010).

Minutes
Planning & Development Committee

Replacement page 4.2-8 (Appendix 2) was distributed prior to the meeting.

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

The Applicant declined the opportunity to make a presentation, and no presentation was provided by staff.

In response to a question from Committee, Ms. Andrea Wilson-Peebles, Legal Counsel, Corporate Services, advised that she would take under advisement the potential of concerns/issues arising due to a presentation not having been made.

The following motion was considered.

- PDC100-2018 1. That the report from K. Freeman, Development Planner, Planning and Development Services, dated August 17, 2018 to the Planning and Development Services Committee Meeting of September 10, 2018, re: **Application to Amend the Zoning By-law – Korsiak Urban Planning – Mattamy Homes (Brampton North) – North of Sandalwood Parkway, East Side of Veterans Drive – Ward 6** (File C04W14.010) be received; and,
2. That Planning and Development Services staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Carried

- 4.3. Report from N. Mahmood, Development Planner, Planning and Development Services, dated August 10, 2018, re: **Application to Amend the Zoning By-law – Glen Schnarr & Associates Incorporated – Savage, Lisa – 3024 Countryside Drive – Ward 10** (File C07E16.010).

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

The Applicant declined the opportunity to make a presentation, and no presentation was provided by staff.

The following motion was considered.

- PDC101-2018 1. That the report from N. Mahmood, Development Planner, Planning and Development Services, dated August 10, 2018 to the Planning and Development Committee Meeting of September 10, 2018, re: **Application to Amend the Zoning By-law – Glen**

Minutes
Planning & Development Committee

Schnarr & Associates Incorporated – Savage, Lisa – 3024 Countryside Drive – Ward 10 (File C07E16.010) 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

- 4.4. Report from R. Nykyforchyn, Development Planner, Planning and Development Services, dated July 30, 2018, re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision – Great Gulf (Toronto 2000) Inc. (2604666 Ontario Inc.) – East Side of Heritage Road, midway between Embleton Road and Lionhead Golf Club Road – Ward 6 (File C05W05.010).**

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

The Applicant declined the opportunity to make a presentation, and no presentation was provided by staff.

The following motion was considered.

- PDC102-2018
1. That the report from R. Nykyforchyn, Development Planner, Planning and Development Services, dated July 30, 2018 to the Planning and Development Committee Meeting of September 10, 2018, re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision – Great Gulf (Toronto 2000) Inc. (2604666 Ontario Inc.) – East Side of Heritage Road, midway between Embleton Road and Lionhead Golf Club Road – Ward 6 (File C05W05.010), 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 comprehensive evaluation of the proposal.

Carried

Minutes
Planning & Development Committee

- 4.5. Report from S. Dykstra, Development Planner, Planning and Development Services, dated August 10, 2018, re: **Application to Amend the Official Plan, Zoning By-Law and Proposed Draft Plan of Subdivision – Four X Development Incorporated – KLM Planning Partners Incorporated – North of Embleton Road between Heritage Road and Mississauga Road – Ward 6** (File C05W07.006).

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

The Applicant declined the opportunity to make a presentation, and no presentation was provided by staff.

The following motion was considered.

- PDC103-2018
1. That the report from S. Dykstra, Development Planner, Planning and Development Services, dated August 10, 2018 to the Planning and Development Committee Meeting of September 10, 2018, re: **Application to Amend the Official Plan, Zoning By-Law and Proposed Draft Plan of Subdivision – Four X Development Incorporated – KLM Planning Partners Incorporated – North of Embleton Road between Heritage Road and Mississauga Road – Ward 6** (File C05W07.006), 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; and,
 3. That the Correspondence from Scott Snider, Turkstra Mazza, dated September 10, 2018, to the Planning and Development Services Committee Meeting of September 10, 2018, re: **Application to Amend the Official Plan, Zoning By-Law and Proposed Draft Plan of Subdivision – Four X Development Incorporated – KLM Planning Partners Incorporated – North of Embleton Road between Heritage Road and Mississauga Road – Ward 6** (File C05W07.006).

Carried

- 4.6. Report from S. Dykstra, Development Planner, Development Services, Planning

Minutes
Planning & Development Committee

and Development Services, dated August 10, 2018, re: **Application to Amend the Official Plan and Zoning By-Law – 10278726 Canada Inc. – Candevcon Limited – 10612 Goreway Drive – Ward 10** (File C07E14.012).

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

The Applicant declined the opportunity to make a presentation, and no presentation was provided by staff.

The following motion was considered.

- PDC104-2018 1. That the report from S. Dykstra, Development Planner, Planning and Development Services, dated August 10, 2018 to the Planning and Development Committee Meeting of September 10, 2018, re: **Application to Amend the Official Plan and Zoning By-Law – 10278726 Canada Inc. – Candevcon Limited – 10612 Goreway Drive – Ward 10** (File C07E14.012), be received; and,
2. That Planning and Development Services staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Carried

5. **Delegations**

5.1. Possible Delegations re: **Proposed Amendments to Building By-law 387-2006**

Schedule A1, Scheduled A2 and Schedule B was distributed prior to the meeting.

Item 7.1 was brought forward and dealt with at this time.

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

No presentation from the staff was provided.

The following motion was considered.

- PDC105-2018 1. That the report from Rick Conard, Director of Building and Chief Building Official, Planning Design and Development Services, dated June 23, 2018 to the Planning and Development Services Committee meeting of September 10, 2018, re: **Amendments to Building By-law 387-2006** be received; and

Minutes
Planning & Development Committee

2. That the attached amendment to the Building By-law be enacted by Council.

Carried

- 5.2. Presentation by Bobby Gauthier, Project Manager, WSP, re: **Comprehensive Zoning By-law Review: Status Update and the Zoning By-law Strategy Report**

Item 7.2 was brought forward and dealt with at this time.

Bobby Gauthier, Project Manager, WSP, provided an overview of the of the subject matter, and outlined the following:

- Purpose of the zoning by-law 270-2004
- Project timeline and process
- Process – Public consultation
- Draft technical papers
- Draft zoning report
- Next steps.

In response to a question from Committee, Mr. Gauthier advised that WSP is responsible to ensure information is distributed to the public in a way that is clear and understandable.

The following motion was considered.

- PDC106-2018
1. That the Presentation from Bobby Gauthier, Project Manager, WSP, to the Planning and Development Committee meeting of September 10, 2018, re: **Comprehensive Zoning By-law Review: Status Update and the Zoning By-law Strategy Report**, be received; and,
 2. That the report from Y. Mantsvetov, Policy Planner, Planning & Development Services, to the Planning & Development Services Committee Meeting of September 10, 2018 re: **Comprehensive Zoning By-law Review: Status Update and the Zoning By-law Strategy Report** be received.

Carried

- 5.3. Delegation by William Oughtred, President, W.E. Oughtred & Associates Inc., re: **Item 10.6 – Recommendation HB065-2018 - Alterations within the**

Minutes
Planning & Development Committee

Village of Churchville Heritage Conservation District - 7573 Creditview Road - Ward 6 (H.Ex.) 7573 Creditview Road.

Item 8.4 was brought forward and dealt with at this time.

William Oughtred, President, W.E. Oughtred & Associates Inc., provided an overview of his client's concerns with respect the subject property. Mr. Oughtred acknowledged the property was not in compliance with the Heritage Act and indicated that his client would like to comply with the Heritage Act and requirements. However, in order to do so his client needs to seek a heritage consultant to assist with the changes to the building to rectify the situation. Mr. Oughtred indicated there was an issue with the square footage of the space, as it exceeds the area allowed. Mr. Oughtred advised that either the area needs to be taken down or the client proceeds to Committee of Adjustment to apply for a minor variance.

Councillor Gibson requested that staff project on the screen the items that were approved compared to what has been built.

Pascal Doucet, Heritage Planner, Planning and Development Services, projected the 2017 applicant approval mapping. He indicated that the highlighted area in red was the over build on the property, with the addition of a porch to the rear of the property. Mr. Doucet advised the Committee that the next steps would be to meet with the City's Legal Department and Building staff for further review and discussion with respect to enforcement.

Councillor Gibson advised he felt the situation was not an error on the applicant's part and that the contraventions on the property were deliberate.

Councillor Palleschi asked staff if there was a willingness to defer the matter and have further discussions with the applicant to resolve the issues.

Mr. Doucet advised the Committee that Planning staff had met with the applicant on July 11, 2018 and had expressed the concerns to the applicant. No agreement was made with respect to the 400 sq ft overage built.

Andrea Wilson-Peebles, Legal Council, Corporate Services, advised the Committee that information with regard to possible outcomes could be provided in closed session.

Councillor Palleschi requested the matter be moved into closed session for further discussion.

Councillor Gibson, expressed he did not support moving into closed session as he felt there were no sufficient grounds to do so.

Minutes
Planning & Development Committee

The following motion was considered, voted on and failed.

That the Committee move into closed session to seek Solicitor-Client advise on the subject.

Ms. Wilson-Peebles advised the Committee that if applicant fails to comply with the matter, there are a number of tools under legislation that can be utilized. Currently the applicant is subject to various orders to comply, the exact fines associated are unknown at this time.

Councillor Palleschi inquired if staff would be able to prepare an itemized list of changes in time for the Council meeting being held Wednesday, September 12, 2018; outlining the changes that have been made to the property and what the process would be to rectify the issues.

Staff advised they would prepare the list for the September 12, 2018 Council meeting. Staff also advised that they would not be in support of extending the maximum square footage allowed.

The following motion was considered.

- PDC107-2018 1. That the delegation by William Oughtred, President, W.E. Oughtred & Associates Inc., to the Planning and Development Committee meeting of September 10, 2018, re: **Item 10.6 – Recommendation HB065-2018 - Alterations within the Village of Churchville Heritage Conservation District - 7573 Creditview Road - Ward 6 (H.Ex)**, be received; and,
2. That the **Minutes - Brampton Heritage Board - August 21, 2018** to the Planning and Development Committee Meeting of September 10, 2018, Recommendations HB055-2018 to HB073-2018 be approved as printed and circulated.

Carried

The recommendations were approved as follows:

- HB055-2018 That the agenda for the Brampton Heritage Board Meeting of August 21, 2018 be approved as printed and circulated.
- HB056-2018 That the presentation by Jayne Holmes, Director, Capital Works, and Inderjit Hans, Senior Project Engineer, Public Works and Engineering, to the Brampton Heritage Board Meeting of August 21, 2018, re: **Downtown Reimagined**, be received.

Minutes
Planning & Development Committee

- HB057-2018 That the delegation from Mag Youssef, Architect, and representatives from the Church of Archangel Michael & St. Tekla, to the Brampton Heritage Board Meeting of August 21, 2018, re: **Item 10.5 – Heritage Permit Application and Heritage Conservation Plan – 12061 Hurontario Street – Ward 2** (File HE.x), be received.
- HB058-2018 1. That the report from Cassandra Jasinski, Heritage Planner, Planning and Development Services, dated August 9, 2018, to the Brampton Heritage Board Meeting of August 21, 2018, re: **Heritage Permit Application and Heritage Conservation Plan – 12061 Hurontario Street – Ward 2** (File HE.x), be received; and,
2. That the Heritage Permit Application for 12061 Hurontario Street for the restoration of the Snelgrove Baptist Church, including: stabilization, masonry repair and partial replacement of bricks; replacement of existing vinyl windows with wood windows; repair of the wood quatrefoil window on the west façade; repair of front door and replacement of north façade door; repair and partial replacement of existing wood fascia and soffits; removal and reconstruction of the front steps; and reconstruction of the steeple, be approved, subject to the following conditions:
- a) That prior to the issuance of the Heritage Permit:
- i. A structural engineering report, completed by a structural engineer experienced in heritage conservation, be submitted for review and approval to Heritage staff to determine the extent of masonry conservation necessary in the deteriorated areas as identified in the Heritage Conservation Plan by Strickland Mateljan Design + Architecture, dated August 10, 2018;
- ii. the mortar recipe and replacement brick specifications be submitted by the applicant for review and approval of City of Brampton Heritage staff;
- iii. the applicant shall confirm, to the satisfaction of Heritage staff, the source and type of replacement wood windows to be installed;

Minutes
Planning & Development Committee

- iv. the front doors shall be examined by a specialist door conservator to determine if they can be repaired. The results of the examination shall be provided to Heritage staff for review and approval; and,
- v. If replacement of the front doors is necessary, the replacement doors shall be of like materials to match the species and profile;
- b) That the matter of the reconstruction of the west façade steps, as indicated in the Heritage Conservation Plan, be addressed in a separate heritage permit application once the scope of this work has been confirmed;
- c) That the detailed design for the steeple reconstruction be presented to the Brampton Heritage Board at a subsequent Brampton Heritage Board meeting for their review and approval;
- d) That if any major structural repairs are required to the roof, or there is any deviation from or increase to the scope of the Heritage Conservation Plan by Strickland Mateljan Design + Architecture, dated August 10, 2018, not deemed to be minor by Heritage staff, that these works be addressed in a subsequent heritage permit application;
- e) That prior to Site Plan approval, the owner provide financial securities in an amount and form satisfactory to the Director of Policy Planning, Planning and Development Services, to secure all work included in the Heritage Conservation Plan by Strickland Mateljan Design + Architecture, dated August 10, 2018;
- f) That as a condition of site plan approval, the owner undertake all work included in accordance with the heritage permit and the conditions herein, in compliance with all applicable laws having jurisdiction and by retaining all necessary permits, within a period of two years from the issuance of the heritage permit; and,
- g. That prior to the release of the financial securities the owner shall provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the work has been completed in

Minutes
Planning & Development Committee

accordance with the Heritage Conservation Plan by Strickland Mateljan Design + Architecture, dated August 10, 2018, that an appropriate standard of conservation has been maintained to the satisfaction of the Director of Policy Planning, Planning and Development Services; and,

2. That the “Heritage Conservation Plan” attached as Appendix B the report be received and approved.

HB059-2018 That the **Minutes of the Outreach and Marketing Sub-Committee Meeting of June 28, 2018**, to the Brampton Heritage Board Meeting of August 21, 2018, be received.

HB060-2018 That the **Minutes of the Heritage Resources Sub-Committee Meeting of July 12, 2018**, to the Brampton Heritage Board Meeting of August 21, 2018, be received.

- HB061-2018
1. That the report from Erin Smith, Assistant Heritage Planner, Planning and Development Services, dated August 9, 2018, to the Brampton Heritage Board Meeting of August 21, 2018, re: **Heritage Permit Application and Designated Heritage Property Incentive Grant Application – 247 Main Street North – Ward 1** (File HE.x), be received;
 2. That the Heritage Permit Application for 247 Main Street North for repair and replacement of windows and doors on all building elevations; restoration and repair of the front entrance’s wooden overhang and curved support brackets; exterior masonry cleaning; selective repointing and brick replacement on all elevations; and, repair of wooden gables and eaves be approved, subject to the following conditions:
 - a. That the proposed works be conducted by a qualified heritage contractor with demonstrated experience working with heritage properties to the satisfaction of Heritage staff;
 - b. That the applicant submit the specifications of any replacement windows and doors to the approval of Heritage staff;
 - c. That the applicant confirm the proposed repair and restoration methods for the front entrance’s wooden

Minutes
Planning & Development Committee

overhang and curved wooden support brackets to the satisfaction of Heritage staff;

- d. That the applicant provide the source and specifications of any replacement brick to be used to the approval of Heritage staff; and,
 - e. That the chemical cleaner to be used on the masonry be approved by Heritage staff;
3. That the associated Designated Heritage Property Incentive Grant Application for 247 Main Street North for exterior masonry cleaning, selective repointing, and brick replacement on all elevations be approved, to a maximum of \$5,000, subject to the following conditions:
- a. That all conditions of the Heritage Permit Application associated with the proposed masonry work are met; and,
 - b. That the applicant submit a second quote from a qualified heritage contractor with demonstrated experience working with heritage properties for comparable works to the satisfaction of Heritage staff by September 4, 2018.

HB062-2018

- 1. That the report from Erin Smith, Assistant Heritage Planner, Planning and Development Services, dated August 9, 2018, to the Brampton Heritage Board Meeting of August 21, 2018, re: **Heritage Permit Application and Designated Heritage Property Incentive Grant Application – 249 Main Street North – Ward 1** (File HE.x), be received;
- 2. That the Heritage Permit Application for 249 Main Street North for the restoration and repair of windows and doors on all building elevations; restoration and repair of half-round transom window above the front door; reinstatement of windows on the rear façade and basement level; restoration and repair of the front brick porch; restoration of interior decorative archway, ornamental ceiling and red-wood stairs; front landscaping; repair of existing circular driveway; installation of brick in rear façade opening; exterior masonry cleaning and paint stripping; selective repointing and brick replacement on all elevations; and, repair of existing asphalt shingle roof and eaves be approved, subject to the following conditions:

Minutes
Planning & Development Committee

- a. That the proposed works be conducted by a qualified heritage contractor with demonstrated experience working with heritage properties to the satisfaction of Heritage staff;
 - b. That the windows and doors damaged beyond repair be replaced in kind;
 - c. That the applicant submit the specifications of any replacement windows and doors to the approval of Heritage staff;
 - d. That the applicant confirm the proposed cleaning and restoration methods for the decorative interior archway, ornamental ceiling and central red-wood staircase to the satisfaction of Heritage staff;
 - e. That the proposed landscape work will not impact the existing mature conifers on the front lawn;
 - f. That any salvaged bricks onsite be re-used to enclose the rear façade opening;
 - g. That the applicant provide the source and specifications of any replacement brick to be used to the approval of Heritage staff;
 - h. That the chemical cleaner to be used on the masonry be approved by Heritage staff;
 - i. That the paint stripper to be used on the masonry be approved by Heritage staff; and,
3. That the associated Designated Heritage Property Incentive Grant Application for 249 Main Street North for exterior masonry cleaning, paint stripping, selective repointing, and brick replacement on all elevations be approved, to a maximum of \$5,000, subject to the following conditions:
- a. That all conditions of the Heritage Permit Application associated with the proposed masonry work are met; and,
 - b. That the applicant submit a second quote from a qualified heritage contractor with demonstrated

Minutes
Planning & Development Committee

experience working with heritage properties for comparable works to the satisfaction of Heritage staff by September 4, 2018.

- HB063-2018
1. That the report from Erin Smith, Assistant Heritage Planner, Planning and Development Services, dated August 8, 2018, to the Brampton Heritage Board Meeting of August 21, 2018, re: **Heritage Permit Application and Designated Heritage Property Incentive Grant Application – 63 Elizabeth Street South – Ward 3** (File HE.x), be received;
 2. That the Heritage Permit Application for 63 Elizabeth Street South for interior waterproofing of the Creditstone foundation be approved; and,
 3. That the associated Designated Heritage Property Incentive Grant Application for 63 Elizabeth Street South for interior waterproofing of the Creditstone foundation be approved, to a maximum of \$5,000.
- HB064-2018
1. That the report from Erin Smith, Assistant Heritage Planner, Planning and Development Services, dated August 9, 2018, to the Brampton Heritage Board Meeting of August 21, 2018, re: **Heritage Permit Application and Designated Heritage Property Incentive Grant Application – 67 Main Street South – Ward 3** (File HE.x), be received;
 2. That the Heritage Permit Application for 67 Main Street South for selective brick replacement and repointing on all building elevations be approved; and,
 3. That the associated Designated Heritage Property Incentive Grant Application for 67 Main Street South for selective brick replacement and repointing on all building elevations be approved, to a maximum of \$5,000, subject to the following condition:
 - a. That the applicant provide the source and specifications of the replacement brick to the satisfaction of Heritage staff.
- HB065-2018
1. That the report from Pascal Doucet, Heritage Planner, Planning and Development Services, dated August 13, 2018, to the Brampton Heritage Board Meeting of August 21, 2018, re: **Alterations within the Village of Churchillville**

Minutes
Planning & Development Committee

Heritage Conservation District – 7573 Creditview Road – Ward 6 (File HE.x), be received; and,

2. That the Heritage Permit Application made retroactively for work located on and adjacent to the property at 7573 Creditview Road, that was undertaken without a heritage permit, be refused.

HB066-2018

1. That the report from Cassandra Jasinski, Heritage Planner, Planning and Development Services, dated August 9, 2018, to the Brampton Heritage Board Meeting of August 21, 2018, re: **Heritage Conservation Plan and Heritage Building Protection Plan – 11651 Bramalea Road – Ward 9** (File HE.x), be received;
2. That the “Heritage Conservation Plan and Heritage Building Protection Plan” attached as Appendix A to this report be received and approved;
3. That prior to Site Plan approval, the applicant provide financial securities as specified in the Heritage Conservation Plan in a form and amount satisfactory to the Director of Policy Planning to secure all work included in the Heritage Conservation Plan and Heritage Building Protection Plan;
4. That during any period of vacancy at 11651 Bramalea Road, the owner follow the measures outlined in the Heritage Building Protection Plan;
5. That prior to the completion of the development, the owner undertake all work in accordance with the Heritage Conservation Plan for 11651 Bramalea Road, in compliance with all applicable laws having jurisdiction and by retaining all necessary permits; and,
6. That prior to the release of 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 the Director of Policy Planning, Planning and Development Services.

Minutes
Planning & Development Committee

- HB067-2018
1. That the report from Cassandra Jasinski, Heritage Planner, Planning and Development Services, dated August 11, 2018, to the Brampton Heritage Board Meeting of August 21, 2018, re: **Designation under Part IV, Section 29 of the Ontario Heritage Act – 11651 Bramalea Road – Ward 9** (File HE.x), be received;
 2. That designation of 11651 Bramalea 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.
- HB068-2018
1. That the report from Cassandra Jasinski, Heritage Planner, Planning and Development Services, dated August 9, 2018, to the Brampton Heritage Board Meeting of August 21, 2018, re: **Heritage Easement Agreement – 10254 Hurontario Street – Ward 2** (File HE.x), be received;
 2. That a Heritage Easement Agreement for the property at 10254 Hurontario Street to permit the relocation and restoration of the Learment/C.Armstrong Farmhouse be endorsed; and,
 3. That the Commissioner of Planning and Development Services be authorized to sign a Heritage Easement Agreement to permit the relocation and restoration of the Learment/C.Armstrong Farmhouse at 10254 Hurontario Street as described in this report, with content satisfactory to the Director of Policy Planning in a form approved by the City Solicitor.

Minutes
Planning & Development Committee

- HB069-2018
1. That the report from Cassandra Jasinski, Heritage Planner, Planning and Development Services, dated August 14, 2018, to the Brampton Heritage Board Meeting of August 21, 2018, re: **Notice of Intention to Demolish for the Purposes of Relocation – 10254 Hurontario Street – Ward 2** (File HE.x), be received;
 2. That the property at 10254 Hurontario Street remain on Brampton's *Municipal Register of Cultural Heritage Resources*;
 3. That the demolition of the rear west additions of the Learment/C. Armstrong Farmhouse (the "Farmhouse") and the relocation of the remainder of the Farmhouse to its new site be permitted in accordance with the approved Heritage Conservation and Heritage Building Protection Plan, attached as part of Appendix A, subject to the following:
 - a. That the owner enter a Heritage Easement Agreement with the City for the Farmhouse currently located at 10254 Hurontario Street, to the satisfaction of the Commissioner of Planning and Development Services at the City of Brampton;
 - b. That the owner submit the following at their expense and to the satisfaction of the Commissioner of Planning and Development Services at the City of Brampton prior to the relocation of the Farmhouse:
 - i. A report by a Structural Engineer outlining the measures that will be undertaken to protect the Farmhouse during the relocation process;
 - ii. Foundation Plan and Section drawings for the house relocation; and,
 - iii. A complete Building Permit application for the foundations of the to-be relocated Farmhouse.
- HB070-2018
1. That the report from Cassandra Jasinski, Heritage Planner, Planning and Development Services, dated August 14, 2018, to the Brampton Heritage Board Meeting of August 21, 2018, re: **Designation under Part IV, Section 29 of the**

Minutes
Planning & Development Committee

Ontario Heritage Act – 10254 Hurontario Street – Ward 2
(File HE.x), be received;

2. That designation of the Farmhouse at 10254 Hurontario Street under Part IV of the *Ontario Heritage Act* (the “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 of the *Act*;
4. That, in the event that no objections to the designation are received, a by-law be passed to designate the subject property;
5. That, if there are any objections in accordance with the provisions of the *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.

HB071-2018

1. That the report from Pascal Doucet, Heritage Planner, Planning and Development Services, dated August 13, 2018, to the Brampton Heritage Board Meeting of August 21, 2018, re: **Intention to Designate under Part IV, Section 29 of the *Ontario Heritage Act* – 11690 Chinguacousy Road (Taylor-Monkman Farmhouse) – Ward 6** (File HE.x), be received;
2. That the designation of the property at 11690 Chinguacousy Road under Part IV, Section 29 of the *Ontario Heritage Act* (the “Act”) be approved;
3. That staff be authorized to publish and serve the Notice of Intention to designate the property at 11690 Chinguacousy Road in accordance with the requirements of the *Act*;
4. That, in the event that no objections to the designation are received, a by-law be passed to designate the subject property;
5. That, in the event that any objections to the designation are received, staff be directed to refer the proposed designation to the Ontario Conservation Review Board; and,

Minutes
Planning & Development Committee

6. That staff be authorized to attend any hearing process held by the Conservation Review Board in support of Council's decision to designate the subject property.

HB072-2018 That the report from Peter Dymond and Paul Willoughby, Co-Chairs, to the Brampton Heritage Board Meeting of August 21, 2018, re: **Heritage Report: Reasons for Heritage Designation – 82-86 Main Street North – Heritage Theatre – Ward 1**, be **deferred** to a future meeting of the Board.

HB073-2018 That the Brampton Heritage Board do now adjourn.

6. **Staff Presentations**

7. **Planning**

- 7.1. Report from R. Conard, Director of Building and Chief Building Official, Planning and Development Services, dated July 23, 2018, re: **Amendments to Building By-law 387-2006, as amended.**

Dealt with under item 5.1 – Recommendation PDC105-2018

- 7.2. Report from Y. Mantsvetov, Policy Planner, Planning and Development Services, dated August 9, 2018, re: **Comprehensive Zoning By-law Review: Status Update and the Zoning By-law Strategy Report.**

Dealt with under item 5.2 – Recommendation PDC106-2018

- 7.3. Report from D. VanderBerg, Central Area Planner, Planning and Development Services, dated August 17, 2018, re: **Façade and Building Improvement Grant Applications for 9 & 11 Queen Street East, 247 Main Street North, and 249 Main Street North – Wards 1 and 3** (Files FA18-002/ 003/004 and BU18-003/004/005).

Councillor Dhillon requested a recorded vote on the subject matter recommendations.

The following motion was considered.

Minutes
Planning & Development Committee

- PDC108-2018
1. That the report from D. VanderBerg, Central Area Planner, dated August 17, 2018 to the Planning and Development Committee Meeting of September 10, 2018 re: **Façade and Building Improvement Grant Applications for 9 & 11 Queen Street East, 247 Main Street North, and 249 Main Street North – Wards 1 and 3** (Files FA18-002/ 003/004 and BU18-003/004/005), be received;
 2. That applications FA18-004 and BU18-005 (9 / 11 Queen Street East) in the amount of a maximum of \$30,000.00 be approved under each of the Downtown Façade Improvement Program and the Downtown Building Improvement Program, for a total grant of \$60,000.00, subject to the applicant maintaining the rules of the programs as set out in the approved Implementation Guidelines and meeting the following conditions on or before December 12, 2018, failing which this approval shall be null and void:
 - a) That satisfactory detailed drawings for the façade and building improvements be submitted to the City of Brampton;
 - b) That the cost estimates be updated in accordance with the submitted drawings; and
 - c) That the applicant enters into the necessary agreements with the City of Brampton.
 3. That applications FA18-003 and BU18-004 (249 Main Street North) in the amount of a maximum of \$50,000.00 be approved under each of the Downtown Façade Improvement Program and the Downtown Building Improvement Program, for a total grant of \$100,000.00, subject to the applicant maintaining the rules of the programs as set out in the approved Implementation Guidelines and meeting the following conditions on or before December 12, 2018, failing which this approval shall be null and void:
 - a) That satisfactory detailed drawings for the façade and building improvements be submitted to the City of Brampton;
 - b) That the cost estimates be updated in accordance with the submitted drawings;
 - c) That the applicant provide confirmation to the satisfaction of the City that the contractor retained for the façade improvement has experience in heritage conservation; and
 - d) That the applicant enters into the necessary agreements with the City of Brampton.

Minutes
Planning & Development Committee

4. That applications FA18-002 and BU18-003 (247 Main Street North) in the amount of a maximum of \$20,000.00 be approved under each of the Downtown Façade Improvement Program and the Downtown Building Improvement Program for a total grant of \$40,000, subject to the applicant maintaining the rules of the programs as set out in the approved Implementation Guidelines and meeting the following conditions on or before December 12, 2018, failing which this approval shall be null and void:
 - a) That satisfactory detailed drawings for the façade and building improvements be submitted to the City of Brampton;
 - b) That the cost estimates be updated in accordance with the submitted drawings;
 - c) That the applicant provide confirmation to the satisfaction of the City that contractor retained for the façade improvement has experience in heritage conservation; and
 - d) That the applicant enters into the necessary agreements with the City of Brampton.
5. That the Director of Development Services be authorized to grant extensions to the December 12, 2018 deadline provided in Recommendations 2, 3, and 4 for the provision of satisfactory drawings, updated cost estimates and confirmation of a satisfactory contractor being retained if adequate progress has been demonstrated towards fulfilling the conditions; and,
6. That the Commissioner of the Planning and Development Services Department be authorized to sign the Façade 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.

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

Yea

Miles

Fortini

Bowman

Medeiros

Sprovieri

Nay

Dhillon

Absent

**Minutes
Planning & Development Committee**

*Palleschi
Whillans
Moore
Gibson*

*Carried
9 Yeas
1 Nay
0 Absent*

- 7.4. Report from C. LaRota, Policy Planner, Planning and Development Services, dated July 10, 2018, re: **Repeal of City Initiated Official Plan Amendment OP2006-125 – 10534 Hurontario Street – Ward 2.**

The following motion was considered.

- PDC109-2018
1. That the report from C. LaRota, Policy Planner, Planning and Development Services Department, dated July 10, 2018 to the Planning and Development Services Committee Meeting of September 10, 2018, re: **Recommendation Report – Repeal of City Initiated Official Plan Amendment OP2006-125** be received;
 2. That City Council authorize the enactment of the By-law attached hereto as Appendix B to repeal By-law 81-2017 adopting OP2006-125, and;
 3. That a copy of this report and Council resolution be forwarded to the Region of Peel and the Local Planning Appeal Tribunal for information.

Carried

- 7.5. Report from D. VanderBerg, Central Area Planner, Planning and Development Services, dated August 17, 2018, re: **164/166 Main Street North – Update on Grant Timelines and Outstanding Infractions – Ward 1** (Files P75CE FA16-004, P75CE FA16-005, P75CE BU16-004, and P75CE BU16-003).

Councillor Gibson provided a brief overview of the letter within the subject report. Councillor Gibson advised the Committee that the applicant is asking for an extension on the approvals on the property. The applicant admits in his letter that he is currently trying to sell the property. Councillor Gibson also made note that the City of Brampton on several occasions had to hire contractors to bring the property up to standards and stressed that owner was abusing the City's Façade Improvement

Minutes
Planning & Development Committee

Grant program.

Councillor Gibson put forward the following motion:

1. That the report from D. VanderBerg, Central Area Planner, Planning and Development Services Department, dated August 27, 2018, to the Planning and Development Committee Meeting of September 10, 2018, re: **164/166 Main Street North – Update on Grant Timelines and Outstanding Infractions – Ward 1** (Files P75CE FA16-004, P75CE FA16-005, P75CE BU16-004, and P75CE BU16-003), be received; and,
2. That the approval of façade and building improvement grants in relation to 164/166 Main Street North be repealed, and the associated grants be withdrawn from the applicant.

The following motion was considered.

- PDC110-2018
1. That the report from D. VanderBerg, Central Area Planner, Planning and Development Services Department, dated August 27, 2018, to the Planning and Development Committee Meeting of September 10, 2018, re: **164/166 Main Street North – Update on Grant Timelines and Outstanding Infractions – Ward 1** (Files P75CE FA16-004, P75CE FA16-005, P75CE BU16-004, and P75CE BU16-003), be received; and
 2. That the approval of façade and building improvement grants in relation to 164/166 Main Street North be repealed, and the associated grants be withdrawn from the applicant.

Carried

- 7.6. Report from D. VanderBerg, Central Area Planner, Planning and Development Services, dated August 17, 2018, re: **Application to Amend the Zoning By-Law – Andre Sherman, Architect – Royal Crown Homes – 14 Hillcrest Avenue – Ward 3** (File C01E05.011).

The following motion was considered.

- PDC111-2018
1. That the report from D. VanderBerg, Central Area Planner, Development Services Division, dated August 17, 2018 to the Planning and Development Committee Meeting of September 10, 2018, re: **Application to Amend the Zoning By-Law – Andre Sherman, Architect – Royal Crown Homes – 14 Hillcrest Avenue – Ward 3** (File C01E05.011), be received;

Minutes
Planning & Development Committee

2. That Zoning By-law amendment application submitted by Andre Sherman Architect on behalf of Royal Crown Homes, Ward 1, File: C01E05.011, as revised be approved, on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan and the City's Official Plan for the reasons set out in the Planning Recommendation Report, dated August 22, 2018;
3. That the amendment to the Zoning By-law, attached as Appendix 10 to this report be adopted.

Carried

- 7.7. Report from K. Freeman, Development Planner, Planning and Development Services, dated August 17, 2018, 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 and North of Bonnie Braes Drive – Ward 4** (File C03W05.020).

The following motion was considered.

- PDC112-2018
1. That the report from K. Freeman, Development Planner, Planning and Development Services Division, dated August 17, 2018 to the Planning and Development Committee Meeting of September 10, 2018, 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 and North of Bonnie Braes Drive – Ward 4** (File C03W05.020), be received;
 2. That the Application to Amend the Official Plan, Application to Amend the Zoning By-law, and Application for Draft Plan of Subdivision, **Glen Schnarr & Associates Inc., MISSISSAUGA FLEA MARKET MANAGEMENT INC.**, Ward: 4, Files: **C03W05.020 and 21T-17002B, be approved;** on the basis that it represents good planning, is consistent with the Provincial Policy Statement, and conforms to the Growth Plan for the Greater Golden Horseshoe and the Region of Peel Official Plan for the reasons set out in the Planning Recommendation Report, dated August 17, 2018;
 3. That the amendments to the Official Plan, attached as Appendix 12 to this report be adopted;

Minutes
Planning & Development Committee

4. That the amendments to the Credit Valley Secondary Plan (Area 25), attached as Appendix 12 to this report be adopted;
5. That a by-law be passed to amend By-law 270-2004, as amended, as contained in Appendix 13; and,
6. That Council authorize the Mayor and Clerk to sign a subdivision agreement.

Carried

- 7.8. Report from N. Grady, Development Planner, Planning and Development Services, dated August 17, 2018, re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision – GB (Alloa Green) Inc. – KLM Planning Partners Incorporated – 1637 Mayfield Road – Ward 6** (File C03W17.007).

The following motion was considered.

- PDC113-2018
1. That the report from N. Grady Development Planner, Planning and Development Services Division, dated August 17, 2018 to the Planning and Development Committee Meeting of September 10, 2018, re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision – GB (Alloa Green) Inc. – KLM Planning Partners Incorporated – 1637 Mayfield Road – Ward 6** (File C03W17.007), be received; and,
 2. That the Zoning By-law Amendment and Draft Plan of Subdivision Applications submitted by **KLM Planning Partners Incorporated on behalf of GB (Alloa Green) Inc.**, Ward: 6, Files: C03W17.007 and 21T-17001B **be approved** on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, The Region of Peel Official Plan and the City's Official Plan for the reasons set out in the Planning Recommendation Report, dated August 17, 2018; and,
 3. That a By-law be passed to amend By-law 270-2004, as amended, as contained in Appendix 11; and,
 4. That Council authorize the Mayor and Clerk to sign a subdivision agreement.

Carried

Minutes
Planning & Development Committee

- 7.9. Report from B. Shah, Development Planner, Planning and Development Services, dated August 17, 2018, re: **Application to Amend the Zoning By-law – KLM Planning Partners Incorporated – Brampton Bramalea Christian Fellowship Residences Limited – 11613 and 11651 Bramalea Road – Ward 9** (File C05E17.005).

The following motion was considered.

- PDC114-2018
1. That the report from B. Shah, Development Planner, Planning and Development Services, dated August 17, 2018, to the Planning and Development Committee Meeting of September 10, 2018, re: **Application to Amend the Zoning By-law – KLM Planning Partners Incorporated – Brampton Bramalea Christian Fellowship Residences Limited – 11613 and 11651 Bramalea Road – Ward 9** (File C05E17.005), be received;
 2. That the Zoning By-law amendment application submitted by KLM Planning Partners Incorporated, on behalf Brampton Bramalea Christian Fellowship Residences Limited, Ward 9, File C05E17.005, be approved, on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan and the City's Official Plan for the reasons set out in the Planning Recommendation Report, dated August 17, 2018; and,
 3. That the amendments to the Zoning By-law, attached as Appendix 13 to this report be adopted.

Carried

- 7.10. Report from S. Swinfield, Planner, Planning and Development Services, re: **Application to Amend the Official Plan and Zoning By-law and Proposed Plan of Subdivision – KLM Planning Partners Incorporated – 2384228 Ontario Ltd. – Southwest Corner of Mayfield Road and McVean Drive – Ward 10** (File C09E17.012).

The following Brampton residents thanked Planning staff, the Committee and City of Brampton for what they believed to be the best decision for their community with respect to the subject matter:

1. Sunny Dhillon, Brampton Resident
2. Jotvinder Sodhi, Brampton Resident
3. Ajit Singh Bawa

Minutes
Planning & Development Committee

Councillor Dhillon inquired about the possibility of attracting specific types of businesses to occupy space within the development (example: Service Ontario, Dynacare).

Rob Elliott, Commissioner, Planning and Development Services, advised that staff could reach out to specific types of business to inquire about possible interest in space.

The following motion was considered.

- PDC115-2018
1. That the report of S. Swinfield, Development Planner, Planning and Development Services Division, dated August 15, 2018 to the Planning and Development Committee Meeting of September 10, 2018 re: **Application to Amend the Official Plan and Zoning By-law and Proposed Plan of Subdivision – KLM Planning Partners Incorporated – 2384228 Ontario Ltd. – Southwest Corner of Mayfield Road and McVean Drive – Ward 10** (File C09E17.012), be received; and,
 3. That the Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by KLM Planning Partners Incorporated on behalf of 2484228 Ontario Inc., Ward 10, (File C09E17.012 & 21T-17018B), be refused, on the basis that it does not represent good planning, including that it is inconsistent with the Provincial Policy Statement, fails to conform to all applicable Provincial plans, The Region of Peel Official Plan and the City's Official Plan for the reasons set out in the Planning Recommendation Report, dated August 15, 2018; and,
 4. That the following delegations to the Planning and Development Committee Meeting of September 10, 2018; re: **Application to Amend the Official Plan and Zoning By-law and Proposed Plan of Subdivision – KLM Planning Partners Incorporated – 2384228 Ontario Ltd. – Southwest Corner of Mayfield Road and McVean Drive – Ward 10** (File C09E17.012), be recieved:
 1. Sunny Dhillon, Brampton Resident
 2. Jotvinder Sodhi, Brampton Resident
 3. Ajit Singh Bawa

Carried

Minutes
Planning & Development Committee

8. **Minutes**

8.1. **Minutes - Cycling Advisory Committee - June 21, 2018**

PDC116-2018 That the **Minutes - Cycling Advisory Committee - June 21, 2018**
To the Planning and Development Committee Meeting of
September 10, 2018, Recommendations CYC036-2018 to
CYC039-2018 be approved as printed and circulated.

Carried

The recommendations were approved as follows:

CYC036-2018 That the Agenda for the Cycling Advisory Committee meeting of
June 21, 2018, be approved, as printed and circulated.

CYC037-2018 That the presentation by Lisa Stokes, Member, to the Cycling
Advisory Committee Meeting of June 21, 2018, re: **2018 Bike
Summit** be received.

CYC038-2018 That the verbal update from Pauline Thornton, Member, to the
Cycling Advisory Committee Meeting of June 21, 2018, re: **Peel
Safe and Active Routes to School (PSARTS)**, be received.

CYC039-2018 That the Cycling Advisory Committee do now adjourn to meet again
on Thursday, July 19, 2018, at 7:00 p.m.

8.2. **Minutes – Age Friendly Brampton Advisory Committee – June 26, 2018**

PDC117-2018 That the **Minutes – Age Friendly Brampton Advisory Committee
– June 26, 2018** to the Planning and Development Committee

Meeting of September 10, 2018, Recommendations AFC022-2018
to AFC026-2018 be approved as printed and circulated.

Carried

The recommendations were approved as follows:

AFC022-2018 That the agenda for the Age-Friendly Brampton Advisory Committee
Meeting of June 26, 2018, be approved, as printed and circulated.

Minutes
Planning & Development Committee

- AFC023-2018 That the presentation by Michele Gajek, Advisor, Strategic Development, and Bob Seguin, Advisor, Economic Development, to the Age-Friendly Brampton Advisory Committee meeting of June 26, 2018, re: **University Update** be received.
- AFC024-2018 That the presentation by Daniella Balasal, Policy Planner, and Tristan Costa, Assistant Policy Planner, Planning and Development Services, to the Age-Friendly Brampton Advisory Committee meeting of June 26, 2018, re: **City of Brampton Youth Initiatives within an Age-Friendly Context** be received.
- AFC025-2018
 1. That the update by Daniella Balasal, Policy Planner, Planning and Development Services, to the Age Friendly Committee meeting of June 26, 2018, re: **Update on Achievements of Age-Friendly Committee** be received;
 2. That an Age-Friendly Brampton Advisory Committee meeting be scheduled following the visioning workshop led by the consultant on August 21, 2018; and
 3. That members of the Committee prepare a report on the work of the Committee to date for the next meeting of the Committee.
- AFC026-2018 That the Age-Friendly Brampton Advisory Committee be advised of the meeting date of August 21, 2018 at 7:00 p.m. once confirmed by the City Clerk's Office.

8.3. Minutes - Cycling Advisory Committee - August 16, 2018

- PDC118-2018 That the **Minutes - Cycling Advisory Committee - August 16, 2018** to the Planning and Development Committee Meeting of September 10, 2018, Recommendations CYC040-2018 to CYC044-2018 be approved as printed and circulated.

Carried

The recommendations were approved as follows:

- CYC0040-2018 That the Agenda for the Cycling Advisory Committee meeting of August 16, 2018, be approved as printed and circulated.

Minutes
Planning & Development Committee

- CYC041-2018 That the verbal update from Nelson Cadete, Project Manager, Active Transportation, Planning and Development Services, to the Cycling Advisory Committee meeting of August 16, 2018, re: **Active Transportation Master Plan**, be received.
- CYC042-2018 That the verbal update from Nelson Cadete, Project Manager, Active Transportation, Planning and Development Services, to the Cycling Advisory Committee meeting of August 16, 2018, re: **Implementation of Signed Bicycle Route and Urban Shoulders on Mackay Street South**, be received.
- CYC043-2018 That the report from Nelson Cadete, Project Manager, Active Transportation, Planning and Development Services, to the Cycling Advisory Committee meeting of August 16, 2018, re: **Pedestrian Crossover (PXO) – Level 2 (Ontario Traffic Manual Book 15: pedestrian Crossing Treatments)**, be received.
- CYC044-2018 That the Cycling Advisory Committee do now adjourn.

8.4. **Minutes - Brampton Heritage Board - August 21, 2018**

Dealt with under item 5.3 – Recommendation PDC107-2018

8.5. **Minutes - Age-Friendly Advisory Committee - August 21, 2018**

- PDC119-2018 That the **Minutes - Age-Friendly Advisory Committee - August 21, 2018** to the Planning and Development Committee Meeting of September 10, 2018, Recommendations AFC027-2018 to AFC030-2018 be approved as printed and circulated.

Carried

The recommendations were approved as follows:

- AFC027-2018 That the agenda for the Age-Friendly Brampton Advisory Committee Meeting of August 21, 2018, be approved, as printed and circulated.

Minutes
Planning & Development Committee

AFC028-2018 That the presentation by Nadia De Santi, WSP, City Consultant, to the Age-Friendly Brampton Advisory Committee meeting of August 21, 2018, re: **Draft Baseline Assessment Report**, be received.

AFC029-2018 1. That the report by Fatima Baron, Member, on behalf of the Age-Friendly Brampton Advisory Committee, to the Age-Friendly Brampton Advisory Committee meeting of August 21, 2018, re: **Age-Friendly Brampton Advisory Committee End of Term Update** be received; and,

3. That it is the position of the Age-Friendly Brampton Advisory Committee that the Age-Friendly Brampton Advisory Committee be established for the Term of Council 2018-2022.

AFC030-2018 That the Age-Friendly Brampton Advisory Committee meeting do now adjourn.

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

10. **Referred Matters**

10.1. Report from A. Farr, Manager, Development Review, Planning and Development Services, dated August 9, 2018, re: **Status of Statutory and Non-Statutory Public Meetings and Trends Impacting Public Engagement in the Planning Process (RM 55/2017)**.

Note: Referred from the Council Meeting of September 5, 2012, pursuant to Resolution CW 197-2012

The following motion was considered.

PDC120-2018 That the report from A. Farr, Manager, Development Services, Planning and Development Services, dated August 9, 2018, to the September 10, 2018 Meeting of the Planning and Development Services Committee, re: **Status of Statutory and Non-Statutory Public Meetings and Trends Impacting Public Engagement in the Planning Process (RM 55/2017)**, be received.

Carried

Minutes
Planning & Development Committee

10.2. Referred Matters List - Planning and Development Committee - September 10, 2018

The following motion was considered.

PDC121-2018 That the **Referred Matters List - Planning and Development Committee - September 10, 2018**, to the Planning and Development Committee Meeting of September 10, 2018, be received.

Carried

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**

Prior to adjournment Chair Moore advised the Committee that there may be a Special Planning Meeting called for November 19, 2018. Due to the high volume of applications in the Planning Department the special meeting will be called only for agenda business subject to a statutory public meeting items under the *Planning Act*, as the purpose of this meeting is to deal with matters ready for statutory public meetings to meet timelines set out in the *Planning Act*.

The following motion was considered.

Minutes
Planning & Development Committee

PDC122-2018 That the Planning and Development Committee do now adjourn.

Carried

Regional Councillor E. Moore, Chair

Monday, November 19, 2018

Members:

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
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 G. Miles – Wards 7 and 8 (personal)
Regional Councillor G. Gibson – Wards 1 and 5 (Vice-Chair)
(illness)
City Councillor G. Dhillon – Wards 9 and 10 (personal)

Staff Present:

H. Schlange, Chief Administrative Officer

Planning and Development Services:

R. Elliott, Commissioner
A. Parsons, Director, Development Services
B. Steiger, Manager, Development Services
A. Farr, Manager, Development Services
K. Freeman, Planner, Development Services
N. Grady, Planner, Development Services
C. Caruso, Central Area Planner
S. Dykstra, Planner, Development Services
N. Mahmood, Planner, Development Services
Y. Xiao, Central Area Planner

Corporate Services:

J. Zingaro, Legal Counsel, Deputy City Solicitor

City Clerk's Office:

P. Fay, City Clerk
C. Gravlev, Deputy City Clerk
T. Jackson, Legislative Coordinator

Minutes
Planning & Development Committee

The meeting was called to order at 7:00 p.m. and adjourned at 9:08 p.m.

1. **Approval of Agenda**

The following motion was considered.

PDC0123-2018 That the Agenda for the Planning and Development Committee Meeting of September 10, 2018, be approved as printed and circulated.

Carried

The following relates to an item on the published agenda:

1. **Re:** 4.2 Report from S. Dykstra, Development Planner, Development Services, dated October 15, 2018, re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision, East half of Lot 17, Concession 8 E.H.S., Proposed Zoning By-law Amendment to facilitate a new residential subdivision development, 2185715 Ontario Inc. – Candevcon Limited - Southwest corner of Mayfield Road and McVean Drive, Ward 10** (File C08E17.011).

Correspondence:

1. Michael Farquharson, Brampton Resident, dated November 15, 2018
2. Rosemarie Humphries, Humphries Planning Group Inc., dated November 19, 2018

2. **Re:** 4.6 Report from C. Caruso, Central Area Planner, Planning and Development Services, dated October 17, 2018, re: **Application to Amend the Zoning By-law, to permit the development of two buildings, 12 and 26 storeys in height, containing approximately 384 units, Investor Group Trust Company Ltd. - Glen Schnarr & Associates Inc. 2 & 4 Hanover Road, Ward 7** (File C04E06.027).

Correspondence:

1. Ankur Kumar, Brampton Resident, dated November 16, 2018
2. Kathryn Winters, Brampton Resident, dated November 19, 2018

Minutes
Planning & Development Committee

3. **Re:** 4.7 Report from C. Caruso, Central Area Planner, Planning and Development Services, dated October 25, 2018, re:
 Application to Amend the Zoning By-law. to permit the development of a 17-storey apartment building containing approximately 358 units, JTS Properties Inc. - Gagnon Walker Domes Ltd., 80 Scott Street, Ward 1 (File C01E06.054).

Correspondence:

1. Margaret Hawley Johnston, Brampton Resident, dated November 15, 2018
2. John and Janet Drent, Brampton Residents, dated November 16, 2018
3. Michael Farquharson, Brampton Resident, dated November 16, 2018
4. Sawinder Dhillon and Ripudaman Minhas, Brampton Residents, date November 19, 2018

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.

(nil)

4. **Statutory Public Meeting Reports**

- 4.1. Report from N. Grady, Development Planner, Planning and Development Services, dated October 25, 2018, re: **Application to Amend the Zoning By-Law, to permit a day care facility, 756 Wanless Holdings Inc.- Glen Schnarr & Associates, Part of Lot 16, Concession 2, W.H.S. , 756 and 766 Wanless Drive, North side of Wanless Drive, east of Chinguacousy Road, Ward 6** (File C02W16.004).

Correspondence with respect to the subject lands was submitted by Don and Sandra Bates, Brampton Residents, dated November 5, 2018.

Sarah Clark, Planner, Planning and Development Services, presented a summary of the proposal including details on parking, play structures, and location and size of the subject lands.

Minutes
Planning & Development Committee

Neal Grady, Development Planner, presented the technical aspects and next steps of the planning process.

Councillor Palleschi requested that staff provide future details for the area when the report comes back to planning for further consideration.

The following motion was considered.

- PDC124-2018
1. That the report from Neal Grady Development Planner, Planning and Development Services Division, dated October 25, 2018 to the Planning and Development Committee Meeting of November 19, 2018, re: **Application to Amend the Zoning By-Law, to permit a day care facility, 756 Wanless Holdings Inc.- Glen Schnarr & Associates, Part of Lot 16, Concession 2, W.H.S., 756 and 766 Wanless Drive North side of Wanless Drive, east of Chinguacousy Road, Ward 6** (File C02W16.004) 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; and,
 3. That the Correspondence from Don and Sandra Bates, Brampton Residents, dated November 5, 2018, to the Planning and Development Services Committee Meeting of November 19, 2018, re: **Application to Amend the Zoning By-Law, to permit a day care facility, 756 Wanless Holdings Inc.- Glen Schnarr & Associates, Part of Lot 16, Concession 2, W.H.S., 756 and 766 Wanless Drive North side of Wanless Drive, east of Chinguacousy Road, Ward 6** (File C02W16.004); and,
 4. That the delegation from Sarah Clark, Glen Schnarr & Associates, to the Planning and Development Committee meeting of November 19, 2018, re: **Application to Amend the Zoning By-Law, to permit a day care facility, 756 Wanless Holdings Inc.- Glen Schnarr & Associates, Part of Lot 16, Concession 2, W.H.S., 756 and 766 Wanless Drive North side of Wanless Drive, east of Chinguacousy Road, Ward 6** (File C02W16.004), be received; and,

Minutes
Planning & Development Committee

5. That the presentation from Neal Grady, Development Planner, Planning and Development Services, to the Planning and Development Committee meeting of November 19, 2018, re: **Application to Amend the Zoning By-Law, to permit a day care facility, 756 Wanless Holdings Inc.- Glen Schnarr & Associates, Part of Lot 16, Concession 2, W.H.S., 756 and 766 Wanless Drive North side of Wanless Drive, east of Chinguacousy Road, Ward 6** (File C02W16.004), be received.

Carried

- 4.2. Report from S. Dykstra, Development Planner, Development Services, dated October 15, 2018, re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision, East half of Lot 17, Concession 8 E.H.S., Proposed Zoning By-law Amendment to facilitate a new residential subdivision development, 2185715 Ontario Inc. – Candevcon Limited - Southwest corner of Mayfield Road and McVean Drive, Ward 10** (File C08E17.011).

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

The Applicant declined the opportunity to make a presentation, and no presentation was provided by staff.

The following motion was considered.

- PDC125-2018
1. That the report from S. Dykstra, Development Planner, Development Services, dated October 15, 2018, to the Planning and Development Committee Meeting of November 19, 2018, re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision, East half of Lot 17, Concession 8 E.H.S., Proposed Zoning By-law Amendment to facilitate a new residential subdivision development, 2185715 Ontario Inc. – Candevcon Limited - Southwest corner of Mayfield Road and McVean Drive, Ward 10** (File C08E17.011) 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; and,

Minutes
Planning & Development Committee

3. That the following correspondence to the Planning and Development Committee Meeting of November 19, 2018; to the Planning and Development Committee Meeting of November 19, 2018, re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision, East half of Lot 17, Concession 8 E.H.S., Proposed Zoning By-law Amendment to facilitate a new residential subdivision development, 2185715 Ontario Inc. – Candevcon Limited - Southwest corner of Mayfield Road and McVean Drive, Ward 10** (File C08E17.011); and,
1. Michael Farquharson, Brampton Resident, dated November 15, 2018
 2. Rosemarie Humphries, Humphries Planning Group Inc., dated November 19, 2018

Carried

- 4.3. Report from K. Freeman, Development Planner, Planning and Development Services, dated October 25, 2018, re: **Application to Amend the Official Plan and Zoning By-law, to permit a multi-unit commercial building, a mini-storage facility and additional commercial land use permissions, Rice Development Corporation – Glen Schnarr & Associates Incorporated - 190 Bovaird Drive West, North-west corner of Bovaird Drive West and Ironside Drive, Ward 2** (File C01W11.035)

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

The Applicant declined the opportunity to make a presentation, and no presentation was provided by staff.

The following motion was considered.

- PDC126-2018
1. That the report from K. Freeman, Development Planner, Planning and Development Services, dated October 25, 2018, to the Planning and Development Committee Meeting of November 19, 2018, re: **Application to Amend the Official Plan and Zoning By-law, to permit a multi-unit commercial building, a mini-storage facility and additional commercial land use permissions, Rice Development Corporation – Glen Schnarr & Associates Incorporated - 190 Bovaird Drive West, North-west corner of Bovaird Drive West and Ironside Drive, Ward 2** (File C01W11.035) 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,

Minutes
Planning & Development Committee

subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Carried

- 4.4. Report from K. Freeman, Development Planner, Planning and Development Services Department, dated October 25, 2018, re: **Application to Amend the Official Plan and Zoning By-law, to permit a commercial development consisting of two (2), one-storey commercial buildings, Chatrath Holdings Inc. – Technoarch, Architects & Design - 1466, 1478 Queen Street West and 9021, 9025 Creditview Road, North-east corner of Queen Street West and Creditview Road, Ward 5** (File C03W06.008)

David Riley, Planner, SGL Planning and Design Inc., presented a summary of the proposal including details on the number of units proposed and location and size of the subject lands.

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

Gina Raocco-Osbrone, Brampton resident provided her views, suggestions, and questions with respect to infrastructure and traffic concerns, safety concerns, impact of commercial development, and environmental and historical concerns.

The following motion was considered.

- PDC127-2018
1. That the report from Kevin Freeman, Development Planner, Planning and Development Services, dated October 25, 2018 to the Planning and Development Services Committee Meeting of November 19, 2018, re **Application to Amend the Official Plan and Zoning By-law, to permit a commercial development consisting of two (2), one-storey commercial buildings, Chatrath Holdings Inc. – Technoarch, Architects & Design - 1466, 1478 Queen Street West and 9021, 9025 Creditview Road, North-east corner of Queen Street West and Creditview Road, Ward 5** (File C03W06.008) 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; be received; and,

Minutes
Planning & Development Committee

3. That the delegation from David Riley, Planner, Planning and Development Services, to the Planning and Development Committee meeting of November 19, 2018, re: **Application to Amend the Official Plan and Zoning By-law, to permit a commercial development consisting of two (2), one-storey commercial buildings, Chatrath Holdings Inc. – Technoarch, Architects & Design - 1466, 1478 Queen Street West and 9021, 9025 Creditview Road, North-east corner of Queen Street West and Creditview Road, Ward 5** (File C03W06.008), be received; and,
4. That the presentation from Kevin Freeman, Development Planner, Planning and Development Services, to the Planning and Development Committee meeting of November 19, 2018, re: **Application to Amend the Official Plan and Zoning By-law, to permit a commercial development consisting of two (2), one-storey commercial buildings, Chatrath Holdings Inc. – Technoarch, Architects & Design - 1466, 1478 Queen Street West and 9021, 9025 Creditview Road, North-east corner of Queen Street West and Creditview Road, Ward 5** (File C03W06.008) be received; and,
5. That the delegation from Gina Raocco-Osborne, Brampton Resident, to the Planning and Development Committee meeting of November 19, 2018, re: **Application to Amend the Official Plan and Zoning By-law, to permit a commercial development consisting of two (2), one-storey commercial buildings, Chatrath Holdings Inc. – Technoarch, Architects & Design - 1466, 1478 Queen Street West and 9021, 9025 Creditview Road, North-east corner of Queen Street West and Creditview Road, Ward 5** (File C03W06.008) be received.

Carried

- 4.5. Report from N. Mahmood, Development Planner, Planning and Development Services, dated October 18, 2018, re: **Application to Amend the Zoning By-Law, to permit two hotels, a banquet hall, and office/retail uses. Henry Chiu Architect - 1942411 Ontario Inc. - 2009 Steeles Ave W & 7920 Mississauga Road, Ward 6** (File T05W15.004).

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

The Applicant declined the opportunity to make a presentation, and no presentation was provided by staff.

Minutes
Planning & Development Committee

The following motion was considered.

- PDC128-2018
1. That the report from N. Mahmood, Development Planner, Planning and Development Services, dated October 18, 2018, to the Planning and Development Committee Meeting of November 19, 2018, re: **Application to Amend the Zoning By-Law, to permit two hotels, a banquet hall, and office/retail uses. Henry Chiu Architect - 1942411 Ontario Inc. - 2009 Steeles Ave W & 7920 Mississauga Road, Ward 6** (File T05W15.004), 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 C. Caruso, Central Area Planner, Planning and Development Services, dated October 17, 2018, re: **Application to Amend the Zoning By-law, to permit the development of two buildings, 12 and 26 storeys in height, containing approximately 384 units, Investor Group Trust Company Ltd. - Glen Schnarr & Associates Inc. 2 & 4 Hanover Road, Ward 7** (File C04E06.027)

Bruce McCall-Richmond, Planner, Planner, Glen Schnarr & Associates presented a summary of the proposal including details on the number of units proposed and location and size of the subject lands.

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

The following Brampton residents provided their views, suggestions, and questions with respect to the lack of sunlight (shadowing), traffic safety, overcrowding of schools, safety concerns, impact of residential homes, increased density, and environmental concerns:

1. Richard Gauthier
2. Scott Smith
3. Stu Schefuor
4. Ankur Kumar
5. Jeff Comeau

Minutes
Planning & Development Committee

6. Andy Bicanic
7. Girish S. Pawar
8. Sylvia Roberts
9. Donna Young
10. Chad Mills
11. Malcolm Warner
12. Marv Hatect

Staff responded to questions with respect to the maximum height referenced in the by-law, traffic impact study, transit, and the applicants current request with respect to the height of the proposed building.

The following motion was considered.

- PDC129-2018
1. That the report from Carmen Caruso, Central Area Planner, Planning and Development Services, dated October 17, 2018 to the Planning and Development Committee Meeting of November 19, 2018 re: **Application to Amend the Zoning By-law, to permit the development of two buildings, 12 and 26 storeys in height, containing approximately 384 units, Investor Group Trust Company Ltd. - Glen Schnarr & Associates Inc. 2 & 4 Hanover Road, Ward 7** (File C04E06.027); 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; and,
 3. That the delegation from Bruce McCall-Richmond, Planner, Glen Schnarr & Associates, to the Planning and Development Committee meeting of November 19, 2018, re: **Application to Amend the Zoning By-law, to permit the development of two buildings, 12 and 26 storeys in height, containing approximately 384 units, Investor Group Trust Company Ltd. - Glen Schnarr & Associates Inc. 2 & 4 Hanover Road, Ward 7** (File C04E06.027), be received; and,
 4. That the presentation from Carmen Caruso, Central Area Planner, Planning and Development Services, to the Planning and Development Committee meeting of November 19, 2018, re: **Application to Amend the Zoning By-law, to permit the development of two buildings, 12 and 26 storeys in height, containing approximately 384 units, Investor Group Trust**

Minutes
Planning & Development Committee

Company Ltd. - Glen Schnarr & Associates Inc. 2 & 4 Hanover Road, Ward 7 (File C04E06.027), be received.

Carried

- 4.7. Report from C. Caruso, Central Area Planner, Planning and Development Services, dated October 25, 2018, re: **Application to Amend the Zoning By-law. to permit the development of a 17-storey apartment building containing approximately 358 units, JTS Properties Inc. - Gagnon Walker Domes Ltd. 80 Scott Street, Ward 1 (File C01E06.054).**

Marc DeNardis, Planning Associate, GWD Professional Planners, presented a summary of the proposal including details on the number of units proposed and location and size of the subject lands.

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

The following Brampton residents provided their views, suggestions, and questions with respect to the lack of sunlight (shadowing), traffic impact, overcrowding, ecological footprint, lack of historical design, size of proposed building, displacement of residents, legal protections to protect the neighboring residence, Etobicoke Creek, impeding access and noise levels, safety concerns, impact of residential homes, increased density, and environmental concerns:

1. Doug Berry
2. Jim Christian
3. Stephanie Vega
4. Susan Reeves
5. Angele McDonald
6. Grace Vega
7. Sylvia Roberts
8. Margaret Hawley Johnston
9. Anil McCrum

The following motion was considered.

- | | |
|-------------|--|
| PDC130-2018 | 1. That the report from Carmen Caruso, Central Area Planner, Planning and Development Services, dated October 17, 2018 to the Planning and Development Committee Meeting of November 19, 2018 re: Application to Amend the Zoning By-law. to permit the development of a 17-storey apartment building containing approximately 358 units, JTS |
|-------------|--|

Minutes
Planning & Development Committee

Properties Inc. - Gagnon Walker Domes Ltd., 80 Scott Street, Ward 1 (File C01E06.054) 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; and,
3. That the delegation from Marc DeNardis, Planning Associate, GWD Professional Planners, to the Planning and Development Committee meeting of November 19, 2018, re: **Application to Amend the Zoning By-law. to permit the development of a 17-storey apartment building containing approximately 358 units, JTS Properties Inc. - Gagnon Walker Domes Ltd., 80 Scott Street, Ward 1** (File C01E06.054), be received; and,
4. That the presentation from Carmen Caruso, Central Area Planner, Planning and Development Services, to the Planning and Development Committee meeting of November 19, 2018, re: **Application to Amend the Zoning By-law. to permit the development of a 17-storey apartment building containing approximately 358 units, JTS Properties Inc. - Gagnon Walker Domes Ltd., 80 Scott Street, Ward 1** (File C01E06.054), be received.

Carried

- 4.8. Report from Y. Xiao, Development Planner, Planning and Development Services, dated October 18, 2018, re: **Application to Amend the Official Plan and Zoning By-Law, to permit a three storey building containing office, medical office and commercial/retail uses, Gagnon Walker Domes Ltd. - Malwa Management and Construction Ltd. - 10394 Hurontario Street Ward 2** (File C01W12.014)

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

The Applicant declined the opportunity to make a presentation, and no presentation was provided by staff.

The following motion was considered.

- PDC131-2018 1. That the report from Yin Xiao, Development Planner, Planning and Development Services, dated October 18, 2018 to the Planning and Development Services Committee Meeting of

Minutes
Planning & Development Committee

November 19, 2018 re: **Application to Amend the Official Plan and Zoning By-Law, to permit a three storey building containing office, medical office and commercial/retail uses, Gagnon Walker Domes Ltd. - Malwa Management and Construction Ltd. - 10394 Hurontario Street Ward 2 (File C01W12.014) be received; and,**

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

Carried

5. **Delegations** - nil
6. **Staff Presentations** - nil
7. **Planning** - nil
8. **Minutes** - nil
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

Minutes
Planning & Development Committee

15. **Public Question Period** - nil

16. **Closed Session** - nil

17. **Adjournment**

PDC132-2018 That the Planning and Development Committee do now adjourn to meet again on Monday, December 10, 2018, at 7:00 p.m.

Carried

Regional Councillor E. Moore, Chair