

Monday, January 14, 2019

Members: Regional Councillor M. Medeiros – Wards 3 and 4 (Chair)
Regional Councillor P. Fortini – Wards 7 and 8 (Vice Chair)
Regional Councillor R. Santos – Wards 1 and 5
Regional Councillor P. Vicente – Wards 1 and 5
Regional Councillor M. Palleschi – Wards 2 and 6
Regional Councillor G. Dhillon – Wards 9 and 10
City Councillor D. Whillans – Wards 2 and 6
City Councillor J. Bowman – Wards 3 and 4
City Councillor C. Williams – Wards 7 and 8
City Councillor H. Singh – Wards 9 and 10

Staff Present:

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
B. Shah, Planner, Development Services
C. Caruso, Central Area Planner
S. Dykstra, Planner, Development Services
H. Katyal, Planner, Development Services
Y. Xiao, Central Area Planner
L. Russell, Planner, Development Services

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

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Planning & Development Committee

The meeting was called to order at 7:00 p.m. and adjourned at 8:29p.m.

1. **Approval of Agenda**

The following motion was considered.

PDC001-2019 That the Agenda for the Planning and Development Committee Meeting of January 14, 2019, be approved as printed and circulated.

Carried

The following relates to an item on the published agenda:

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

Re: 4.1 Report from H. Katyal, Development Planner, Planning and Development Services, dated December 20, 2018, re: City-initiated amendment to the Zoning By-law, to limit the maximum occupancy load at the Khalsa Community School site, 69 Maitland Street, East of Dixie Road, North of Williams Parkway, Ward 7 (File CI18-003)

Correspondence:

1. Peter Reilly, President, Peel Condominium Corporation No. 147, dated January 11, 2019
2. Brampton Resident, dated January 11, 2019 (name withheld)
3. Michael Cara, Associate, Overland LLP, dated January 14, 2019

Re: 7.3 Report from L. Russell, Development Planner, Planning and Development Services, dated December 14, 2018, re: Application to Amend the Zoning By-law, Kaneff Properties Limited – Glen Schnarr & Associates Inc., to permit prestige industrial, office and ancillary uses, North of Highway 407 and west of Financial Drive, Ward 6 (File T04W13.008)

- Appendix 1 – Proposed Zoning By-law Amendment

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Re: 7.4 Report from B. Shah, Development Planner, Planning and Development Services, dated December 17, 2018, re: **Application to amend the Official Plan and Zoning By-law, Brar, Gurdurshan, Candevcon Limited, to permit the development of 15 townhouses, 10764 Bramalea Road, Ward 9** (File C04E14.013)

- **Please Note:** A [revised report has been issued for Item 7.4](#) - to include additional language explaining planning implications due to changes brought about by Bill 139, as well as modifying Appendix 12 of the report (draft OPA By-law) to remove references to an older secondary plan amendment. Further information regarding this revised report can be provided by Bindu Shah, Planner III, Planning and Development Services, 905.874.2254, bindu.shah@brampton.ca

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

7.6 Report from Y. Xiao, Development Planner, Planning and Development Services, Dated Dec 20, 2018, Re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision, SKS Countryside Land Holding Inc. – GWD Ltd., to permit the development of 38 street townhouse dwellings and three (3) part blocks that are to be developed for townhouses, East of Torbram Road, North of Countryside Drive, Ward 10** (File C06E16.003 & 21T-12019B)

- Replacement pages 7.6-11 (Appendix 1)

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

3. Consent

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

(7.1, 7.2, 7.3, 7.4, 7.5)
(Item 7.6 was added to consent)

Note: Item 7.1 was received under consent with a change to the report to reflect an addition to the recommendations:

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Add:

That Council authorize the Mayor and Clerk to sign a subdivision agreement in accordance with the implementation of the conditions of approval of draft plan of subdivision of 21T-15005B.

Item 7.6 was added to consent with a change to the report to reflect an addition to the recommendations:

Add:

That Council authorize the Mayor and Clerk to sign a subdivision agreement in accordance with the implementation of the conditions of approval of draft plan of subdivision of 21T-12019B.

4. Statutory Public Meeting Reports

- 4.1. Report from H. Katyal, Development Planner, Planning and Development Services, dated December 20, 2018, re: **City-initiated amendment to the Zoning By-law, to limit the maximum occupancy load at the Khalsa Community School site, 69 Maitland Street, East of Dixie Road, North of Williams Parkway, Ward 7** (File CI18-003)

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

Note: Later in the meeting, on a two-thirds majority vote to re-open the question, this item was reopened to allow Committee to hear from members of the public.

Michael Cara, Associate, Overland LLP, presented a summary of the proposal including details on the location, size and agreed upon capacity of the subject lands.

Bernie Steiger, Manager, 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 concerns, safety concerns, area construction, busing, road repairs, and appropriateness of the proposed development:

1. Joe Logozzo, Brampton Resident
2. Sina Falabella, Brampton Resident
3. Maria Chiodo, Brampton Resident
4. Tony Brooks, Brampton Resident

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Staff responded to questions from Committee with respect to the purpose of the report, cap capacity of student enrollment, traffic impact studies, number of portables on site and the possibility of a Community Liaison Committee.

The following motion was considered.

- PDC002-2019
1. That the report from Himanshu Katyal, Development Planner, Planning and Development Services, dated December 20, 2018 to the Planning and Development Services Committee Meeting of January 14, 2019 **City-initiated amendment to the Zoning By-law, to limit the maximum occupancy load at the Khalsa Community School site, 69 Maitland Street, East of Dixie Road, North of Williams Parkway, Ward 7** (File CI18-003), 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 this amendment and a comprehensive evaluation of the proposal.
 3. That the following correspondence and delegations to the Planning and Development Committee Meeting of January 14, 2019; re: **City-initiated amendment to the Zoning By-law, to limit the maximum occupancy load at the Khalsa Community School site, 69 Maitland Street, East of Dixie Road, North of Williams Parkway, Ward 7** (File CI18-003) be received:

Correspondence:

1. Peter Reilly, President, Peel Condominium Corporation No. 147, dated January 11, 2019
2. Brampton Resident, dated January 11, 2019 (name withheld)
3. Michael Cara, Associate, Overland LLP, dated January 14, 2019

Delegations:

1. Joe Logozzo, Brampton Resident
2. Sina Falabella, Brampton Resident
3. Maria Chiodo, Brampton Resident
4. Tony Brooks, Brampton Resident

Carried

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- 4.2. Report from B. Shah, Development Planner, Planning and Development Services, dated December 17, 2018, re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision, (Proposal to develop approximately 20 single detached residential units), Candevcon Limited - 2047189 Ontario Inc., 10230 Goreway Drive, Ward 10** (File C07E12.015 & 21T-18006B).

Members of the public requested a presentation on this item.

Erik Mirtsou, Candevcon Limited, presented a summary of the proposal including details on the location and size of the subject lands.

Bindu Shah, Development Planner, Planning and Development Services 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.

The following Brampton residents provided their views, suggestions, concerns, and questions with respect to park development and concerns with the minimum size of lots being proposed, and appropriateness of the proposed development:

1. B. Nikki Gill-Burns
2. Jasmer Singh Grewal
3. Jatinder Gill

Staff responded to questions from Committee with respect to the Block 3 flood plain lands, City ownership of portion of lands, clarification regarding lot 11, and park designations.

The following motion was considered.

- PDC003-2019
1. That the report from Bindu Shah, Development Planner, Planning and Development Services, dated December 17, 2018, to the Planning and Development Services Committee Meeting of January 14, 2019, re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision, (Proposal to develop approximately 20 single detached residential units), Candevcon Limited - 2047189 Ontario Inc., 10230 Goreway Drive, Ward 10** (File C07E12.015 & 21T-18006B) 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,

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3. That the delegation from Erik Mirtsou, Candevcon Limited to the Planning and Development Committee Meeting of January 14, 2019, re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision, (Proposal to develop approximately 20 single detached residential units), Candevcon Limited - 2047189 Ontario Inc., 10230 Goreway Drive, Ward 10** (File C07E12.015 & 21T-18006B); be received; and,
4. That the following delegations to the Planning and Development Committee Meeting of January 14, 2019; re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision, (Proposal to develop approximately 20 single detached residential units), Candevcon Limited - 2047189 Ontario Inc., 10230 Goreway Drive, Ward 10** (File C07E12.015 & 21T-18006B), be received:
 1. B. Nikki Gill-Burns
 2. Jasmer Singh Grewal
 3. Jatinder Gill

Carried

5. **Delegations** - nil

6. **Staff Presentations** - nil

7. **Planning**

- 7.1. Report from K. Freeman, Development Planner, Planning and Development Services, dated December 20, 2018, re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision, IDM (2005) Consultants Inc., Grewal, Navdeep, to permit four (4) single-detached residential lots, 11205 Goreway Drive, North of Countryside Drive, east side of Goreway Drive, Ward 10** (File C08E16.006 & 21T-15005B)

Note: Later in the meeting, on a two-thirds majority vote to re-open the question, Consent Item 3 was re-opened to allow a Ward Councillor to move the motion with regard to Item 7.1.

The following motion was considered.

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- PDC004-2019 1. That the report from Kevin Freeman, Development Planner, Planning and Development Services Department, dated December 20, 2018 to the Planning and Development Committee Meeting of January 14, 2019, re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision, IDM (2005) Consultants Inc., Grewal, Navdeep, to permit four (4) single-detached residential lots, 11205 Goreway Drive, North of Countryside Drive, east side of Goreway Drive, Ward 10** (File C08E16.006 & 21T-15005B), be received;
2. That the Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by IDM (2005) Consultants Inc., Ward 10 Files: C08E16.006 and 21T-15005B as revised, be approved on the basis that they represent good planning, including that they are consistent with the Provincial Policy Statement, conform 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 May 24, 2017; and,
3. That amendments to Comprehensive Zoning By-law 270-2004 as amended, attached as Appendix 1 to this report, be adopted; and,
4. That Council authorize the Mayor and Clerk to sign a subdivision agreement in accordance with the implementation of the conditions of approval of draft plan of subdivision of 21T-15005B.

Carried

- 7.2. Report from K. Freeman, Development Planner, Planning and Development Services dated December 20, 2018, re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision, KLM Planning Partners Inc. - 2587499 Ontario Inc., To permit twelve (12) single detached lots and two (2) part lots), South of Williams Parkway on the west side of Creditview Road Ward 5** (File C04W08.008 & 21T-18002B)

The following motion was considered.

- PDC005-2019 1. That the report from Kevin Freeman, Development Planner, Planning and Development Services Division, dated December 20, 2018 to the Planning and Development Committee Meeting of January 14, 2019 re: : **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision, KLM Planning Partners Inc. - 2587499 Ontario Inc., To permit twelve (12) single detached lots and two (2) part lots), South of Williams**

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Parkway on the west side of Creditview Road Ward 5 (File C04W08.008 & 21T-18002B), be received; and,

2. That Zoning By-law and Draft Plan of Subdivision applications submitted by **KLM Planning Partners Inc. on behalf of 2587499 ONTARIO INC.**, Ward: **5**, Files: **C04W08.008 and 21T-18002B**, **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 December 20, 2018;
3. That the amendments to the Zoning By-law, attached as Appendix 12 to this report be adopted; and,
4. That Council authorize the Mayor and Clerk to sign a subdivision agreement in accordance with the implementation of the conditions of approval of draft plan of subdivision of 21T-18002B.

Carried

- 7.3. Report from L. Russell, Development Planner, Planning and Development Services, dated December 14, 2018, re: **Application to Amend the Zoning By-law, Kaneff Properties Limited – Glen Schnarr & Associates Inc., to permit prestige industrial, office and ancillary uses, North of Highway 407 and west of Financial Drive, Ward 6** (File T04W13.008).

The following motion was considered.

- PDC006-2019
1. That the report from Larysa Russell, Development Planner, Planning and Development Services Department, dated December 14, 2018, to the Planning and Development Committee Meeting of January 14, 2019, re: **Application to Amend the Zoning By-law, Kaneff Properties Limited – Glen Schnarr & Associates Inc., to permit prestige industrial, office and ancillary uses, North of Highway 407 and west of Financial Drive, Ward 6** (File T04W13.008), be received; and,
 2. That a Rezoning Agreement as identified in the Recommendation Report is not required; and,
 3. That the Zoning By-law Amendment application submitted by Kaneff Properties Limited, Ward: 6, File: T04W13.008 be approved, on the basis that it represents good planning, including

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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; and,

4. That a by-law be passed to amend Comprehensive Zoning By-law 270-2004 as amended, as contained in Appendix 1.

Carried

- 7.4. Report from B. Shah, Development Planner, Planning and Development Services, dated December 17, 2018, re: **Application to amend the Official Plan and Zoning By-law, Brar, Gurdurshan, Candevcon Limited, to permit the development of 15 townhouses, 10764 Bramalea Road, Ward 9** (File C04E14.013).

The following motion was considered.

- PDC007-2019
1. That the report from Bindu Shah, Development Planner, Planning and Development Services Division, dated December 17, 2018 to the Planning and Development Committee Meeting of January 14, 2018 re: **Application to amend the Official Plan and Zoning By-law, Brar, Gurdurshan, Candevcon Limited, to permit the development of 15 townhouses, 10764 Bramalea Road, Ward 9** (File C04E14.013), be received;
 2. That the Application to Amend the Official Plan and Zoning By-law, **CANDEVCON LIMITED on behalf of Gurdurshan Brar, Ward 9, File C04E14.013, 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 December 17, 2018;
 3. That the amendments to the Official Plan, attached as Appendix 12 to this report be adopted;
 4. That a by-law be passed to amend By-law 270-2004, as amended, as contained in Appendix 13.

Carried

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- 7.5. Report from Bernie Steiger, Manager, Development Services, Planning and Development Services, dated December 20, 2018, re: **Renaming of Crystalgate Court to Crystalgate Way, West Side of Chinguacousy Road, South of the CNR Railway Corridor, North of Valleyway Drive, Ward 5** (File JC.X CHA GEN)

The following motion was considered.

- PDC008-2019
1. That the report from Bernie Steiger, Manager, Development Services, Planning and Development Services Department, dated December 21, 2018, to the Planning and Development Committee Meeting of January 14, 2019 **Renaming of Crystalgate Court to Crystalgate Way, West Side of Chinguacousy Road, South of the CNR Railway Corridor, North of Valleyway Drive, Ward 5**, be received;
 2. That the street name change from “Crystalgate Court” to “Crystalgate Way” be approved;
 3. That staff be directed to issue a notice of intent to pass a by-law in accordance with Schedule A of the City’s Procedure By-law with respect to the street name change; and,
 4. That following due notice of the name change, a by-law be enacted.

Carried

- 7.6. Report from Y. Xiao, Development Planner, Planning and Development Services, Dated Dec 20, 2018, Re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision, SKS Countryside Land Holding Inc. – GWD Ltd., to permit the development of 38 street townhouse dwellings and three (3) part blocks that are to be developed for townhouses, East of Torbram Road, North of Countryside Drive, Ward 10** (File C06E16.003 & 21T-12019B)

The following motion was considered.

- PDC009-2019
1. That the report from Yin Xiao, Development Planner, Planning and Development Services Department, dated December 21, 2018 to the Planning and Development Committee Meeting of January 14, 2019, re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision, SKS Countryside Land Holding Inc. – GWD Ltd., to permit the development of 38 street townhouse dwellings and three (3) part blocks that are to be developed for townhouses, East of**

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Torbram Road, North of Countryside Drive, Ward 10 (File C06E16.003 & 21T-12019B), be received;

2. That the Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by GWD Ltd., Ward: 10 Files C06E16.003 & 21T-12019B, be approved on the basis that they represent good planning, including that they are consistent with the Provincial Policy Statement, conform 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 October 12, 2016; and,
3. That a by-law be passed to amend Comprehensive Zoning By-law 270-2004 as amended, as contained in Appendix 1 to this report; and,
4. That Council authorize the Mayor and Clerk to sign a subdivision agreement in accordance with the implementation of the conditions of approval of draft plan of subdivision of 21T-12019B.

Carried

8. **Minutes** - nil

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

10. **Referred Matters** - nil

11. **Deferred Matters** nil

12. **Correspondence** - nil

12.1. Correspondence from Christopher Tanzola, Overland LLP, dated November 6, 2018, re: **Proposed Official Plan and Zoning By-law Amendment and Proposed Draft Plan of Subdivision - National Homes (Goreway Inc.)** (File C08E06.005)

The following motion was considered.

PDC010-2019 That the correspondence from Christopher Tanzola, Overland LLP, dated November 6, 2018, to the Planning and Development Committee meeting of January 14, 2019, re: **Proposed Official**

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Plan and Zoning By-law Amendment and Proposed Draft Plan of Subdivision - National Homes (Goreway Inc.) (File C08E06.005) be received.

Carried

13. **Notice of Motion** - nil

14. **Councillor Question Period**

Staff responded to a question with respect to the Referred Matters List, to clarifying its use, and the location on the City's website where it is available for reference.

15. **Public Question Period** - nil

16. **Closed Session** - nil

17. **Adjournment**

The following motion was considered.

PDC011-2019 That the Planning and Development Committee do now adjourn to meet again on Monday, January 28, 2019, at 1:00 p.m.

Carried

Regional Councillor M. Medeiros, Chair

Monday, January 28, 2019

Clerical Correction: (February 20, 2019) In accordance with Section 2.11 (7) (a) of Procedure By-law 160-2004, as amended, a clerical correction was made by the City Clerk's Office to correct the recommendation outlined in Recommendation PDC015-2019.

Members: Regional Councillor M. Medeiros – Wards 3 and 4 (Chair)
Regional Councillor P. Fortini – Wards 7 and 8 (Vice-Chair)
Regional Councillor P. Vicente – Wards 1 and 5
Regional Councillor R. Santos – Wards 1 and 5
Regional Councillor M. Palleschi – Wards 2 and 6
Regional Councillor G. Dhillon – Wards 9 and 10
City Councillor D. Whillans – Wards 2 and 6
City Councillor J. Bowman – Wards 3 and 4
City Councillor C. Williams – Wards 7 and 8
City Councillor H. Singh – Wards 9 and 10

Present:

Planning and Development Services:
R. Elliott, Commissioner
B. Bjerke, Director, Policy Planning
P. Cooper, Manager, Land Use Policy
D. Balasal, Policy Planner
C. LaRota, Policy Planner

Corporate Services:
A. Wilson-Peebles, Legal Counsel, Corporate Services

City Clerk's Office:
C. Gravlev, Deputy City Clerk
T. Jackson, Legislative Coordinator

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The meeting was called to order at 1:00 p.m. and recessed at 1:39 p.m. Committee reconvened at 1:45 p.m. and adjourned at 2:17 p.m.

1. **Approval of Agenda**

The following motion was considered.

PDC012-2019 That the Agenda for the Planning and Development Committee Meeting of January 28, 2019, be approved, as amended, as follows:

To Add:

- 13.1 Correspondence from Ryan Mino-Leahan, KLM Planning Partners Inc., dated January 28, 2019, re: **City-Initiated Amendments to the Credit Valley Secondary Plan** (File BP45-1&3.001).

Carried

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

8.1 **Minutes – Brampton Heritage Board – January 15, 2019**

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

3. **Consent**

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

(7.3)

(Item 8.1 was added to consent)

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

5. **Delegations**

5.1. Presentation by D. Riley, SGL Planning and Design Inc., re: **Toronto Gore Density Policy Review**

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

Mr. David Riley, SGL Planning and Design Inc., provided an overview of the subject matter, and outlined the following:

- Purpose of the study
- Area context
- Character analysis
- Supply and demand analysis
- Transportation analysis
- Policy options
- Number of dwellings

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

- Number of dwellings and lot sizes
- Overview of Block 47
- Public engagement from all residents within the City
- Concerns with respect to moving towards developing a Town Center in the area
- Concerns the area may not have the necessary infrastructure to support increased density
- Concerns there is no indication of school development the area
- Parklands
- Concerns regarding the necessary transportation hub required to serve the proposed development

The following motion was considered.

- PDC013-2019
1. That the presentation from D. Riley, SGL Planning and Design Inc., to the Planning and Development Committee Meeting of January 28, 2019, re: **Toronto Gore Density Policy Review** (File OPR TGED), be received; and,
 2. That the report from Michelle Gervais, Policy Planner, Planning & Development Services, dated January 4, 2019, to the Planning and Development Committee of January 28, 2019, re:

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Toronto Gore Density Policy Review (File OPR TGED), be received;

3. That staff be directed to undertake public consultation to present the preliminary findings and options of the draft Phase 1 & 2 Report – Supply and Demand & Recommendations Report prepared by SGL Planning and Design Inc., and;
4. That the City Clerk be directed to forward a copy of this staff report and Council resolution to the Region of Peel for information.

Carried

6. **Staff Presentations**

- 6.1. Presentation by D. Balasal, Policy Planner, Planning & Development Services, re: **Housing Brampton: Seniors' Housing Study**

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

Danielle Balasal, Policy Planner, Planning and Development Services provided a brief overview of the report with respect to Housing Brampton: Seniors' Housing Study.

Committee consideration of the matter included discussions with regard to concerns that six out of 10 locations are in Wards 3 and 4, transit corridors, possibility of a mental health unit, development process, growth plan, and culturally central community homes.

The following motion was considered.

- PDC014-2019
1. That the report and presentation from D. Balasal, Policy Planner, Planning and Development Services, to the Planning and Development Committee meeting of January 28, 2019, re: **Housing Brampton: Seniors' Housing Study – City Wide** (J.B.A. AFFO], be received; and,
 2. That Council endorse the Seniors' Housing Study and associated recommendations, attached as Appendix C to this report; and,
 3. That, further to the recommendations within the Seniors' Housing Study, City staff evaluate development applications for seniors' facilities against the following evaluation criteria to

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determine site suitability: lot size, land use compatibility, environmental and development constraints, walkability, and proximity to transit and amenities; and,

4. That staff be directed to consult with the City's Affordable Housing Advisory Committee on the study's findings and recommendations.

Carried

7. **Planning**

- 7.1. Report from M. Gervais, Policy Planner, Planning & Development Services, dated January 4, 2019, re: **Toronto Gore Density Policy Review** (File OPR TGED)

Dealt with under item 5.1 – Recommendation PDC013-2018

- 7.2. Report from D. Balasal, Policy Planner, Planning & Development Services, dated November 1, 2018, re: **Housing Brampton: Seniors' Housing Study**, (File J.B.A. AFFO).

Dealt with under item 6.1 – Recommendation PDC014-2018

- 7.3. Report from C. LaRota, Policy Planner, Planning and Development Services, dated December 3, 2018, re: **City-Initiated Amendments to the Credit Valley Secondary Plan** (File BP45 – 1&3.001).

The following motion was considered.

- PDC015-2019
1. That the report from Claudia LaRota, Policy Planner, Policy Planning, Planning & Development Services, dated December 3, 2018, to the Planning & Development Services Committee meeting of January 28, 2019, re: **City-Initiated Amendments to the Credit Valley Secondary Plan** (File BP45 – 1&3.001), be received, and;
 2. That staff be directed to hold a statutory public meeting to present for public consultation a City initiated amendment to the Credit Valley Secondary Plan Area 45, which proposes to introduce policies for the Springbrook Settlement Area.

Carried

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8. **Minutes**

8.1. **Minutes - Brampton Heritage Board - January 15, 2019**

The following motion was considered.

PDC016-2019 That the **Minutes – Brampton Heritage Board – January 15, 2019**, to the Planning and Development Committee Meeting of January 28, 2019, Recommendation HB001-2019 to HB007-2019, be approved as printed and circulated.

Carried

The Recommendations were approved as follows:

HB001-2019 That the agenda for the Brampton Heritage Board Meeting of January 15, 2019 be approved as amended, as follows:

To add:

10.4. Verbal advisory from Steve Collie, Board Member, re:
“Highlight on Heritage” – Saturday, February 9, 2019 – Bramalea City Centre.

HB002-2019 1. That the report from Cassandra Jasinski, Heritage Planner, Planning and Development Services, dated January 2, 2019, to the Brampton Heritage Board Meeting of January 15, 2019, re: **Heritage Impact Assessment – Impact of the Relocation of 11962 The Gore Road on St. Patrick’s Church and Cemetery – Ward 10** (File HE.x) be received;

2. That 11962 The Gore Road Heritage Impact Assessment Addendum dated 2015 attached as Appendix B of this report be received and that the recommendations/mitigation options contained therein be approved, with the exception of Recommendation 5);

3. That the 11873 the Gore Road Heritage Impact Assessment dated 2017 attached as Appendix C of this report be received and that the recommendations/mitigation options contained therein be approved;

4. That the Region of Peel pursue all options for the conservation of the dwelling currently located at 11962 The

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Gore Road, including relocation to an alternate site and third party sale.

5. That the Region of Peel be requested to provide the Brampton Heritage Board with an update on the status of the property at the Board's April 2019 meeting.

HB003-2019

1. That the report from Pascal Doucet, Heritage Planner, Planning and Development Services, January 10, 2019, to the Brampton Heritage Board Meeting of January 15, 2019, re: **Intention to Designate under Part IV, Section 29 of the *Ontario Heritage Act* and Authority to Enter into a Heritage Easement Agreement – 860 North Park Drive – Ward 7** (File H.Ex), be received;
2. That the designation of the property at 860 North Park Drive 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 860 North Park Drive 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 property;
5. That, in the event that any objections to the designation are received, staff be directed to refer the proposed designation to the Conservation Review Board;
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 property;
7. That a heritage easement agreement for the property at 860 North Park Drive be endorsed; and
8. That the Commissioner of Planning and Development Services be authorized to sign a heritage easement agreement for the area intended for designation 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

HB004-2019

1. That the report from Cassandra Jasinski, Heritage Planner, Planning and Development Services, dated January 2, 2019, to the Brampton Heritage Board Meeting of January 15, 2019, re: **Heritage Permit Application – 11651 Bramalea Road – Ward 9** (File H.Ex), be received;
2. That the Heritage Permit application for 11651 Bramalea Road for the demolition of the enclosed porch, east wall chimney stack, original foundation, concrete porch landings, concrete-block garage and frame shed; relocation and restoration of the Archdekin-Giffen Farmhouse; construction of a barrier free access way; and construction of an enclosed entrance to the underground parking garage be approved, subject to the following conditions:
 - a. That the electrical transformer be relocated to another part of the property away from the front façade of the Archdekin-Giffen Farmhouse to the satisfaction of Heritage staff;
 - b. That the cement porch slabs and steps be stained to have the appearance of wood, and that the applicant submit the specifications for the porches to City of Brampton Heritage staff for approval prior to the issuance of the Heritage Permit;
 - c. That a note be added on the drawings indicating that the accessibility ramp will be constructed of wood and that the final drawings and specifications for the ramp be submitted to and approved by City of Brampton Heritage staff and City of Brampton Accessibility staff prior to the issuance of the Heritage Permit;
 - d. That the accessible entrance sign be installed on the interior, and not the exterior of the Archdekin-Giffen Farmhouse.
 - e. That the rubble stone from the original foundation be reused to the greatest extent possible to face the new above ground foundation of the Farmhouse, to the satisfaction of Heritage staff;
 - f. That any rubble stone not used for this purpose be stored in a secure place on the property for future use and incorporation into other landscaping initiatives;

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- g. That prior to the issuance of the Heritage Permit, the final revised drawings reflecting the above conditions a-f be submitted for review and approval Heritage staff at the City of Brampton;
- h. That prior to the issuance of the Heritage Permit, the proposal be cleared by Zoning Services;
- i. That prior to the issuance of the Building Permit the owner enter into a Heritage Easement Agreement with the City for the Archdekin-Giffen Farmhouse located at 11651 Bramalea Road, to the satisfaction of the Commissioner of Planning and Development Services at the City of Brampton;
- j. That as a condition of Site Plan approval, the applicant shall provide financial securities as specified in the approved Heritage Conservation Plan plus an additional 30% contingency in a form and amount satisfactory to the Commissioner of Planning and Development Services to secure all work included in the Heritage Building Protection Plan and Heritage Conservation Plan, dated August 13, 2018, prepared by the Team Assembled by George Robb Architect;
- k. That the owner undertake all work in accordance with the approved Heritage Building Protection Plan and Heritage Conservation Plan, with special regard for the Outline Specifications in the Heritage Conservation Plan, in compliance with all applicable laws having jurisdiction and by retaining all necessary permits to the satisfaction of the Director of Policy Planning, Planning and Development Services at the City of Brampton;
- l. The applicant shall provide letters to the Director of Policy Planning after the initial and final relocation of the Archdekin-Giffen Farmhouse from a heritage expert (that has been previously approved by the Director of Policy Planning) certifying that the Archdekin-Giffen Farmhouse has been relocated in accordance with the Heritage Conservation Plan and that:

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- i. The initial and final relocation did not result in loss or damage to heritage attributes of the Archdekin-Giffen Farmhouse; or,
- ii. The initial and final relocation did result in loss or damage to the heritage attributes of the Archdekin-Giffen Farmhouse and restorative work has been completed in accordance with the approved Heritage Conservation Plan.
- m. That as a condition of Site Plan approval, the owner undertake all work 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, following the timeline in the approved Heritage Building Protection Plan and Heritage Conservation Plan;
- n. That prior to the release of financial securities, the owner provide a letter, prepared and signed by a qualified heritage expert, certifying that all works as outlined in the approved Heritage Conservation Plan have been completed, and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Director of Policy Planning, Planning and Development Services; and,
- o. That if there is any deviation from or increase to the scope of the Heritage permit application not deemed to be minor by Heritage staff, that these works be addressed in a subsequent heritage permit application.

- HB005-2019
- 1. That the report from Cassandra Jasinski, Heritage Planner, Planning and Development Services, dated January 2, 2019, to the Brampton Heritage Board Meeting of January 15, 2019, re: **Heritage Easement Agreement – 11651 Bramalea Road – Ward 9** (File HE.x), be received;
 - 2. That a Heritage Easement Agreement for the property at 11651 Bramalea Road be endorsed; and,

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3. That the Commissioner of Planning and Development Services be authorized to sign a Heritage Easement Agreement for the Archdekin-Giffen Farmhouse at 11651 Bramalea Road as described in this report, with content satisfactory to the Director of Policy Planning in a form approved by the City Solicitor.

HB006-2019 That the Brampton Heritage Board organize and participate in the **“Highlight on Heritage”** event taking place on Saturday, February 9, 2019 at Bramalea City Centre.

HB007-2019 That the Brampton Heritage Board do now adjourn to meet again on Tuesday, February 19, 2019 at 7:00 p.m. or at the call of the Chair.

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

10. **Referred Matters** - nil

11. **Deferred Matters** - nil

12. **Notice of Motion** - nil

13. **Correspondence**

13.1. Correspondence from Ryan Mino-Leahan, KLM Planning Partners, dated January 28, 2019, re: **City-Initiated Amendments to the Credit Valley Secondary Plan** (File BP45-1&3.001).

Committee acknowledged the correspondence as it relates to item 7.3

The following motion was considered.

PDC017-2019 That the correspondence from Ryan Mino-Leahan, KLM Planning Partners Inc., dated January 28, 2019, to the Planning and Development Committee Meeting of January 28, 2019, re: **City-Initiated Amendments to the Credit Valley Secondary Plan** (File BP45-1&3.001) be received.

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Carried

14. **Councillor Question Period**

Staff responded to questions from Committee with respect to increasing the parking ratio in the downtown core. Staff responded that an Official Plan Review is underway and parking will be addressed.

15. **Public Question Period** - nil

16. **Closed Session** - nil

17. **Adjournment**

The following motion was considered.

PDC018-2019 That the Planning and Development Committee do now adjourn to meet again on Monday, February 11, 2019, at 7:00 p.m.

Carried

Regional Councillor M. Medeiros (Chair)



Monday, February 11, 2019

Members Present:

Regional Councillor M. Medeiros – Wards 3 and 4 (Chair)
Regional Councillor P. Fortini – Wards 7 and 8 (Vice-Chair)
Regional Councillor P. Vicente – Wards 1 and 5
Regional Councillor R. Santos – Wards 1 and 5
Regional Councillor M. Palleschi – Wards 2 and 6
Regional Councillor G. Dhillon – Wards 9 and 10
City Councillor D. Whillans – Wards 2 and 6
City Councillor J. Bowman – Wards 3 and 4
City Councillor C. Williams – Wards 7 and 8
City Councillor H. Singh – Wards 9 and 10

Members Absent:

nil

Staff Present:

Planning and Development Services:

A. Parsons, Director, Development Services
M. Gervais, Policy Planner
R. Nykyforchyn, Development Planner

Corporate Services:

A. Wilson-Peebles, Legal Counsel

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 7:01 p.m. and adjourned at 8:03 p.m.

1. Approval of Agenda

The following motion was considered:

PDC019-2019 That the Agenda for the Planning and Development Committee Meeting of February 11, 2019, be approved, as amended, as follows:

To remove:

- 6.1.** Presentation by David VanderBerg, Central Area Planner, Planning and Development Services, re: **The use of a Development Permit System (DPS) in the downtown core as a tool to implement a planning vision and help expedite development.**
- This item will be considered at a future meeting as it is not yet finalized

To add:

- 9.1.** Discussion at the request of Regional Councillor Palleschi, re: **Planning and Development Committee Meeting Agendas**

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.

(nil)

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4. Statutory Public Meeting Reports

- 4.1. Report from R. Nykyforchyn, Development Planner, Planning and Development Services, dated January 18, 2019, re: **Application to Amend the Zoning By-law, to permit 186 residential units, retail and commercial uses within a 20 storey building, G-Force Urban Planners and Consultants - c/o 1189389 ONTARIO INCORPORATED, 7800 and 7890 Hurontario Street - Ward 4** (File T01W14.010)

Members of the public requested a presentation on this item.

Rob Nykyforchyn, Development Planner, presented details on the location and context of the proposal, and noted specifics on the current Official Plan, Secondary Plan and Zoning By-law designations. Mr. Nykyforchyn provided an overview of the planning framework, issues raised by staff and area residents, and next steps in the planning process. Members of the public were informed that those who provide their contact information will be kept apprised of the next steps in the process, and will be advised when a recommendation report is available online to be considered by Committee.

The Applicant declined the opportunity to make a presentation.

In response to the Chair's inquiry, no members of the public requested to speak to the matter.

Committee consideration of this matter included questions of clarification regarding standard Floor Space Index description and usage, and potentially increasing the sustainability score of the proposal.

The following motion was considered:

- | | |
|-------------|---|
| PDC020-2019 | 1. That the report from R. Nykyforchyn, Development Planner, Planning and Development Services, dated January 18, 2019, to the Planning and Development Committee Meeting of February 11, 2019, re: Application to Amend the Zoning By-law, to permit 186 residential units, retail and commercial uses within a 20 storey building, G-Force Urban Planners and Consultants - c/o 1189389 ONTARIO INCORPORATED, 7800 and 7890 Hurontario Street - Ward 4 (File T01W14.010) be received; and, |
|-------------|---|

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

Carried

- 4.2. Report from M. Gervais, Policy Planner, Planning and Development Services, dated January 18, 2019, re: **City Initiated Amendments to the Official Plan and Zoning By-law, Marysfield Neighbourhood Character Review Study - Ward 10** (File OPR TGED)

Members of the public requested a presentation on this item.

Michelle Gervais, Policy Planner, provided details on the current status and next steps of the study. Ms. Gervais noted that all reports and information regarding the Marysfield Neighbourhood Character Review may be found on the City's website. Ms. Gervais then introduced Catherine Jay, Head of Urban Design, SGL Planning and Design Inc., the consultant retained to complete the study, to provide further information on the matter.

Ms. Jay presented details on the following:

- area context, including the history and characteristics of the subject lands
- study purpose
- study process
- summary of feedback received to date
- proposed policy recommendations
- proposed zoning recommendations
- next steps

Following the presentation, the following members of the public addressed Committee and expressed their views, suggestions, concerns, and questions with respect to potential environmental impacts, cultural heritage designation, land severances, the history and character of the neighbourhood, proposed changes to lot coverage, and the status of the study and the anticipated completion date:

- Dan O'Reilly, Brampton resident
- Vinod Mahesan, Brampton resident
- Peter Vozikas, consultant, on behalf of his Marysfield clients
- Marcello Stellato, Brampton resident
- Sean Giblin, Brampton resident
- Jagroop Bal, Brampton resident

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- Simran Kaur, Brampton resident
- Bernie Ceschia, Brampton resident
- Maria Stellato, Brampton resident
- Harvinder Takhar, Brampton resident

During consideration of this matter, a Point of Order was raised by Regional Councillor Palleschi. The Chair granted leave for the Point of Order. Regional Councillor Palleschi reminded Committee and members of the public that the subject matter is not up for debate and only questions of clarification may be asked.

In response to questions from the public, staff provided details regarding the appeal period following the passing of an Official Plan or Zoning By-law amendment, and noted that the proposed policy study is anticipated to return to committee for approval in the late spring or summer.

The following motion was considered:

- PDC021-2019 1. That the report from M. Gervais, Policy Planner, Planning and Development Services, dated January 18, 2019, to the Planning and Development Services Committee Meeting of February 11, 2019, re: **City Initiated Amendments to the Official Plan and Zoning By-law, Marysfield Neighbourhood Character Review Study - Ward: 10** (File OPR TGED) be received;
2. That Planning and Development Services Department staff be directed to report back to Planning and Development Services Committee with the results of the Public Meeting and final recommendations, and;
3. That a copy of the report and Council resolution be forwarded to the Region of Peel for information.

Carried

5. **Delegations** – nil

6. **Staff Presentations** – nil

6.1 Presentation from David VanderBerg, Central Area Planner, Planning and Development Services, re: **The use of a development Permit System (DPS) in the downtown core as a toll to implement a planning vision and help expedite development.**

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Note: this matter was removed from this meeting – see Recommendation PDC019-2019

7. **Planning** – nil

8. **Minutes** – nil

9. **Other/New Business**

9.1. Discussion at the request of Regional Councillor Palleschi, re: **Planning and Development Committee Meeting Agendas**

Regional Councillor Palleschi requested that with respect to planned and projected residential unit approvals, as they relate to development charges, and in light of a recent meeting cancellations and limited agenda items, that staff report back on the status of current development proposals and units in the approval process.

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

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17. Adjournment

Prior to adjournment, the Chair reminded Committee that the February 25, 2019, Planning and Development Committee Meeting has been cancelled.

The following motion was considered:

PDC022-2019 That the Planning and Development Committee do now adjourn to meet again on Monday, March 4, 2019, at 7:00 p.m.

Carried

Regional Councillor M. Medeiros (Chair)



Monday, March 4, 2019

Members Present:

- Regional Councillor M. Medeiros – Wards 3 and 4 (Chair)
- Regional Councillor P. Fortini – Wards 7 and 8 (Vice-Chair)
- Regional Councillor P. Vicente – Wards 1 and 5
- Regional Councillor R. Santos – Wards 1 and 5
- Regional Councillor M. Palleschi – Wards 2 and 6
- City Councillor D. Whillans – Wards 2 and 6
- City Councillor J. Bowman – Wards 3 and 4
- City Councillor C. Williams – Wards 7 and 8
- City Councillor H. Singh – Wards 9 and 10

Members Absent: Regional Councillor G. Dhillon – Wards 9 and 10 (personal)

Staff Present:

Planning and Development Services:

- R. Conard, Interim Commissioner
- A. Parsons, Director, Development Services
- B. Bjerke, Director, Policy Planning
- B. Steiger, Manager, Development Services
- C. LaRota, Policy Planner
- D. VanderBerg, Central Area Planner

Corporate Services:

- A. D'Andrea, Legal Counsel
- A. Wilson-Peebles, Legal Counsel

City Clerk's Office:

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

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The meeting was called to order at 7:02 p.m. and adjourned at 8:23 p.m.

1. Approval of Agenda

The following motion was considered:

PDC023-2019 That the Agenda for the March 4, 2019, Planning and Development Committee Meeting be approved as printed and circulated.

Carried

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

Re: 6.1 - Presentation from D. VanderBerg, Central Area Planner, Planning and Development Services, re: Update on the use of a Development Permit System (DPS) in the Downtown as a Tool to Implement a Planning Vision and Help Expedite Development.

- **5.1.** – Delegation from Angela Battiston and the Main Thomas Development Group

Re: 4.1 - Report from C. LaRota, Policy Planner, Planning and Development Services, dated January 29, 2019, re: City-Initiated Draft Official Plan Amendment to the Credit Valley Secondary Plan Area 45, implementing the Springbrook Tertiary Plan

Correspondence from:

- A. M. Kaneff, Kaneff Group of Companies, dated February 27, 2019
- Carl Brawley, Glen Schnarr and Associates Inc., dated February 28, 2019
- Ryan Mino-Leahan, KLM Planning Partners Inc., on behalf of Coppertrail Estates Inc., dated March 4, 2019
- Ryan Mino-Leahan, KLM Planning Partners Inc., on behalf of Denford Estates Inc., dated March 4, 2019
- Richard Domes, Gagnon Walker Domes Professional Planners, dated March 4, 2019

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

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3. Consent

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

(7.1, 7.2, 8.1, 13.1)

4. Statutory Public Meeting Reports

4.1. Report from C. LaRota, Policy Planner, Planning and Development Services, dated January 29, 2019, re: City-Initiated Draft Official Plan Amendment to the Credit Valley Secondary Plan Area 45, implementing the Springbrook Tertiary Plan

Bobby Gauthier, WSP Canada and Claudia LaRota, Policy Planner, Planning and Development Services, presented an overview of the proposed amendment that included the following:

- Project purpose
- Location of study area
- Background
- Status of area development applications
- Process and deliverables
- Key principles
- Process to date
- Current land use designations
- Planning framework summary
- Recommended tertiary plan and next steps

Following the presentation, the following individuals provided their views, suggestions, concerns and questions with respect to the proposed land use designations, road access, traffic impacts, development design requirements, and compatibility and appropriateness of the proposed plan:

1. Dan Zikovitz, Brampton resident
2. Richard Domes, Gagnon Walker Domes Professional Planners
3. Denley McIntosh, Brampton resident
4. Michael Gagnon, Gagnon Walker Domes Professional Planners
5. Sylvia Roberts, Brampton resident

The following motion was considered:

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- PDC024-2019
1. That the report from C. LaRota, Policy Planner, Planning and Development Services, dated January 29, 2019, to the Planning and Development Services Committee Meeting of March 4, 2019, re: **City-Initiated Draft Official Plan Amendment to the Credit Valley Secondary Plan Area 45, implementing the Springbrook Tertiary Plan**, be received; and,
 2. That Planning and Development Services Department staff be directed to report back to Planning and Development Services Committee with the results of the Public Meeting and a staff recommendation, following receipt of comments resulting from the circulation of the amendments.
 3. That the following correspondence to the Planning and Development Committee Meeting of March 4, 2019, re: : **City-Initiated Draft Official Plan Amendment to the Credit Valley Secondary Plan Area 45, implementing the Springbrook Tertiary Plan**, be received:
 1. A. M. Kaneff, Kaneff Group of Companies, dated February 27, 2019
 2. Carl Brawley, Glen Schnarr and Associates Inc., dated February 28, 2019
 3. Ryan Mino-Leahan, KLM Planning Partners Inc., on behalf of Coppertrail Estates Inc., dated March 4, 2019
 4. Ryan Mino-Leahan, KLM Planning Partners Inc., on behalf of Denford Estates Inc., dated March 4, 2019
 5. Richard Domes, Gagnon Walker Domes Professional Planners, dated March 4, 2019

Carried

5. Delegations

- 5.1. Delegation from Angela Battiston and the Main Thomas Development Group, re: **Item 6.1 – Update on the use of a Development Permit System (DPS) in the Downtown as a Tool to Implement a Planning Vision and Help Expedite Development.**

Dealt with under item 6.1 – Recommendation PDC025-2019

6. Staff Presentations

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- 6.1. Presentation from David VanderBerg, Central Area Planner, Planning and Development Services, re: **Update on the use of a Development Permit System (DPS) in the Downtown as a Tool to Implement a Planning Vision and Help Expedite Development.**

David VanderBerg, Central Area Planner, presented an overview on the use of a development permit system (DPS) that included the following:

- Components of a DPS
- Key benefits
- Main Street North DPS
 - Objectives
 - Features
 - Complementary programs
 - Experience to date
- Queen Street West DPS
 - Work completed to date
- Identification of potential lands to be included in a DPS
- Next steps

Item 5.1 was brought forward at this time.

Robert Battiston, on behalf of Angela Battiston and the Main Thomas Development Group, expressed concern with the current density and height restrictions within the Main Street North DPS by-laws. Mr. Battiston noted the current zoning provisions restrict high density development and may deter potential developers from applying to develop the lands. He requested that Council direct staff to review the Main Street North DPS and consider a city-initiated amendment to the zoning by-law.

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

- History and final approval of the Main Street North DPS
- Heritage protection within the boundaries of the DPS
- Details of the streamlined development application approval process

Staff provided comments on the appropriateness of a city-initiated amendment to the DPS, and noted that anyone wishing to develop land within the boundaries of the DPS shall follow the same process as all other development applications within the city.

The following motion was considered:

- | | |
|-------------|---|
| PDC025-2019 | 1. That the presentation from David VanderBerg, Central Area Planner, Planning and Development Services, to the Planning and Development Committee Meeting of March 4, 2019, re: Update on the use of a Development Permit |
|-------------|---|

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System (DPS) in the downtown as a tool to implement a planning vision and help expedite development be received.

2. That the delegation from Robert Battiston, Main Thomas Development Group, to the Planning and Development Committee Meeting of March 4, 2019, re: **Update on the use of a Development Permit System (DPS) in the downtown as a tool to implement a planning vision and help expedite development** be received.

Carried

7. Planning

- * 7.1. Report from D. VanderBerg, Central Area Planner, Planning and Development Services, dated February 8, 2019, re: **Application to Amend the Official Plan and Zoning By-law – Glen Schnarr and Associates Inc. – 13335338 Ontario Ltd., William Hewson and 6602142 Canada Ltd. – 174, 178, 180 & 184 Queen Street East – Ward 1** (File C01E06.053)

- PDC026-2019
1. That the report from D. VanderBerg, dated February 8, 2019, to the Planning and Development Committee Meeting of March 4, 2019, re: **Application to Amend the Official Plan and Zoning By-law – Glen Schnarr and Associates Inc. – 13335338 Ontario Ltd., William Hewson and 6602142 Canada Ltd. – 174, 178, 180 and 184 Queen Street East – Ward 1** (File C01E06.053) be received;
 2. That the Official Plan and Zoning By-law Amendment applications submitted by Glen Schnarr and Associates, Ward 1, File: C01E05.063 be approved on the basis That they represent good planning, including that they are consistent with the Provincial Policy Statement, conform with the Growth Plan for the Greater Golden Horseshoe, the Region of Peel's Official Plan and the City's Official Plan;
 3. That the Mayor and City Clerk be authorized to execute the development agreement based on terms and conditions approved by the Commissioner, Planning and Development Services and in a form acceptable to the City Solicitor;
 4. That a by-law be passed to adopt the Official Plan amendment attached as Appendix 1;

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5. That a by-law be passed to amend Comprehensive Zoning By-law 270-2004 as amended, as contained in Appendix 2;
6. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34 (17) of the Planning Act, R.S.O. c. P. 13, as amended; and,
7. That a by-law be passed to amend ICBL 246-2017, attached as Appendix 3 to the report.

Carried

- * 7.2. Report from C. LaRota, Policy Planner, Planning and Development Services, dated January 30, 2019, re: **Bramalea Mobility Hub Land Use Study – Ward 7**

- PDC027-2019
1. That the report from C. LaRota, Policy Planner, Planning and Development Services, dated January 30, 2019, to the Planning and Development Committee Meeting of March 4, 2019, re: **Bramalea Mobility Hub Land Use Study – Ward 7** be received;
 2. That staff be directed to hold a statutory public meeting to present for public consultation a City initiated amendment to the Bramalea Road South Gateway Redevelopment Area Secondary Plan 38 and the Comprehensive Zoning By-Law, and;
 3. That a copy of the staff report and resolution be forwarded to the Region of Peel for information.

Carried

8. Minutes

- * 8.1. **Minutes – Brampton Heritage Board – February 19, 2019**

- PDC028-2019
- That the **Minutes - Brampton Heritage Board - February 19, 2019** to the Planning and Development Committee Meeting of March 4, 2019, Recommendations HB-2019 to HB-2019, be approved as printed and circulated.

Carried

- September 13, 2018 (as corrected)

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- c. that the approval for alterations given under Section 33 of the Ontario Heritage Act expire two years after the date where Council has given its consent to alter the property.

HB011-2019 That the Brampton Heritage Board do now adjourn to meet again on Tuesday, March 19, 2019 at 7:00 p.m. or at the call of the Chair.

9. Other/New Business – nil

10. Referred Matters – nil

11. Deferred Matters – nil

12. Notice of Motion – nil

13. Correspondence

- * 13.1. Correspondence from S. Snider, Turkstra Mazza Associates, dated February 13, 2019, re: **Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision - Part of Lot 7 and 8, Concession 5 W.H.S - Proposed Amendment to Remove the Subject Lands from the Huttonville North Secondary Plan Area 52 and add it to the Huttonville Secondary Plan 29(b) - Four X Development Inc.** (File C05W07.006)

PDC029-2019 That the correspondence from S. Snider, Turkstra Mazza Associates, dated February 13, 2019, to the Planning and Development Committee Meeting of March 4, 2019, re: **Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision - Part of Lot 7 and 8, Concession 5 W.H.S - Proposed Amendment to Remove the Subject Lands from the Huttonville North Secondary Plan Area 52 and add it to the Huttonville Secondary Plan 29(b) - Four X Development Inc.** (File C05W07.006) be received.

Carried

14. Councillor Question Period – nil

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15. **Public Question Period** – nil

16. **Closed Session** – nil

17. **Adjournment**

The following motion was considered:

PDC030-2019 That the Planning and Development Committee do now adjourn to
meet again on Monday, March 25, 2019, at 1:00 p.m.

Carried

Regional Councillor M. Medeiros (Chair)



Monday, March 25, 2019

Members Present:

Regional Councillor M. Medeiros – Wards 3 and 4 (Chair)
Regional Councillor P. Vicente – Wards 1 and 5
Regional Councillor R. Santos – Wards 1 and 5
Regional Councillor M. Palleschi – Wards 2 and 6
Regional Councillor G. Dhillon – Wards 9 and 10
City Councillor D. Whillans – Wards 2 and 6
City Councillor J. Bowman – Wards 3 and 4
City Councillor C. Williams – Wards 7 and 8
City Councillor H. Singh – Wards 9 and 10

Members Absent:

Regional Councillor P. Fortini – Wards 7 and 8 (Vice-Chair) (personal)

Staff Present:

Planning and Development Services:

R. Conard, Interim Commissioner
A. Parsons, Director, Development Services
B. Bjerke, Director, Policy Planning
B. Steiger, Manager, Development Services
D. Balasal, Policy Planner
M. Hoy, Policy Planner, Environment

Corporate Services:

A. D'Andrea, Legal Counsel
A. Wilson-Peebles, Legal Counsel

City Clerk's Office:

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

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Planning & Development Committee

The meeting was called to order at 1:01 p.m. and adjourned at 2:07 p.m.

1. Approval of Agenda

The following motion was considered:

PDC031-2019 That the Agenda for the Planning and Development Committee Meeting of March 25, 2019, be approved as amended, as follows:

To add:

- 5.1. Delegation from Sylvia Menezes Roberts, Brampton resident, re: **Item 6.2 – Development of Brampton’s Age-Friendly Strategy**

Carried

The following supplementary information was provided at the meeting.

- 8.2. Minutes – Brampton Heritage Board – March 19, 2019

Note: Committee agreed to vary the order of business and consider item 6.2 prior to item 6.1.

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

3. Consent

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

(7.2, 7.3, 8.1)

4. Statutory Public Meeting Reports – nil

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5. Delegations

- 5.1. Delegation from Sylvia Menezes Roberts, Brampton resident, re: **Item 6.2 – Development of Brampton’s Age-Friendly Strategy**

Dealt with under Item 6.2 – Recommendation PDC033-2019

6. Staff Presentations

- 6.1. Presentation by Mike Hoy, Policy Planner, Environment, Planning and Development Services, re: **Measuring Sustainability Performance of New Development**

Mike Hoy, Policy Planner, Environment, Planning and Developing Services, provided an overview of the City’s sustainable community program and strategic planning framework that included the following:

- Sustainable community development guidelines (SDGCs)
- Measuring sustainability of new development
- Point structure and sustainability thresholds
- Sustainability of the Mount Pleasant Block Plan – as an example
- Submission requirements
- Staff and council roles
- Benefits
- Compliance monitoring and next steps

Committee consideration of the matter included:

- Incentivizing developers to go above minimum sustainability threshold
- Scoring the sustainability of existing neighbourhoods
- Increasing tree replacement ratio and requirements as per the Brampton Trees Project

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

- The sustainability threshold is addressed in the pre-consultation meetings with developers and staff encourage them to go beyond the minimum requirement
- Sustainability of existing neighbourhoods is measured and monitored in consultation with the Sustainable Neighbourhood Retrofit Action Plan (SNAP)
- Additional steps that may be taken to inform potential homebuyers of the sustainable measures taken with the development are being considered
- Staff is attending a workshop with representatives from Copenhagen to discuss their progressive environmental plans and learn how they may be implemented in Brampton

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- The City is currently planting 25 to 35 thousand trees per year; the street tree planting requirement has been increased, and the cash-in-lieu reserve is starting to build and may contribute to tree planting

A motion was introduced to direct staff to report back in the fall on the details and intent of the Brampton Trees Project (One Million Trees) as per action #1.3 of the Brampton 2040 Planning Vision.

The following motion was considered:

- PDC032-2019
1. That the presentation by Mike Hoy, Policy Planner, Environment, Planning and Development Services, to the Planning and Development Committee Meeting of March 25, 2019, re: **Measuring Sustainability Performance of New Development** be received;
 2. That staff report back to the Planning and Development Committee in the fall on the details and intent of the Brampton Trees Project (One Million Trees) as per action #1.3 of the Brampton 2040 Planning Vision.

Carried

- 6.2. Presentation by Daniella Balasal, Policy Planner, Planning and Development Services, re: **Development of Brampton's Age-Friendly Strategy**

Daniella Balasal, Policy Planner, Planning and Development Services, presented an overview on the development of Brampton's Age-Friendly Strategy that included the following:

- Definition and aspects of age friendly community
- Definition and aspects of age friendly strategy
- Provincial framework
- World Health Organization designation process
- Background and focus area
- Hard and soft infrastructure plans
- Development of the strategy, engagement activities and community audit
- Public workshops, community survey and age friendly forum
- Project schedule, timeline and next steps

Item 5.1 was brought forward at this time.

Sylvia Menezes Roberts, Brampton resident, outlined comments on youth engagement, housing, safety and transit as they relate to the development of Brampton's Age-Friendly Strategy.

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Staff noted that the City's Senior Housing Strategy identifies potential development locations and includes affordability strategies. In response to a question from Committee, staff confirmed that youth engagement and involvement with the development of the strategy will be addressed in the forthcoming recommendation report.

Item 7.1 was brought forward at this time.

The following motion was considered:

- PDC033-2019
1. That the presentation by Daniella Balasal, Policy Planner, Planning and Development Services, to the Planning and Development Services Committee Meeting of March 25, 2019, re: **Development of Brampton's Age-Friendly Strategy** be received.
 2. That the report from D. Balasal, Policy Planner, Planning and Development Services, dated March 1, 2019, to the Planning and Development Services Committee Meeting of March 25, 2019, re: **Development of Brampton's Age-Friendly Strategy – City Wide** (File J. BD. AFBS), be received;
 3. That, per the process requirements of obtaining the World Health Organization's Age-Friendly Cities designation, staff update its age-friendly status as it relates to Brampton's Age-Friendly Baseline Assessment Report;
 4. That Committee direct staff to continue the advancement of Brampton's Age-Friendly Strategy and Action Plan;
 5. That the delegation from Sylvia Menezes Roberts, Brampton resident, to the Planning and Development Committee Meeting of March 25, 2019, re: **Item 6.2 – Development of Brampton's Age-Friendly Strategy** be received.

Carried

7. Planning

- 7.1. Report from D. Balasal, Policy Planner, Planning and Development Services, dated March 1, 2019, re: **Development of Brampton's Age-Friendly Strategy – City Wide** (File J. BD. AFBS)

Dealt with under item 6.2 – Recommendation PDC033-2019

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- * 7.2. Report from K. Freeman, Development Planner, Planning and Development Services, dated March 1, 2019, re: **Application to Amend the Zoning By-law to Permit Single Detached Dwellings – Glen Schnarr & Associates Inc. – Top End Construction Inc. – 8917 Heritage Road – South of Embleton Road, on the East Side of Heritage Road – Ward 6** (File C05W05.008)

- PDC034-2019
1. That the report from K. Freeman, Development Planner, Planning and Development Services Division, dated March 1, 2019 to the Planning and Development Committee Meeting of March 25, 2019 re: **Application to Amend the Zoning By-law to Permit Single Detached Dwellings – Glen Schnarr & Associates Inc. – Top End Construction Inc. – 8917 Heritage Road – South of Embleton Road, on the East Side of Heritage Road – Ward 6** (File C05W05.008) be received;
 2. That the Zoning By-law application submitted by Glen Schnarr & Associates Incorporated on behalf of Top End Construction Inc., Ward: 6, File: C05W05.008, 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 March 1, 2019; and,
 3. That the amendments to the Zoning By-law, attached as Appendix 13 to the report be adopted.

Carried

- * 7.3. Report from S. Dykstra, Development Planner, Planning and Development Services, dated March 1, 2019, re: **Application to Amend the Zoning By-law to Permit the Development of 120 Townhouse Units - Gore (Mosaik) Inc. – Humphries Planning Group Inc. – 9452 The Gore Road – West of The Gore Road, North of Cottrelle Boulevard – Ward 8** (File C09E08.021)

- PDC035-2019
1. That the report from S. Dykstra, Development Planner, Planning and Development Services, dated March 1, 2019, to the Planning and Development Committee Meeting of March 25, 2019, re: **Application to Amend the Zoning By-law to Permit the Development of 120 Townhouse Units – Gore (Mosaik) Inc. – Humphries Planning Group Inc. – 9452 The Gore Road – West of The Gore Road, North of**

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Cottrelle Boulevard – Ward 8 (File C09E08.021) be received;

2. That the Zoning By-law Amendment application submitted by Humphries Planning Group Inc, 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 Recommendation Report (dated March 1, 2017);
3. That a Rezoning Agreement as identified in the Recommendation Report is not required;
4. That the amendments to the Zoning By-law, generally in accordance with the attached Appendix 1 to the report be adopted.

Carried

8. Minutes

*** 8.1. Minutes – Age-Friendly Brampton Advisory Committee – February 26, 2019**

PDC036-2019 That the **Minutes- Age-Friendly Brampton Advisory Committee - February 26, 2019** to the Planning and Development Committee Meeting of March 25, 2019, Recommendations AFC001-2019 to AFC007-2019, be approved as printed and circulated.

Carried

The recommendations were approved as follows:

AFC001-2019 That the agenda for the Age-Friendly Brampton Advisory Committee Meeting of February 26, 2019, be approved, as amended, to add the following item:

Re: **Item 5.2**

- 4.2 Delegation from Paige Fisher and Marilyn Verghis, Directors of Vision Brampton, re: **Brampton Youth Council and Youth Mentorship Program**

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- AFC002-2019 That the delegation from Sylvia Roberts, Brampton resident, to the Age-Friendly Brampton Advisory Committee meeting of February 26, 2019, re: **Request for two Youth Councils** be received.
- AFC003-2019 That the delegation from Paige Fisher, Director, Vision Brampton, to the Age-Friendly Brampton Advisory Committee meeting of February 26, 2019, re: **Brampton Youth Council and Youth Mentorship Program** be received.
- AFC004-2019 That the presentation and updates by Daniella Balasal, Policy Planner, Planning and Development Services, to the Age-Friendly Brampton Advisory Committee meeting of February 26, 2019, re:
- **Three public workshop events in Fall 2018**
 - **Resident survey completed, with support of Brampton Library**
 - **Age Friendly Forum held January 19, 2019**
 - **Interim report completion timeline of February, 2019, be received.**
- AFC005-2019 1. That the report from Daniella Balasal, Policy Planner, Planning and Development Services, to the Age-Friendly Brampton Advisory Committee meeting of February 26, 2019, re: **Brampton Youth Council and Mentorship Program**, be received; and
2. That the presentation to the Age-Friendly Brampton Advisory Committee meeting of February 26, 2019, re: **Developing a Youth Council for the City of Brampton** be received.
- AFC006-2019 1. That the verbal advisory from the City Clerk's Office staff to the Age-Friendly Brampton Advisory Committee meeting of February 26, 2018, re: **Resignations from Committee** be received; and,
2. That the following four members be thanked for their contributions to the Age-Friendly Brampton Advisory Committee:
- Joyce Temple-Smith
 - Mansimrand Anand
 - Fatima Barron
 - Alisha Dean; and,
3. That the current Co-Chair now assume the position of Chair and quorum be reduced by four members for all future meetings, until such time as new members are appointed.

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AFC007-2019 That the Age-Friendly Brampton Advisory Committee meeting do now adjourn to meet again on March 26, 2019 at 7:00 p.m.

8.2. Minutes – Brampton Heritage Board – March 19, 2019

In response to a question from Committee, staff stated that the provisions included in the proposed Main Street South Heritage Conservation District provide the necessary protections to maintain the characteristics of the area.

The following motion was considered:

PDC037-2019 That the **Minutes – Brampton Heritage Board – March 19, 2019**, to the Planning and Development Committee Meeting of March 25, 2019, Recommendations HB012-2019 to HB017-2019, be approved as printed and circulated.

Carried

The recommendations were approved as follows:

HB012-2019 That the agenda for the Brampton Heritage Board Meeting of March 19, 2019 be approved as printed and circulated.

HB013-2019 1. That the report from Erin Smith, Assistant Heritage Planner, Planning and Development Services, dated March 5, 2019, to the Brampton Heritage Board Meeting of March 19, 2019, re: **Heritage Permit Application – 87 Elizabeth Street South – Ward 3** (File HE.x), be received; and

2. That the Heritage Permit application for 87 Elizabeth Street South for the construction of a one-storey detached garage be approved.

HB014-2019 1. That the report from Erin Smith, Assistant Heritage Planner, Planning and Development Services, to the Brampton Heritage Board Meeting of March 19, 2019, re: **Heritage Permit Application and Designated Heritage Property Incentive Grant Application Resubmission – 67 Main Street South – Ward 3** (File HE), be received; and

2. That the Heritage Permit Application Resubmission for 67 Main Street South for selective brick replacement and repointing on all building elevations be approved; and,

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3. That the associated resubmitted Designated Heritage Property Incentive Grant Application for 67 Main Street South for selective brick replacement and repointing be approved, to a maximum of \$5,000.
- HB015-2019
1. That the report from Cassandra Jasinski, Heritage Planner, Planning and Development Services, dated March 1, 2019, re: **Listing 25 Harold Street on the Municipal Register of Cultural Heritage Resources – Ward 3** (File HE.x), be received; and
2. That 25 Harold Street be listed on the City of Brampton's *Municipal Register of Cultural Heritage Resources*.
- HB016-2019
1. That the verbal update from Cassandra Jasinski, Heritage Planner, Planning and Development Services, to the Brampton Heritage Board Meeting of March 19, 2019, re: **76 Main Street South – Local Planning Appeal Tribunal (LPAT) Decision**, be received; and,
2. That staff be requested to report back to the Board on the potential for an Interim Control By-law to prevent future severances of properties within the proposed Main Street South Heritage Conservation District.
- HB017-2019
- That the Brampton Heritage Board do now adjourn to meet again on Tuesday, April 16, 2019 at 7:00 p.m. or at the call of the Chair.

9. **Other/New Business** – nil

10. **Referred Matters** – nil

11. **Deferred Matters** – nil

12. **Notice of Motion** – nil

13. **Correspondence** – nil

14. **Councillor Question Period** – nil

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15. Public Question Period – nil

16. Closed Session – nil

17. Adjournment

The following motion was considered:

PDC038-2019 That the Planning and Development Committee do now adjourn to meet again on Monday, April 8, 2019, at 7:00 p.m., or at the call of the Chair.

Carried

Regional Councillor M. Medeiros (Chair)



Monday, April 8, 2019

Members:

Regional Councillor M. Medeiros – Wards 3 and 4 (Chair)
Regional Councillor P. Fortini – Wards 7 and 8 (Vice-Chair)
Regional Councillor P. Vicente – Wards 1 and 5
Regional Councillor R. Santos – Wards 1 and 5
Regional Councillor M. Palleschi – Wards 2 and 6
Regional Councillor G. Dhillon – Wards 9 and 10
City Councillor D. Whillans – Wards 2 and 6
City Councillor J. Bowman – Wards 3 and 4
City Councillor C. Williams – Wards 7 and 8 (returned from recess
at 8:48 p.m. – other municipal business)
City Councillor H. Singh – Wards 9 and 10

Members Absent: nil

Staff Present:

Planning and Development Services:

R. Conard, Interim Commissioner
A. Parsons, Director, Development Services
B. Bjerke, Director, Policy Planning
B. Steiger, Manager, Development Services
E. Corazzola, Manager, Zoning and Sign By-law Services
C. LaRota, Policy Planner
D. VanderBerg, Central Area Planner

Corporate Services:

A. D'Andrea, Legal Counsel
A. Wilson-Peebles, Legal Counsel
J. Avbar, Manager, Enforcement and Property Standards

City Clerk's Office:

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

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The meeting was called to order at 7:00 p.m., recessed at 8:35 p.m., reconvened at 8:47 p.m., and adjourned at 9:25 p.m.

1. Approval of Agenda

The following motion was considered:

PDC039-2019	That the Agenda for the Planning and Development Committee Meeting of April 8, 2019, be approved as printed and circulated.
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Carried

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

Re: Item 4.3 – Report from Y. Xiao, Development Planner, Planning and Development Services, dated March 7, 2019, re: Application to Amend the Official Plan and Zoning By-Law – Gagnon Walker Domes Ltd. – Parhar, Navsharnjeet – 10196 Bramalea Road – West Side of Bramalea Road, North of Bovaird Drive East – Ward 9 (File C04E11.008)

Correspondence from:

- Gurvinder Virk, Brampton resident, dated March 14, 2019
- Satnam Sehmbi, Brampton resident, dated April 6, 2019
- Behruz Daroga, Brampton resident, dated April 8, 2019
- Vijeyalakkshmi Daroga, Brampton resident, dated April 8, 2019

Re: Item 7.1 – Report from B. Steiger, Manager, Planning and Development Services, dated March 15, 2019, re: Residential Driveway Widenings Review and Recommendations (File G.DX)

- Staff presentation from Bernie Steiger, Manager, Planning and Development Services

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

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3. Consent

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

(7.2)
(7.3 was added into consent)

4. Statutory Public Meeting Reports

- 4.1. Report from C. LaRota, Policy Planner, Planning and Development Services, dated March 11, 2019, re: **Site-Specific City-Initiated Draft Official Plan Amendment to the Newly Implemented Highway 410 and Steeles Secondary Plan Area 5 – Wards 3 and 7**

Claudia LaRota, Policy Planner, Planning and Development Services presented details on the draft official plan amendment including location of the subject lands, background information, goals of the amendment, planning framework, and next steps.

In response to the Chair's inquiry, no members of the public requested to speak to the matter.

The following motion was considered:

- | | |
|-------------|---|
| PDC040-2019 | <ol style="list-style-type: none">1. That the report from C. LaRota, Policy Planner, Planning and Development Services, dated March 11, 2019, to the Planning and Development Services Committee Meeting of April 8, 2019, re: Site-Specific City-Initiated Draft Official Plan Amendment to the Newly Implemented Highway 410 and Steeles Secondary Plan Area 5 – Wards 3 and 7, be received; and2. That Planning and Development Services Department staff be directed to report back to Planning and Development Services Committee with the results of the public meeting and a staff recommendation. |
|-------------|---|

Carried

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- 4.2. Report from D. VanderBerg, Central Area Planner, Planning and Development Services, dated March 15, 2019, re: **City-Initiated Zoning By-law Amendment to Extend the Downtown Parking Exemption – Wards 1 and 3** (File P03 PA)

David VanderBerg, Central Area Planner, Planning and Development Services, presented a summary of the amendment including details on the location of the subject lands, background information, technical aspects and next steps of the planning process.

Following the presentation, a member of the public requested to address Committee.

Sylvia Menezes Roberts, Brampton resident, provided her views and questions with respect to the proposed amendment.

Staff noted that development applications in the subject area are subject to the same parking provision evaluation.

The following motion was considered:

- PDC041-2019 1. That the report from D. VanderBerg, Central Area Planner, Planning and Development Services, dated March 15, 2019, to the Planning and Development Committee Meeting of April 8, 2019, re: **City-Initiated Zoning By-law Amendment to Extend the Downtown Parking Exemption – Wards 1 and 3** (File P03 PA), be received; and,
2. That staff be directed to report back to Planning and Development Committee with the results of the statutory public meeting and a staff recommendation.

Carried

- 4.3. Report from Y. Xiao, Development Planner, Planning and Development Services, dated March 7, 2019, re: **Application to Amend the Official Plan and Zoning By-Law – Gagnon Walker Domes Ltd. – Parhar, Navsharnjeet – 10196 Bramalea Road – West Side of Bramalea Road, North of Bovaird Drive East – Ward 9** (File C04E11.008)

A member of the public requested a presentation on this item.

Yin Xiao, Development Planner, Planning and Development Services, presented the technical aspects and next steps of the planning process.

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

In response to the Chair's inquiry, no members of the public requested to speak to the matter.

Committee consideration of the matter included questions of clarification regarding the width of the proposed buffer and restoration area. Staff noted that the proposed 15 metre buffer is the recommendation of environmental and conservation authority staff.

The following motion was considered:

- PDC042-2019
1. That the report from Y. Xiao, Development Planner, Planning and Development Services, dated March 7, 2019, to the Planning and Development Service Committee Meeting of April 8, 2019, re: **Application to Amend the Official Plan and Zoning By-Law – Gagnon Walker Domes Ltd. – Parhar, Navsharnjeet – 10196 Bramalea Road – West Side of Bramalea Road, North of Bovaird Drive East – Ward 9** (File C04E11.008) 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.
 3. That the following correspondence to the Planning and Development Committee Meeting of April 8, 2019, re: **Application to Amend the Official Plan and Zoning By-Law – Gagnon Walker Domes Ltd. – Parhar, Navsharnjeet – 10196 Bramalea Road – West Side of Bramalea Road, North of Bovaird Drive East – Ward 9** (File C04E11.008) be received:
 1. Gurvinder Virk, Brampton resident, dated March 14, 2019
 2. Satnam Sehmbi, Brampton resident, dated April 6, 2019
 3. Behruz Daroga, Brampton resident, dated April 8, 2019
 4. Vijeyalakkshmi Daroga, Brampton resident, dated April 8, 2019

Carried

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- 4.4. Report from R. Nykyforchyn, Development Planner, Planning and Development Services, dated February 12, 2019, re: **Application to Amend the Zoning By-Law – Gagnon Walker Domes Ltd. – Maple Lodge Farms Ltd. – Ward 6** (File C06W01.005)

In response to the Chair's inquiry, Marc DeNardis, Gagnon Walker Domes Ltd., provided background information on the subject site and noted that the proposal is logical and consistent with comparable establishments.

In response to the Chair's inquiry, no members of the public requested to speak to the matter.

The following motion was considered:

- PDC043-2019 1. That the report from R. Nykyforchyn, Development Planner, Planning and Development Services, dated March 15, 2019 to the Planning and Development Committee Meeting of April 8, 2019, re: **Application to Amend the Zoning By-Law, Gagnon Walker Domes Ltd. – Maple Lodge Farms Ltd. – Ward 6** (File C06W01.005), 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 comprehensive evaluation of the proposal.

Carried

5. Delegations

- 5.1. Possible Delegations re: **Site Specific Amendment to the Sign By-law 399-2002, as amended, and Mural Approval – 20 Biscayne Crescent – Ward 3 – Playdium Orion Gate** (File 26SI)

Note: notice regarding this matter was published on the City's Website on April 1, 2019.

After an inquiry from the Chair, it was noted that no members of the public were present for this item.

See Item 7.3 – Recommendation PDC048-2019

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5.2. Delegation from Neil Davis, Davis Webb LLP, re: **Extension of Brampton Auto Mall**

Neil Davis, Davis Webb LLP, spoke on behalf of two numbered companies which own two blocks of land in the area of Mayfield Road and Dixie Road. He noted that the landowners will be submitting applications to zone the land to permit automotive uses, provided details about the applications, and noted that the abutting landowner has received approval for automotive uses. Mr. Davis requested that Committee express its support for the forthcoming applications, and responded to questions of clarification from Committee.

A motion to waive the rules of the Procedure By-law was introduced to allow consideration of the request from the delegation.

Committee discussion regarding this motion included:

- Varying opinions on the appropriateness of waiving the rules of procedure
- Clarification regarding the urgency of this matter
- Suggestion that the request from the delegation be dealt with in accordance with the rules of procedure, as such be referred to staff for a report back to a future meeting

The motion was considered as follows:

PDC044-2019 That the Planning and Development Committee waive the rules of the Procedure By-law to allow discussion and consideration of the request from Neil Davis, Davis Webb LLP.

A recorded vote was requested and the motion carried with the required two-thirds vote achieved, as follows:

<u>Yea</u>	<u>Nay</u>	<u>Absent</u>
Santos	Palleschi	nil
Vicente	Bowman	
Whillans		
Medeiros		
Williams		
Fortini		
Singh		
Dhillon		

Carried
8 Yeas
2 Nays
0 Absent

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The following motion was introduced:

That the delegation from Neil Davis, Davis Webb LLP, to the Planning and Development Committee Meeting of April 8, 2019, re: **Extension of Brampton Auto Mall** be received;

That, in principle, Committee express support for development of the subject lands as part of the surrounding auto mall;

That the matter be **referred** to staff for consideration and a report thereon be brought forward to Planning and Development Committee by the end of July 2019; provided the requisite application(s) are submitted and deemed complete by Planning and Development Services by May 1, 2019.

The following motion was considered:

- PDC045-2019
1. That the delegation from Neil Davis, Davis Webb LLP, to the Planning and Development Committee Meeting of April 8, 2019, re: **Extension of Brampton Auto Mall** be received;
 2. That, in principle, Committee express support for development of the subject lands as part of the surrounding auto mall;
 3. That the matter be **referred** to staff for consideration and a report thereon be brought forward to Planning and Development Committee by the end of July 2019; provided the requisite application(s) are submitted and deemed complete by Planning and Development Services by May 1, 2019.

Carried

6. Staff Presentations – nil

7. Planning

- 7.1. Report from B. Steiger, Manager, Planning and Development Services, dated March 15, 2019, re: **Residential Driveway Widenings Review and Recommendations** (File G.DX)

Bernie Steiger, Manager, Planning and Development Services, presented details on the residential driveway widenings review and recommendations that included the following:

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- Background and current situation
- Zoning By-law requirements
- Recommended actions
- Options for surcharge for Driveway widenings
- Feasibility of charging contractors (licensees) vs. home owners
- Legal non-conforming status for changes to zoning by-law/applications of “grandfathering”
- Policy for prioritization of complaints
- Education and awareness
- Feasibility of implementing a driveway permit process

In response to questions from Committee, staff provided details on the potential for providing an incentive for homeowners to use a permeable paving material, and enforcement procedures regarding the investigation of non-compliant driveways.

A motion was introduced to defer the report to the Planning and Development Committee Meeting of May 13, 2019, to provide more time for modification and enhancement of the report and associated recommendations.

The following motion was considered:

- PDC046-2019 1. That the presentation from B. Steiger, Manager, Planning and Development Services, to the Planning and Development Committee Meeting of April 8, 2019, re: **Residential Driveway Widenings Review and Recommendations** (File G.DX) be received;
2. That the report from B. Steiger, Manager, Planning and Development Services, dated March 15, 2019, to the Planning and Development Committee Meeting of April 8, 2019, re: **Residential Driveway Widenings Review and Recommendations** (File G.DX) be **deferred** to the Planning and Development Committee Meeting of May 13, 2019, to provide more time for modification and enhancement of the report and recommendations.

Carried

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- * 7.2. Report from H. Katyal, Development Planner, Planning and Development Services, dated March 15, 2019, re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision – 2138436 Ontario Inc. - Humphries Planning Group Inc. – South Side of Mayfield, West of McVean Drive - Ward 10** (File C08E17.008)

- PDC047-2019
1. That the report from H. Katyal, Development Planner, Planning and Development Services Division, dated March 15, 2019 to the Planning and Development Committee Meeting of April 8, 2019 re: **Application to amend the Zoning By-law and Proposed Draft Plan of Subdivision – 2138436 Ontario Inc. – Humphries Planning Group Inc. – South Side of Mayfield, West of McVean Drive – Ward 10** (File C08E17.008) be received;
 2. That the Zoning By-law amendment application submitted by Humphries Planning Group Inc., Ward 10 File: C08E17.008 (21T-15004B), 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 March 1, 2017.
 3. That the amendment to the Zoning By-law, attached as Appendix 1 to the report be adopted.
 4. That Council authorize the Mayor and Clerk to execute the subdivision agreement.

Carried

- * 7.3. Report from R. Campbell, Supervisor, Zoning and Sign By-law Services, Building Division, dated March 11, 2019, re: **Site Specific Amendment to the Sign By-law 399-2002, as amended, and Mural Approval – 20 Biscayne Crescent – Ward 3 – Playdium Orion Gate** (File 26SI)

See Item 5.1

- PDC048-2019
1. That the report from R. Campbell, Supervisor, Zoning and Sign By-law Services, dated March 11, 2019, to the Planning and Development Services Committee Meeting of April 29, 2019, re: **Site Specific Amendment to the Sign By-law 399-2002, as amended, and Mural Approval – 20**

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Biscayne Crescent – Ward 3 – Playdium Orion Gate (File 26SI) 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.
3. That approval be granted for murals at the Playdium Orion Gate located at 20 Biscayne Crescent in the City of Brampton, provided that the mural images shall not be altered without further Council approval, and the maximum height of lettering within the mural complies with the requirements specified for wall signs in the Sign By-law 399-2002, as amended.

Carried

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

15. **Public Question Period** – nil

16. **Closed Session** – nil

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Planning & Development Committee

17. Adjournment

The following motion was considered:

PDC049-2019 That the Planning and Development Committee do now adjourn to meet again on Monday, April 29, 2019, at 1:00 p.m., or at the call of the Chair.

Carried

Regional Councillor M. Medeiros (Chair)



Monday, April 29, 2019

Members Present:

Regional Councillor P. Vicente – Wards 1 and 5 (Acting Chair)
Regional Councillor R. Santos – Wards 1 and 5
Regional Councillor M. Palleschi – Wards 2 and 6
Regional Councillor G. Dhillon – Wards 9 and 10
City Councillor D. Whillans – Wards 2 and 6
City Councillor J. Bowman – Wards 3 and 4
City Councillor H. Singh – Wards 9 and 10

Members Absent:

Regional Councillor M. Medeiros – Wards 3 and 4 (Chair) (vacation)
Regional Councillor P. Fortini – Wards 7 and 8 (Vice-Chair) (personal)
City Councillor C. Williams – Wards 7 and 8 (vacation)

Staff Present:

Planning and Development Services:

R. Conard, Acting Commissioner
A. Parsons, Director, Development Services
D. Dalton, Development Planner

Corporate Services:

A. D'Andrea, Legal Counsel
A. Wilson-Peebles, Legal Counsel

City Clerk's Office:

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

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The meeting was called to order at 1:00 p.m., recessed at 1:32 p.m., reconvened at 1:43 p.m., and adjourned at 1:51 p.m.

Committee discussion took place with respect to appointing an Acting Chair for this meeting. A procedural vote was taken to appoint Regional Councillor Vicente as Acting Chair.

1. Approval of Agenda

Committee discussion took place regarding the order of business and there was consensus to vary the order to consider Item 5.2 prior to Item 5.1.

The following motion was considered:

PDC050-2019 That the Agenda for the Planning and Development Committee Meeting of April 29, 2019, be approved as amended to vary the order of business and deal with Item 5.2 before Item 5.1.

Carried

The following supplementary information was provided at the meeting.

8.1. Minutes – Brampton Heritage Board – April 16, 2019

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 this-time.

(7.1, 7.2, 8.2)

4. Statutory Public Meeting Reports – nil

5. Delegations

5.1. Possible delegations re: **Amendments to the Sign By-law – Multiple Locations:**

- **Kelsey's Restaurant – 2 Locations – 70 Quarry Edge Drive and 2870 Queen Street East – Wards 1 and 8**
- **Amica Senior Lifestyles – Amica Peel Village – 223 Main Street**

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South – Ward 3

- **Brampton Fire Station 204 – 657 Queen Street West – Ward 4**
- **Kaneff Properties Ltd. – Lionhead Marketplace – 8205-8405 Financial Drive – Ward 6**

Note: notice regarding this matter was published on the City's website on April 18, 2019.

After an inquiry from the Chair, it was noted that no members of the public were present for these items.

See items 7.4, 7.5, 7.6, 7.7

- 5.2. Delegation from Nabih Youssef, Board Chair, Fr. Morcos Hanna, Head Priest, Rob El-Sayed, Advisor, Church of Archangel Michael and Saint Tekla, re: **Heritage Designation of Building at 12091 Hurontario Street.**

Under Approval of Agenda, Committee agreed to vary the order of business and dealt with this matter before Item 5.1.

Rob El-Sayed, Advisor, Church of Archangel Michael and Saint Tekla, stated that the church's proposed addition of a recreation centre is unable to begin construction by June 1, 2019, while it is obligated to meet the financial requirements of the adjacent heritage building located at 12091 Hurontario Street. Outside parties have expressed interest in purchasing the heritage building and assuming the responsibilities of the heritage designation. While the ownership details and responsibilities of the heritage building are being studied and finalized, Mr. El-Sayed requested relief from the financial responsibilities of the heritage building in order to finalize funding and building permits for the construction of the church's proposed addition.

The following motion was considered:

- PDC051-2019 That the delegation from Rob El-Sayed, Advisor, Church of Archangel Michael and Saint Tekla, to the Planning and Development Committee Meeting of April 29, 2019, re: **Heritage Designation of Building at 12091 Hurontario Street** be received.

Carried

A motion to waive the rules of the Procedure By-law was introduced to allow consideration of the request from the delegation.

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The motion was considered as follows:

PDC052-2019 That the Planning and Development Committee waive the rules of the Procedure By-law to allow discussion and consideration of the request from Rob El-Sayed, Advisor, Church of Archangel Michael and Saint Tekla.

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

<u>Yea</u>	<u>Nay</u>	<u>Absent</u>
Santos	nil	Medeiros
Whillans		Fortini
Palleschi		Williams
Bowman		
Vicente		
Brown		
Singh		
Dhillon		
		Carried
		8 Yeas
		0 Nays
		3 Absent

Committee consideration included the following:

- clarification regarding the urgency of this matter
- appropriateness, anticipated usage, and service levels of the proposed recreation centre
- history of the adjacent heritage building

In response to questions from Committee, staff provided details on the planning process should the church be relieved of the financial responsibilities of the heritage building.

The following motion was considered:

PDC053-2019 That staff be directed not to collect further securities for the heritage structure in order to assist the property owner in the development of the proposed recreation centre, for construction scheduled to begin as of June 1, 2019.

Carried

6. Staff Presentations – nil

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7. Planning

- * 7.1. Report from S. Dykstra, Development Planner, Planning and Development Services, dated April 5, 2019, re: **Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision – Four X Developments – KLM Planning Partners Inc. – Between Heritage Road and Mississauga Road, North of Embleton Road – Ward 6** (C05W07.006)

- PDC054-2019 1. That the report by S. Dykstra, Development Planner, Planning and Development Services, dated April 5, 2019, to the Planning and Development Committee Meeting of April 29, 2019, re: **Application to Amend the Official Plan, Zoning By-law and proposed Draft Plan of Subdivision – Four X Developments Inc. – KLM Planning Partners Inc. – Between Heritage Road and Mississauga Road, North of Embleton Road – Ward 6** (File C05W07.006 and 21T-18007B) be received.
2. That Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivisions applications submitted by KLM Planning Partners Inc. on behalf of FOUR X Developments Inc., Ward: 6, File: C05W07.006, be approved, on the basis that they represent good planning, including that they are 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, April 5, 2019.
3. That the amendments to the Official Plan, generally in accordance with Appendix 12 to the report be adopted;
4. That the amendments to the Huttonville North Secondary Plan Area 52 and Huttonville Secondary Plan Area 29(b), generally in accordance with Appendix 12 to the report be adopted;
5. That the amendments to the Zoning By-law, generally in accordance with Appendix 13 to the report be adopted;
6. That Council authorize the Mayor and Clerk to sign the subdivision agreement.
7. That pursuant to Section 34 (17) of the Planning Act, R.S.O. c. P13 no further notice of public meeting is required.

Carried

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- * 7.2. Report from H. Katyal, Development Planner, Planning and Development Services, dated April 5, 2019, re: **City-initiated Amendment to the Zoning By-law to Limit the Maximum Occupancy Load at the Khalsa Community School – 69 Maitland Street – Ward 7** (File CI18.003)

- PDC055-2019
1. That the report from H. Katyal, Development Planner, Planning and Development Services, dated April 5, 2019, to the Planning and Development Committee Meeting of April 29, 2019, re: **City-initiated Amendment to the Zoning By-law to Limit the Maximum Occupancy Load at the Khalsa Community School – 69 Maitland Street – Ward 7** (File CI18.003), be received;
 2. That City-initiated Amendment to the Zoning By-law, Ward: 7, File: CI18.003, 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 April 5, 2019; and,
 3. That an amendment to the Zoning By-law, generally in accordance with the attachment in Appendix 10 to the report be adopted.

Carried

- 7.3. Report from D. Dalton, Development Planner, Planning and Development Services, dated April 10, 2019, re: **Community Improvement Plan (CIP) for Investment Attraction (RM11/2019)** (File CI19.001)

Staff responded to questions from Committee with respect to consulting services for the development of the subject Community Improvement Plan.

The following motion was considered:

- PDC056-2019
1. That the report by D. Dalton, Development Planner, Planning and Development Services, dated April 10, 2019, to the Planning and Development Committee Meeting of April 29, 2019, re: **Community Improvement Plan (CIP) for Investment Attraction** (File CI19.001) (RM11/2019) be received; and,

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2. That staff be directed to undertake City-initiated Amendments to the existing Central Area Community Improvement Plan, including the holding of a public meeting, to immediately implement technical amendments to allow additional financial support for high-density mixed-use office projects; and
3. That staff be directed to produce an Invitational Request for Proposal (IRFP) to hire a consultant to undertake a study to explore opportunities, city-wide, for appropriate Community Improvement Plan(s) to designate Community Improvement Plan Project Zones, and propose a package of financial and non-financial tools that will most effectively attract employment development, affordable housing and support the City's economic development and employment goals as described in this report; and,
4. That staff be directed to report back with the results of the study.

Carried

- 7.4. Report from R. Campbell, Supervisor, Zoning and Sign By-law Services, Building Division, Planning and Development Services, dated March 2, 2019, re: **Mural Approval – Kelsey's Restaurants – Multiple Locations – Wards 1 and 8** (File 26SI)

See Item 5.1

The following motion was considered:

- PDC057-2019
1. That the report from R. Campbell, Supervisor, Zoning and Sign By-law Services, dated March 2, 2019, to the Planning and Development Services Committee Meeting of April 29, 2019, re: **Mural Approval – Kelsey's Restaurants – Multiple Locations – Wards 1 and 8** (File 26SI), be received; and
 2. That approval be granted for corporate branding murals for two Kelsey's locations in the City of Brampton (70 Quarry Edge Drive and 2870 Queen Street East), provided that the mural images shall not be altered without further Council approval, the maximum height of lettering as specified the By-law is not exceeded, and the combined area of the signage and murals does not exceed the 20% maximum

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coverage allowable for a wall sign in the Sign By-law 399-2002, as amended.

Carried

- 7.5. Report from R. Campbell, Supervisor Zoning and Sign By-law Services, Building Division, dated March 2, 2019, re: **Site Specific Amendment to the Sign By-Law 399-2002, as amended – 223 Main Street South – Amica Senior Lifestyles – Ward 3** (File 26SI)

See Item 5.1

The following motion was considered:

- PDC058-2019 1. That the report from R. Campbell, Supervisor, Zoning and Sign By-law Services, dated March 2, 2019, to the Planning and Development Services Committee Meeting of April 29, 2019, re: **Site Specific Amendment to the Sign By-Law 399-2002, as amended – 223 Main Street South – Ward 3 – Amica Senior Lifestyles “Amica Peel Village”** (File 26SI) 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

- 7.6. Report from R. Campbell, Supervisor Zoning and Sign By-law Services, Building Division, dated March 2, 2019, re: **Site Specific Amendment to the Sign By-Law 399-2002, as amended – 657 Queen St. West – Brampton Fire Station 204 – Ward 4** (File 26SI)

See Item 5.1

The following motion was considered:

- PDC059-2019 1. That the Report from R. Campbell, Supervisor Zoning and Sign By-law Services, Building Division, dated March 2, 2019, to the Planning and Development Committee Meeting of April 29, 2019, re: **Site Specific Amendment to the Sign By-Law 399-2002, as amended – 657 Queen St. West – Brampton Fire Station 204 – Ward 4** (File 26SI) be received; and

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2. That a By-law be passed to amend Sign By-law 399-2002, as amended, to permit the proposed site-specific amendment.

Carried

- 7.7. Report from R. Campbell, Supervisor, Zoning and Sign By-law Services, Building Division, dated March 2, 2019, 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)

See Item 5.1

The following motion was considered:

- PDC060-2019
1. That the report from R. Campbell, Supervisor, Zoning and Sign By-law Services, Building Division, dated March 2, 2019, to the Planning and Development Committee Meeting of April 29, 2019, 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) 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

8. Minutes

8.1. Minutes – Brampton Heritage Board – April 16, 2019

The following motion was considered:

- PDC061-2018
- That the **Minutes – Brampton Heritage Board – April 16, 2019**, to the Planning and Development Committee Meeting of April 29, 2019, Recommendation HB018-2019 to HB026-2019, be approved as printed and circulated.

Carried

The recommendations were approved as follows:

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HB018-2019 That the agenda for the Brampton Heritage Board Meeting of April 16, 2019 be approved as amended, as follows:

To add:

10.4. Discussion Item at the Request of Michael Avis, Board Member, re: **Robinson Barn**.

HB019-2019 That the delegation from David Waverman, Senior Landscape Architect, Stantec Consulting Ltd., to the Brampton Heritage Board Meeting of April 16, 2019, re: **Heritage Permit Application – 525 Main Street North – Ward 5** (File HE.x), be received.

- HB020-2019 1. That the report from Erin Smith, Assistant Heritage Planner, Planning and Development Services, dated April 5, 2019, to the Brampton Heritage Board Meeting of April 16, 2019, re: **Heritage Permit Application – 525 Main Street North – Ward 5** (File HE.x), be received;
2. That all relevant supporting documentation submitted with the Heritage Permit application, attached as Appendix B – Appendix G, be received;
3. That the Brampton Heritage Board endorse the recommended options in this report for the Commemorative Program;
4. That the Heritage Permit application for 525 Main Street North for the removal of five (5) to six (6) Norway spruce trees and the introduction of an east-west mulch pathway south of the Eventide Cemetery entrance be approved, subject to the following conditions:
- a. That the applicant undertake all recommendations and mitigation measures in accordance with the Heritage Impact Assessment, dated March 29, 2019 prepared by Stantec Consulting Ltd., to the satisfaction of the Director of Policy Planning, Planning and Development Services at the City of Brampton;
 - b. That the applicant undertake all work in accordance with the Heritage Conservation Plan, dated April 5, 2019 prepared by Stantec Consulting Ltd., to the satisfaction of the Director of Policy Planning, Planning and Development Services at the City of Brampton;

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- c. That the Region of Peel's ISA certified arborist be present during construction activities of the east-west mulch pathway south of the Eventide Cemetery entrance;
- d. Prior to Site Plan approval, the applicant submit a final Commemorative Program and updated Cost Estimate to the satisfaction of the Director of Policy Planning, Planning and Development Services;
- e. That as a condition of Site Plan approval, the applicant shall provide financial securities as specified in the updated Cost Estimate plus an additional 30% contingency in a form and amount satisfactory to the Commissioner of Planning and Development Services to secure all work included in the Heritage Conservation Plan and final Commemorative Program prepared by Stantec Consulting Ltd.;
- f. That prior to the release of financial securities, the applicant provide a letter, prepared and signed by a qualified heritage expert, certifying that all works as outlined in the Heritage Conservation Plan and final Commemorative Program have been completed, and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Director of Policy Planning, Planning and Development Services;
- g. That the approval for alterations given under Section 33 of the *Ontario Heritage Act* expire two years after the date where Council has given its consent to alter the property; and,
- h. That Planning and Development Services (Heritage) be notified prior to the commencement of any work that is not identified in the scope of this Heritage Permit application to obtain approval under Section 33 of the *Ontario Heritage Act* for review and documentation.

HB021-2019 That the **Minutes of the Heritage Resources Sub-Committee Meeting of March 14, 2019**, to the Brampton Heritage Board Meeting of April 16, 2019, be received.

HB022-2019 1. That the report from Pascal Doucet, Heritage Planner, Planning and Development Services, dated April 10, 2019, to the Brampton Heritage Board Meeting of April 16, 2019,

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re: **Notice of Intention to Demolish Barns and Outbuildings on a Heritage Property that has not been Designated – 11248 Mississauga Road – Ward 6** (File HE.x), be received; and

2. That the municipality receives and accepts the notice in writing to permit the demolition of the barns and outbuildings as well as the removal of the outbuildings and the upper wooden portion of the barns as described in the notice in writing, plan and information provided in accordance with subsections 27 (3) and (4) of the *Ontario Heritage Act* (the “Act”).

HB023-2019 That the briefing note, to the Brampton Heritage Board Meeting of April 16, 2019, re: **Main Street South Heritage Conservation District (RM 40/2019)**, be received.

HB024-2019 That the Brampton Heritage Board requests that the report on the Robinson Barn (Committee of Council Item 9.2.1 – April 17, 2019) be deferred to the Committee of Council Meeting of May 1, 2019 to provide time for the Board to develop a presentation to Committee; and, in the interim, the Board requests itemized costs for the City’s estimate for the resurrection of the barn on the Historic Bovaird House property.

HB025-2019 That the report from Peter Dymond and Paul Willoughby, Co-Chairs, to the Brampton Heritage Board Meeting of April 16, 2019, re: **Heritage Report: Reasons for Heritage Designation – 82-86 Main Street North – Heritage Theatre – Ward 1**, be deferred to the Board June 2019 meeting.

HB026-2019 That the Brampton Heritage Board do now adjourn to meet again on Tuesday, May 21, 2019 at 7:00 p.m. or at the call of the Chair.

* 8.2. **Minutes – Age-Friendly Brampton Advisory Committee – March 26, 2019**

PDC062-2019 That the **Minutes – Age-Friendly Brampton Advisory Committee – March 26, 2019**, to the Planning and Development Committee Meeting of April 29, 2019, Recommendations AFC008-2019 to AFC011-2019, be approved as printed and circulated.

Carried

The recommendations were approved as follows:

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AFC008-2019 That the agenda for the Age Friendly Brampton Advisory Committee meeting of March 26, 2019, be amended, as follows:

To add:

6.2. Discussion at the request of Peter Howarth, CARP, re:
Free Transit for Seniors.

AFC009-2019 That the presentation by Sabrina Coletti, Manager, Planning, WSP, to the Age-Friendly Brampton Advisory Committee meeting of March 26, 2019 re: **Age-Friendly Strategy** be received.

AFC010-2019 That it is the position of the Brampton Age-Friendly Advisory Committee that a **Free Transit for Seniors** program in Brampton be implemented no later than Q1 2020.

AFC011-2019 That the Age-Friendly Brampton Advisory Committee do now adjourn to meet again on April 30, 2019, at 7:00 p.m.

9. **Other/New Business** – nil

10. **Referred Matters** – nil

11. **Deferred Matters** – nil

12. **Notice of Motion** – nil

13. **Correspondence** – nil

14. **Councillor Question Period** – nil

15. **Public Question Period** – nil

16. **Closed Session** – nil

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17. Adjournment

The following motion was considered:

PDC063-2019 That the Planning and Development do now adjourn to meet again
on Monday, May 13, 2019, at 7:00 p.m., or at the call of the Chair.

Carried

Regional Councillor P. Vicente (Acting Chair)



Monday, May 13, 2019

Members Present:

Regional Councillor M. Medeiros – Wards 3 and 4 (Chair)
Regional Councillor P. Fortini – Wards 7 and 8 (Vice-Chair)
Regional Councillor P. Vicente – Wards 1 and 5
Regional Councillor R. Santos – Wards 1 and 5
Regional Councillor M. Palleschi – Wards 2 and 6
Regional Councillor G. Dhillon – Wards 9 and 10
City Councillor D. Whillans – Wards 2 and 6
City Councillor J. Bowman – Wards 3 and 4
City Councillor C. Williams – Wards 7 and 8
City Councillor H. Singh – Wards 9 and 10

Members Absent:

nil

Staff Present:

Planning and Development Services:

R. Forward, Commissioner
R. Conard, Director, Building, Chief Building Official
A. Parsons, Director, Development Services
B. Bjerke, Director, Policy Planning
B. Steiger, Manager, Development Services
E. Corazzola, Manager, Zoning and Sign By-law Services
A. Minichillo, Manager, Community Innovation and Resilience
C. LaRota, Policy Planner
D. VanderBerg, Central Area Planner
N. Grady, Development Planner

Corporate Services:

A. D'Andrea, Legal Counsel
A. Wilson-Peebles, Legal Counsel

City Clerk's Office:

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

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The meeting was called to order at 7:01 p.m. and adjourned at 10:00 p.m.

1. Approval of Agenda

The following motion was considered:

PDC064-2019 That the Agenda for the Planning and Development Committee Meeting of May 13, 2019, be approved as amended, as follows:

To add:

- 5.2. Delegation from Sylvia Roberts, Brampton resident, re: Item 7.2 - **Application to Amend the Zoning By-law – Weston Consulting – Rose Garden Residences Inc. – 122-130 Main Street North, 6 & 7 Nelson Street East, 7 & 11 Church Street East – Northeast corner of Main and Nelson – Ward 1 (File C01E06.056)**
- 13.1. Correspondence from Suzy Godefroy, Executive Director, Downtown Brampton BIA, dated May 13, 2019, re: **Development Applications in the Downtown Core.**

Carried

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

Re: 4.1 - Report from C. LaRota, Policy Planner, Planning and Development Services, dated April 2, 2019, re: City-Initiated Draft Official Plan and Zoning By-law Amendments to Implement the Recommendations of the Bramalea Mobility Hub Land Use Study

Correspondence from:

- Johanna Shapira, Wood Bull LLP, dated May 10, 2019
- Shelley Kaufmann, Turkstra Mazza Associates, dated May 13, 2019
- Jonathan Rodger, Zelinka Priamo Ltd., dated May 13, 2019

Re: 5.1 - Delegations from Cardinal Leger, St. Thomas Aquinas, Harold M. Brathwaite, St. Augustine Catholic, Brampton Centennial, Turner Fenton, St. Edmund Campion,

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Sainte Famille, David Suzuki, Central Peel, Fletcher's Meadow, Jean Augustine, Ingleborough, and Mayfield Secondary Schools, re: **Brampton 2040 Vision – Youth Symposium**

- Addition of Chinguacousy Secondary School
- Additional delegations from:
 - Karanjot Bhatia
 - Ridham Goyal
 - William Hollis
 - Dhruvil Shah
 - Vivek Patel

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

Regional Councillor Vicente declared verbally, and filed with the City Clerk, a Statement of Disclosure of Interest with respect to Item 4.2 – Application to Amend the Official Plan and Zoning By-law – Habitat for Humanity GTA – Macedil Holdings Inc. – 25 William Street – Ward 1 (File C01E07.037) as he owns a house on William Street.

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. LaRota, Policy Planner, Planning and Development Services, dated April 2, 2019, re: City-Initiated Draft Official Plan and Zoning By-law Amendments to Implement the Recommendations of the Bramalea Mobility Hub Land Use Study

A member of the public requested a presentation on this item.

Claudia LaRota, Policy Planner, Planning and Development Services, presented the technical aspects of the planning process, including the location and size of the subject lands, land use designations, proposed zoning amendments and next steps.

Following the presentation, no members of the public addressed Committee.

The following motion was considered:

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- PDC065-2019
1. That the report from C. LaRota, Policy Planner, Planning and Development Services, dated April 2, 2019, to the Planning and Development Services Committee Meeting of May 13, 2019, re: **City-Initiated Draft Official Plan and Zoning By-law Amendments to Implement the Recommendations of the Bramalea Mobility Hub Land Use Study**, be received;
 2. That Planning and Development Services Department staff be directed to report back to Planning and Development Services Committee with the results of the Public Meeting and a staff recommendation, following receipt of comments resulting from the circulation of the amendments, and;
 3. That a copy of the staff report and Council resolution be forwarded to the Region of Peel for information.
 4. That the following correspondence to the Planning and Development Committee Meeting of May 13, 2019, re: **City-Initiated Draft Official Plan and Zoning By-law Amendments to Implement the Recommendations of the Bramalea Mobility Hub Land Use Study** be received:
 1. Johanna Shapira, Wood Bull LLP, dated May 10, 2019
 2. Shelley Kaufmann, Turkstra Mazza Associates, dated May 13, 2019
 3. Jonathan Rodger, Zelinka Priamo Ltd., dated May 13, 2019

Carried

- 4.2. Report from D. VanderBerg, Central Area Planner, Planning and Development Services, dated April 18, 2019, re: **Application to Amend the Official Plan and Zoning By-law – Habitat for Humanity GTA – Macedil Holdings Inc. – 25 William Street – Ward 1** (File C01E07.037)

Regional Councillor Vicente left the room during the consideration of this item.

Members of the public requested a presentation on this item.

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

Nima Kia, Senior Development Manager, Habitat for Humanity Greater Toronto Area, presented a summary of the proposal including details on the massing and scale of the development.

Following the presentations, the following members of the public addressed

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Committee and expressed their views, suggestions, concerns, and questions with respect to potential environmental impacts, appropriateness of the development, and impacts on density and traffic:

- Andrew Szekely, Brampton resident
- Gael Miles, Brampton resident
- Larry Zacher, Brampton resident
- Thomas Fischer, Brampton resident
- Kerri O'Callaghan, Brampton resident
- Agnes Szekely, Brampton resident
- Stan Szlapers, Brampton resident

In response to a question from the public, staff noted the circumference of the downtown mobility hub.

Committee noted that all comments received at the meeting will be taken into consideration throughout the planning process of the application.

The following motion was considered:

- PDC066-2019 1. That the report from D. VanderBerg, Central Area Planner, Planning and Development Services, dated April 18, 2019, to the Planning and Development Committee Meeting of May 13, 2019, re: **Application to Amend the Official Plan and Zoning By-law – Habitat For Humanity GTA – Macedil Holdings Inc. – 25 William Street – Ward 1** (File:C01E07.037), 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. Grady, Development Planner, Planning and Development Services, dated April 18, 2019, re: **Draft Plan of Subdivision and Application to Amend the Official Plan and the Zoning By-law – Glen Schnarr & Associates Inc. – Paradise Homes North West Inc. – South-east corner of Mississauga Road and Mayfield Road – Ward 6** (File C04W17.003)

A member of the public requested a presentation on this item.

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Neal Grady, Development Planner, presented a summary of the proposal including details on the location of the subject lands, background information, technical aspects and next steps of the planning process.

Following the presentation, no members of the public addressed Committee.

The following motion was considered:

- PDC067-2019 1. That the report from N. Grady, Development Planner, Planning and Development Services, dated April 18, 2019, to the Planning and Development Committee Meeting of May 13, 2019, re: **Draft Plan of Subdivision and Application to Amend the Official Plan and Zoning By-law – Paradise Homes North West Inc. – Glen Schnarr & Associates Inc. – Ward 6** (File C04W17.003), 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. Delegations from Cardinal Leger, St. Thomas Aquinas, Harold M. Brathwaite, St. Augustine Catholic, Brampton Centennial, Turner Fenton, St. Edmund Campion, Sainte Famille, David Suzuki, Central Peel, Fletcher's Meadow, Jean Augustine, Ingleborough, Chinguacousy, and Mayfield Secondary Schools, re: **Brampton 2040 Vision – Youth Symposium**

- | | |
|---------------------------|-----------------------|
| • Harshil Singla | • Aishna Nazir |
| • Aaditya Bharadwaj | • Kasim Nazir |
| • Louis Gallego-Hammadieh | • Afkaheen Alam |
| • Benny Gallego-Hammadieh | • Erika Takouyopa |
| • Yusuf Nissar | • Maham Raza |
| • Eshan Betrabet | • Christian Harris |
| • Izba Amjad | • Mickyle Christopher |
| • Tehjeev Sandhu | • Micah Obiang |
| • Aashna Biala | • Fidausi Ladan |
| • Avani Kalicharran | • Gaurav Chahal |

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- | | |
|---------------------|--------------------|
| • Adam Frisani | • Dave Singh |
| • Kaitlin Dolores | • Karemina Barrera |
| • Michela Ponte | • Raameen Jawaaid |
| • Shailly Prajapati | • Aimal Jaiwaid |
| • Janvi Mander | • Dhruvil Shah |
| • Karanjot Bhatia | • Vivek Patel |
| • Ridham Goyal | • William Hollis |

Antonietta Minichillo, Manager, Community Innovation and Resilience, provided an overview of the Brampton 2040 Vision Youth Symposium and presented a short video highlighting the days' activities. Ms. Minichillo noted that during the symposium, students from various schools across the city were divided into teams and tasked with creating a presentation outlining their visions for the future development of the city. Six teams were in attendance and presented to Committee as follows:

Team "Make Brampton Great Again" presented their ideas and visions on transportation, safety and security, education, infrastructure, and employment.

Team "Tree Trackers" presented their Brampton Trees Project, including ideas on air pollution control, carbon storage, air temperature regulation, flooding mitigation, and noise impact reduction.

Team "The Natural Connection" outlined their vision on the development of Eco Parks throughout the city, and included details on public engagement, design, technology, collaboration, and identity.

Team "Spicy Transit" presented their ideas for redefining transit in the city and included details on the creation of complete and safe streets, an increased ease of access, and alternate modes of transit.

Team "The Royal Reimagined Route" presented their vision on establishing a central Queen Street corridor with a focus on landscaping, increased safety, and improving the identity of the city.

Team "Make Brampton" outlined their vision of an arts and culture movement and detailed their short and long term goals for fostering local artists, including the creation of an amphitheater.

Item 9.1 was brought forward at this time.

Committee consideration of the matter included congratulating the students on their innovations and presentations, and encouraging them to remain involved in municipal events and City initiatives.

The following motion was considered:

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- PDC068-2019
1. That the memo from A. Minichillo, Manager, Community Innovation and Resilience, Planning and Development Services, dated May 3, 2019, to the Planning and Development Committee Meeting of May 13, 2019, re: **1st Annual Vision Youth Symposium** be received.
 2. That the following delegations to the Planning and Development Committee Meeting of May 13, 2019, re: **1st Annual Vision Youth Symposium** be received:
 1. Make Brampton Great Again
 2. Tree Trackers
 3. The Natural Connection
 4. Spicy Transit
 5. The Royal Reimagined Route
 6. Make Brampton

Carried

- 5.2. Delegation from Sylvia Roberts, Brampton resident, re: Item 7.2 - **Application to Amend the Zoning By-law – Weston Consulting – Rose Garden Residences Inc. – 122-130 Main Street North, 6 & 7 Nelson Street East, 7 & 11 Church Street East – Northeast corner of Main and Nelson – Ward 1 (File C01E06.056)**

Sylvia Roberts, Brampton resident, provided her thoughts and opinions with respect to the subject application's density and transit impacts, and suggested that the City accept cash-in-lieu of the development meeting the minimum parking requirements, and that the funds be used on transit improvements.

Item 7.2 was brought forward at this time.

The following motion was introduced:

- A. That the staff recommendations 1 and 3 in the report be adopted subject to the following:
 1. Deleting staff recommendation 3 c) i) 2) and replacing with the following new Recommendation 3 c) i) 2):
 - 3 c) i) 2) With a maximum of 596 total residential units subject to the following;
 - a. All studies have been completed and all requirements of staff and agencies have been addressed to the

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satisfaction of the Director of Development Services;
and,

- b. Arrangements shall be made to the satisfaction of the Commissioner of Planning and Development Services regarding site plan design approval matters. In this regard, site plan drawings shall be completed to a point that the development can be supported.

- 2. Deleting staff recommendation 3 c) i) 3) and replacing with the following new Recommendation 3 c) i) 3):

3 c) i) 3) The 'Hold' symbol may be lifted subject to the following:

- a. Matters raised in Recommendation 3(c)(i)(2) a and b; have been adequately addressed;

- B. That a further recommendation be added as follows:

That, in accordance with revised Recommendation 3, staff be directed to prepare an amending zoning by-law for this site, in accordance with the provisions set out in Condition 3 of Recommendation 3.

Committee consideration of the matter included comments regarding the appropriateness of the application and its potential impacts on the downtown core.

The following motion was considered:

- PDC069-2019
- 1. That the report from C. Caruso, Central Area Planner, Planning and Development Services, dated April 18, 2019, to the Planning and Development Committee Meeting of May 13, 2019, re: **Application to Amend the Zoning By-law – Weston Consulting – Rose Garden Residences Inc. – 122-130 Main Street North, 6 & 7 Nelson Street East, 7 & 11 Church Street East – Northeast corner of Main and Nelson – Ward 1 (File C01E06.056)**, be received.
 - 2. That the application to amend the Zoning By-law to permit the mixed-use development consisting of 3 high rise buildings, and a 3-storey stacked townhouse building 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 applicable Provincial Plans, the Region of Peel Official Plan and the City's Official Plan for the reasons set out in this Planning Report.

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3. That although not recommended, should Council direct staff to prepare an amending zoning by-law for this site, that the zoning by-law be amended generally in accordance with the following:
 - a. The by-law implement the general principles and design of the alternative development concept described in Appendices 9, 11 and 11A;
 - b. Prior to staff presenting a by-law to Council for consideration, approvals, as deemed necessary the Commissioner of Planning and Development Services, shall be received from the Toronto and Region Conservation Authority for modification to the Boundary footprint limitation, as set out in the current site specific By-law, to accommodate the alternative development concept. The revised building footprint limits shall be incorporated into the proposed zoning by-law.
 - c. That a total of 596 total residential units be permitted subject to a 'Hold' symbol and the following:
 - i. While the 'Hold' is in place the site may be developed:
 1. In accordance with existing requirements and restrictions of the Zoning By-law; or
 2. With a maximum of 596 total residential units subject to the following;
 - a. All studies have been completed and all requirements of staff and agencies have been addressed to the satisfaction of the Director of Development Services; and,
 - b. Arrangements shall be made to the satisfaction of the Commissioner of Planning and Development Services regarding site plan design approval matters. In this regard, site plan drawings shall be completed to a point that the development can be supported.
 3. The 'Hold' symbol may be lifted subject to the following:
 - a. Matters raised in Recommendation 3(c)(i)(2) a and b; have been adequately addressed;
 4. The development of lands in conjunction with Recommendation 3(c)(i)(2) and 3) be subject to but not limited to the following requirements and restrictions:

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- a. Maximum building height: 29-storeys for one tower and 23-storeys for the other;
 - b. Maximum number of towers: 2;
 - c. Minimum tower separation: 25 metres;
 - d. Maximum Floor Space Index (FSI): 5.2;
 - e. That minimum setbacks be imposed to:
 - i. implement the requirements of CN Rail;
 - ii. preserve the cultural heritage buildings on the property; and,
 - iii. minimize the impact on surrounding properties; and,
 - iv. ensure that the adjacent properties do not lose their potential to develop their lands with high rise buildings; and,
 - f. that parking be provided in accordance with the existing provisions of the Zoning By-law, or other such parking rate as supported by appropriate studies to the satisfaction of the Commissioner of Public Works and Engineering.
4. That in accordance with revised Recommendation 3, staff be directed to prepare an amending zoning by-law for this site, in accordance with the provisions set out in Condition 3 of Recommendation 3.
5. That the delegation from Sylvia Roberts, Brampton resident, to the Planning and Development Committee Meeting of May 13, 2019, re: Item 7.2 - **Application to Amend the Zoning By-law – Weston Consulting – Rose Garden Residences Inc. – 122-130 Main Street North, 6 & 7 Nelson Street East, 7 & 11 Church Street East – Northeast corner of Main and Nelson – Ward 1 (File C01E06.056)** be received.

Carried

6. Staff Presentations – nil

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7. Planning

- 7.1. Report from A. Minichillo, Manager, Community Innovation and Resilience, Planning and Development Services, dated April 15, 2019, re: **Complete Neighbourhood Audit Program**

Antonietta Minichillo, Manager, Community Innovation and Resilience, provided an overview of the Complete Neighbourhood Audit Program and outlined its metrics and analytics.

In response to questions from Committee, Ms. Minichillo noted details on the program's data collection, stakeholder collaborations, and engagement efforts.

The following motion was considered:

- PDC070-2019
1. That the report from A. Minichillo, Manager, Community Innovation and Resilience, Planning and Development Services, dated April 15, 2019, to the Planning and Development Committee Meeting of May 13, 2019, re: **Complete Neighbourhood Audit Program**, be received;
 2. That the Nurturing Neighbourhoods Program become a permanent umbrella program to improve the quality of living in neighbourhoods across Brampton; and
 3. That Planning Staff be directed to formalize and report back on a partnership and collaboration strategy with other internal departments and partner agencies

Carried

- 7.2. Report from C. Caruso, Central Area Planner, Planning and Development Services, dated April 18, 2019, re: **Application to Amend the Zoning By-law – Weston Consulting – Rose Garden Residences Inc. – 122-130 Main Street North, 6 & 7 Nelson Street East, 7 & 11 Church Street East – Northeast corner of Main and Nelson – Ward 1** (File C01E06.056)

Dealt with under Item 5.2. – Recommendation PDC069-2019

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- 7.3. Report from B. Steiger, Manager, Development Services, dated April 18, 2019, re: **Residential Driveway Widening Review and Recommendations – Supplementary Report** (File G.DX)

In response to questions from Committee, staff provided technical details on past and current driveway and walkway standards and regulations, and the proposed permitting system.

The following motion was considered:

- PDC071-2019
1. That the report from B. Steiger, Manager, Planning and Development Services, dated April 18, 2019, to the Planning and Development Committee Meeting of May 13, 2019, re: **Residential Driveway Widening Review and Recommendations** (File G.DX) be received;
 2. That staff be directed to prepare amendments to the Licensing By-law, including revising the requirements upon which the City may revoke or refuse to renew a license and adding compliance with the Zoning By-law as a requirement of the licensee, to be generally in accordance with the amendments found in Appendix 2 to the Report;
 3. That staff be directed to prepare a Driveway Permit By-law, requiring residential homeowners to obtain a permit for any driveway installation, construction, resurfacing, expansion and alteration, to be generally in accordance with the draft by-law attached as Appendix 3 to the Report;
 4. That staff be directed to prepare an amendment to the User Fee By-law to charge a fee for an application and permit under the Driveway Permit By-law equivalent to the current fee charged for permits for alterations to curbs and driveway works in the right of way;
 5. That City staff undertake a comprehensive education and awareness campaign to heighten public knowledge and understanding of homeowners and contractors, regarding the rules and regulations that apply to driveways, driveway widening and the installation of paved walkways in the front yard;
 6. That the standard notice clause related to widening of driveways imposed as a condition of draft approval for new residential subdivisions be revised to make reference to the requirement to obtain a driveway permit; and,

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7. That the City Clerk provide a public list on the City's website of all Persons that apply for and receive a license under the Business Licensing By-law 332-2013, including all licenses for Driveway Paving Contractors.

Carried

Item 11.1 was brought forward at this time.

The following motion was considered:

- PDC072-2019 That the report from B. Steiger, Manager, Planning and Development Services, dated March 15, 2019, deferred to the Planning and Development Committee Meeting of May 13, 2019, re: **Residential Driveway Widenings Review and Recommendations** (File G.DX) be received.

Carried

8. **Minutes** - nil

9. **Other/New Business**

- 9.1. Memo from A. Minichillo, Manager, Community Innovation and Resilience, Planning and Development Services, dated May 3, 2019, re: **1st Annual Vision Youth Symposium**

Dealt with under Item 5.1. – Recommendation PDC068-2019

10. **Referred Matters** – nil

11. **Deferred Matters**

- 11.1. Report from B. Steiger, Manager, Planning and Development Services, dated March 15, 2019, re: **Residential Driveway Widenings Review and Recommendations** (File G.DX)

Note: Deferred from the Planning and Development Committee Meeting of April 8, 2019, pursuant to Recommendation PDC046-2019, as follows:

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PDC046-2019 That the report from B. Steiger, Manager, Planning and Development Services, dated March 15, 2019, to the Planning and Development Committee Meeting of April 8, 2019, re: **Residential Driveway Widenings Review and Recommendations** (File G.DX) be **deferred** to the Planning and Development Committee Meeting of May 13, 2019, to provide more time for modification and enhancement of the report and recommendations.

Dealt with under Item 7.3. – Recommendation PDC072-2019

12. Notice of Motion - nil

13. Correspondence

13.1. Correspondence from Suzy Godefroy, Executive Director, Downtown Brampton BIA, dated May 13, 2019, re: **Development Applications in the Downtown Core**.

The following motion was considered:

PDC073-2019 That the correspondence from Suzy Godefroy, Executive Director, Downtown Brampton BIA, dated May 13, 2019, to the Planning and Development Committee Meeting of May 13, 2019, re: **Development Applications in the Downtown Core** be received.

Carried

14. Councillor Question Period

Rick Conard, Director of Building and Chief Building Official, expressed appreciation to staff and members for their assistance and support during his tenure as Acting Commissioner of Planning and Development Services, and welcomed the new Commissioner, Richard Forward.

Committee thanked Mr. Conard for his hard work and dedication to the City.

15. Public Question Period – nil

16. Closed Session – nil

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17. Adjournment

The following motion was considered:

PDC074-2019 That the Planning and Development Committee do now adjourn to
meet again on Monday, June 3, 2019, at 7:00 p.m.

Carried

Regional Councillor M. Medeiros (Chair)



Monday, June 03, 2019

Members Present:

Regional Councillor M. Medeiros – Wards 3 and 4 (Chair)
Regional Councillor P. Fortini – Wards 7 and 8 (Vice-Chair)
Regional Councillor P. Vicente – Wards 1 and 5
Regional Councillor M. Palleschi – Wards 2 and 6 (returned
from recess at 9:09 p.m. – other municipal business)
Regional Councillor G. Dhillon – Wards 9 and 10
City Councillor D. Whillans – Wards 2 and 6
City Councillor J. Bowman – Wards 3 and 4
City Councillor C. Williams – Wards 7 and 8 (arrived at 7:24 p.m.
– personal)
City Councillor H. Singh – Wards 9 and 10

Members Absent:

Regional Councillor R. Santos – Wards 1 and 5 (personal)

Staff Present:

Planning and Development Services:

R. Forward, Commissioner
R. Conard, Director of Building and Chief Building Official
A. Parsons, Director, Development Services
B. Bjerke, Director, Policy Planning
B. Steiger, Manager, Development Services
M. Gervais, Policy Planner
C. LaRota, Policy Planner
D. VanderBerg, Central Area Planner
N. Chadda, Development Planner
H. Katyal, Development Planner

Corporate Services:

A. D'Andrea, Legal Counsel
A. Wilson-Peebles, Legal Counsel

City Clerk's Office:

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

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The meeting was called to order at 7:02 p.m., recessed at 8:44 p.m., reconvened at 9:00 p.m., moved into Closed Session at 10:46 p.m., reconvened in Open Session at 11:09 p.m., and adjourned at 11:37 p.m.

1. Approval of Agenda

Committee discussion took place with respect to varying the order of the agenda. Committee agreed to consider Item 4.2 prior to Item 4.1.

The following motion was considered:

PDC075-2019 That the Agenda for the Planning and Development Committee Meeting of June 3, 2019, be approved as amended as follows:

To add:

- 9.1. Discussion at the request of Regional Councillor Fortini, re: **Creation of a Planning Advisory Committee**
- 9.2. Discussion at the request of Regional Councillor Medeiros, re: **New Home Purchases – Delays between Purchase and Construction**

To refer to the June 19, 2019, City Council Meeting:

- 5.1. Delegation by Peter Howarth, CARP and Myrna Adams, Brampton Senior Council, re: **Brampton Age- Friendly Strategy and Action Plan**
- 7.6. Report from D. Balasal, Policy Planner, Planning and Development Services, dated April 30, 2019, re: **City of Brampton Age-Friendly Strategy and Action Plan** (File J.BD AFBS)

To defer to the June 17, 2019, Planning and Development Committee Meeting:

- 7.2. Report from D. Watchorn, Assistant Development Planner, Planning and Development Services, dated May 3, 2019, re: **City-initiated Zoning By-law Amendment to Permit Temporary Parking of Seasonal Recreational Equipment** (File C117.002)

Carried

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

Re: 4.1. - Report from C. LaRota, Policy Planner, Planning and Development Services, dated May 4, 2019, re: **Secondary Plan Review – City Initiated Draft Official Plan Amendments to the Newly Implemented “Snelgrove-Heart Lake Secondary Plan Area 1”, “Springdale Secondary Plan Area 2”, “Bramalea Secondary Plan Area 3”, “Highway 410 and Steeles Secondary Plan Area 5”, and “Brampton Flowertown Secondary Plan Area 6” – Wards 1, 2, 3, 7 and 9**

- Delegation from Sylvia Roberts, Brampton resident

Re: 4.2. - Report from N. Grady, Development Planner, Planning and Development Services, dated May 9, 2019, re: **Application to Amend the Official Plan, Zoning By-Law and Draft Plan of Subdivision – Partacc Gate Kennedy Developments Inc. – Glen Schnarr & Associates Inc. – 17 Eddystone Drive – Southwest Corner of Kennedy Road and Mayfield Road – Ward 2 (File C01E17.029)**

- Delegation from David Laing, Brampton resident
- Correspondence from:
 - Dave Kapil, Brampton resident, dated June 3, 2019
 - Oliver and Dorrett Meikle, Brampton residents, dated June 1, 2019
 - Jocelyn Malcolm-Manbodh, Brampton resident, dated June 1, 2019

Re: 7.1. - Report from M. Gervais, Policy Planner, Planning and Development Services, dated May 9, 2019, re: **City Initiated Official Plan Amendment and Zoning By-law Amendment – Marysfield Neighbourhood Character Review Study – Ward 10 (File OPR TGED)**

- 5.2-2 – Delegation from Neil Davis, Davis Webb LLP

Re: 13.1 – Correspondence from the Honourable Steve Clark, Minister of Municipal Affairs and Housing, dated May 16, 2019, re: **A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019.**

- 13.2 – Correspondence from Christopher Tanzola, Overland LLP, dated May 27, 2019

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Additional Business and Changes related to the Published Agenda
(no vote was required):

Re: 4.1. - Report from C. LaRota, Policy Planner, Planning and Development Services, dated May 4, 2019, re: **Secondary Plan Review – City Initiated Draft Official Plan Amendments to the Newly Implemented “Snelgrove-Heart Lake Secondary Plan Area 1”, “Springdale Secondary Plan Area 2”, “Bramalea Secondary Plan Area 3”, “Highway 410 and Steeles Secondary Plan Area 5”, and “Brampton Flowertown Secondary Plan Area 6” – Wards 1, 2, 3, 7 and 9**

- Replacement Appendix B – Springdale Secondary Plan
 - **Note:** the replacement Appendix B was uploaded to the online agenda on May 27, 2019

Re: 4.3. – Report from N. Chadda, Development Planner, Planning and Development Services, dated May 9, 2019, re: **Application for a Proposed Draft Plan of Subdivision – Tanyaville Phase 2 Lands Inc. – KLM Planning Partners Inc. – Southwest Corner of Valleyway Drive and Brentwick Drive – Ward 5** (File C04W09.008)

- Amended pages 4.3-2 and 4.3-9
 - **Note:** the amended pages were uploaded to the online agenda on May 30, 2019

Re: 7.2. – Report from D. Watchorn, Assistant Development Planner, Planning and Development Services, dated May 3, 2019, re: **City-initiated Zoning By-law Amendment to Permit Temporary Parking of Seasonal Recreational Equipment** (File CI17.002)

- Memo from Krista Walkey, Manager, Planning and Development Services, dated May 29, 2019, re: Correction to Recommendation #3 to read “That the amendments to the Zoning By-law, attached as appendix 8 to this report be adopted.”
 - **Note:** the corrected recommendation was uploaded to the online agenda on May 29, 2019.

Note: Later in the meeting, on a two-thirds majority vote to reopen the question, the Approval of the Agenda was reopened and the following delegations were added re. Item 7.1. – Report from M. Gervais, Policy Planner, Planning and Development Services, dated May 9, 2019, re: **City Initiated Official Plan Amendment**

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**and Zoning By-law Amendment – Marysfield Neighbourhood
Character Review Study – Ward 10 (File OPR TGED):**

- Vinod Mahesan, Brampton resident
- Marcello Stellato, Brampton resident
- Maria Stellato, Brampton resident

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

3. Consent

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

(7.3, 8.1, 13.1)
(Item 7.5 was removed from Consent)

4. Statutory Public Meeting Reports

- 4.1. Report from C. LaRota, Policy Planner, Planning and Development Services, dated May 4, 2019, re: **Secondary Plan Review – City-Initiated Draft Official Plan Amendments to the Newly Implemented “Snelgrove-Heart Lake Secondary Plan Area 1”, “Springdale Secondary Plan Area 2”, “Bramalea Secondary Plan Area 3”, “Highway 410 and Steeles Secondary Plan Area 5”, and “Brampton Flowertown Secondary Plan Area 6” – Wards 1, 2, 3, 7 and 9**

A member of the public requested a presentation on this item.

Claudia LaRota, Policy Planner, Planning and Development Services, presented an overview of the secondary plan review and noted the technical aspects of the planning process, including the location and size of the subject lands, proposed amendments and next steps.

Sylvia Roberts, Brampton resident, provided her thoughts and opinions with respect to density and transit.

The following motion was considered:

- | | |
|-------------|--|
| PDC076-2019 | 1. That the report from C. LaRota, Policy Planner, Planning and Development Services Department, dated May 4, 2019, to the Planning and Development Services Committee Meeting of June 3, 2019, re: Secondary Plan Review – City-Initiated Draft Official Plan Amendments to the Newly Implemented “Snelgrove-Heart Lake Secondary Plan |
|-------------|--|

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Area 1”, “Springdale Secondary Plan Area 2”, “Bramalea Secondary Plan Area 3”, “Highway 410 and Steeles Secondary Plan Area 5”, and “Brampton Flowertown Secondary Plan Area 6” – Wards 1, 2, 3, 7 and 9 be received; and

2. That Planning and 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.
3. That the delegation from Sylvia Roberts, Brampton resident, to the Planning and Development Committee Meeting of June 3, 2019, re: **Secondary Plan Review – City-Initiated Draft Official Plan Amendments to the Newly Implemented “Snelgrove-Heart Lake Secondary Plan Area 1”, “Springdale Secondary Plan Area 2”, “Bramalea Secondary Plan Area 3”, “Highway 410 and Steeles Secondary Plan Area 5”, and “Brampton Flowertown Secondary Plan Area 6” – Wards 1, 2, 3, 7 and 9** be received

Carried

- 4.2. Report from N. Grady, Development Planner, Planning and Development Services, dated May 9, 2019, re: **Application to Amend the Official Plan, Zoning By-Law and Draft Plan of Subdivision – Partacc Gate Kennedy Developments Inc. – Glen Schnarr & Associates Inc. – 17 Eddystone Drive – South-west Corner of Kennedy Road and Mayfield Road – Ward 2** (File C01E17.029)

Members of the public requested a presentation on this matter.

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

Colin Chung, Glen Schnarr & Associates Inc., presented a summary of the proposal including details on the revisions and history of the application. Mr. Chung then introduced David Stewart, who provided an overview of the design and architectural features of the proposal.

Following the presentations, the following members of the public addressed Committee and expressed their views, suggestions, concerns, and questions with respect to potential environmental impacts, appropriateness of the development, and impacts on density and traffic:

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1. David Laing, Brampton resident
2. Azeez Bacchus, Brampton resident
3. Raj Ghuman, Brampton resident
4. Balvinder Singh, Brampton resident
5. Tiere Sharma, Brampton resident
6. William Gardner, Brampton resident
7. Nancy Chow, Brampton resident
8. Lawrence Goldberg, Brampton resident
9. Angela Greco, Brampton resident
10. Herb Goettmann, Brampton resident
11. Robert Cailte, Brampton resident
12. Dan Kraszewski, Brampton resident
13. Kerry Persad, Brampton resident
14. Peter Stewart, Brampton resident

In response to a question from Committee, staff noted that in addition to posting on the City's website, and placing an ad in the Brampton Guardian, public notice regarding this matter was circulated via regular mail to all addresses within 240 metres of the subject lands.

The following motion was considered:

- PDC077-2019
1. That the report from N. Grady, Development Planner, Planning and Development Services, dated May 9, 2019, to the Planning and Development Committee Meeting of June 3, 2019, re: **Draft Plan of Subdivision and Application to Amend the Official Plan and the Zoning By-law – Partacc Gate Kennedy Developments Inc. – Glen Schnarr & Associates Inc. – Ward 2** (File C01E17.029), 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 applications and a comprehensive evaluation of the proposal.
 3. That the following delegations to the Planning and Development Committee Meeting of June 3, 2019, re: **Draft Plan of Subdivision and Application to Amend the Official Plan and the Zoning By-law – Partacc Gate Kennedy Developments Inc. – Glen Schnarr & Associates Inc. – Ward 2** (File C01E17.029) be received:
 1. David Laing, Brampton resident
 2. Azeez Bacchus, Brampton resident
 3. Raj Ghuman, Brampton resident
 4. Balvinder Singh, Brampton resident

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5. Tiera Sharma, Brampton resident
6. William Gardner, Brampton resident
7. Nancy Chow, Brampton resident
8. Lawrence Goldberg, Brampton resident
9. Angela Greco, Brampton resident
10. Herb Goettmann, Brampton resident
11. Robert Cailte, Brampton resident
12. Dan Kraszewski, Brampton resident
13. Kerry Persad, Brampton resident
14. Peter Stewart, Brampton resident

4. That the following correspondence to the Planning and Development Committee Meeting of June 3, 2019, re: **Draft Plan of Subdivision and Application to Amend the Official Plan and the Zoning By-law – Partacc Gate Kennedy Developments Inc. – Glen Schnarr & Associates Inc. – Ward 2** (File C01E17.029) be received:
 1. Dave Kapil, Brampton resident, dated June 3, 2019
 2. Oliver and Dorrett Meikle, Brampton residents, dated June 1, 2019
 3. Jocelyn Malcolm-Manbodh, Brampton resident, dated June 1, 2019
 4. Petition of objection, submitted by Tiera Sharma, Brampton resident, containing approximately 42 signatures

Carried

- 4.3. Report from N. Chadda, Development Planner, Planning and Development Services, dated May 9, 2019, re: **Application for a Proposed Draft Plan of Subdivision – Tanyaville Phase 2 Lands Inc. – KLM Planning Partners Inc. – Southwest corner of Valleyway Drive and Brentwick Drive – Ward 5** (File C04W09.008)

Members of the public requested a presentation on this item.

Neil Chadda, Development Planner, Planning and Development Services, presented the technical aspects and next steps of the planning process.

Marshall Smith, KLM Planning Partners Inc., presented a summary of the proposal including details on the location and size of the subject lands.

Following the presentations, the following members of the public addressed Committee and expressed their views, suggestions, concerns, and questions with respect to potential environmental impacts, appropriateness of the development, and impacts on density and traffic:

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1. Jasmik Saini, Brampton resident
2. Rupinder Gill, Brampton resident
3. Anshir Pahuja, Brampton resident
4. Sreeraj Kokkiligadda, Brampton resident
5. Victor Mendes, Brampton resident
6. Rushil Das, Brampton resident
7. Neil Davis, Davis Webb LLP

In response to questions from Committee, staff provided details with respect to the land zoning process including zoning for schools uses.

The following motion was considered:

- PDC078-2019
1. That the report from N. Chadda, Development Planner, Planning and Development Services, dated May 9, 2019, to the Planning and Development Committee Meeting of June 3, 2019, re: **Application for a Proposed Draft Plan of Subdivision – Tanyaville Phase 2 Lands Inc. – KLM Planning Partners Inc. – Southwest Corner of Valleyway Drive and Brentwick Drive – Ward 5** (File C04W09.008), 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 staff recommendation, subsequent to the completion of the circulation of the application and comprehensive evaluation of the proposal.
 3. That the following delegations to the Planning and Development Committee Meeting of June 3, 2019, re: **Application for a Proposed Draft Plan of Subdivision – Tanyaville Phase 2 Lands Inc. – KLM Planning Partners Inc. – Southwest Corner of Valleyway Drive and Brentwick Drive – Ward 5** (File C04W09.008) be received:
 1. Jasmik Saini, Brampton resident
 2. Rupinder Gill, Brampton resident
 3. Anshir Pahuja, Brampton resident
 4. Sreeraj Kokkiligadda, Brampton resident
 5. Victor Mendes, Brampton resident
 6. Rushil Das, Brampton resident
 7. Neil Davis, Davis Webb LLP
 4. That the petition of objection, containing approximately 17 signatures, submitted by Anshir Pahuja, to the Planning and Development Committee Meeting of June 3, 2019, re:

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**Application for a Proposed Draft Plan of Subdivision –
Tanyaville Phase 2 Lands Inc. – KLM Planning Partners
Inc. – Southwest Corner of Valleyway Drive and
Brentwick Drive – Ward 5 (File C04W09.008) be received.**

Carried

- 4.4. Report from H. Katyal, Development Planner, Planning and Development Services, dated May 9, 2019, re: **Application to Amend the Zoning By-law – Kapur, Prabhat – G-Force Urban Planners and Consultants – 28 Steven Court – East of Conestoga Drive, South of Sandalwood Parkway – Ward 2** (File C01E14.028)

A member of the public requested a staff presentation on this item.

Himanshu Katyal, Development Planner, Planning and Development Services, presented details on the context of the proposal, including current land use designations, issues, compatibility, and next steps.

There was no request for an applicant presentation.

No members of the public addressed Committee with respect to this matter.

The following motion was considered:

- PDC079-2019 1. That the report from H. Katyal, Development Planner, Planning and Development Services, dated May 9, 2019, to the Planning and Development Committee Meeting of June 3, 2019, re: **Application to Amend the Zoning By-law – Kapur, Prabhat – G-Force Urban Planners and Consultants – 28 Steven Court – East of Conestoga Drive, South of Sandalwood Parkway – Ward 2** (File C01E14.028), 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

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- 5.1. Delegation by Peter Howarth, CARP and Myrna Adams, Brampton Senior Council, re: **Brampton Age- Friendly Strategy and Action Plan**

Dealt with under Approval of Agenda – Recommendation PDC075-2019

- 5.2. Delegation by Dan O'Reilly, Brampton resident, re: **City Initiated Official Plan Amendment and Zoning By-law Amendment – Marysfield Neighbourhood Character Review Study – Ward 10** (File OPR TGED)

Note: Later in the meeting, on a two-thirds majority vote to reopen the question, the Approval of the Agenda was reopened and the following delegations were added:

- Neil Davis, Davis Webb LLP
- Vinod Mahesan, Brampton resident
- Marcello Stellato, Brampton resident
- Maria Stellato, Brampton resident

The following delegations provided their views, suggestions, concerns and questions with respect to the history and character of the subject lands, and the proposed policy and zoning amendments:

- Dan O'Reilly, Brampton resident
- Neil Davis, Davis Webb LLP
- Vinod Mahesan, Brampton resident
- Marcello Stellato, Brampton resident
- Maria Stellato, Brampton resident

In response to questions from Committee, staff provided an overview on the history of the subject lands, and details on the intent of the proposed Official Plan and Zoning By-law amendments.

The following motion was considered:

- PDC080-2019 That the following delegations to the Planning and Development Committee Meeting of June 3, 2019, re: **City Initiated Official Plan Amendment and Zoning By-Law Amendment – Marysfield Neighbourhood Character Review Study – Ward 10** (File OPR TGED) be received:
1. Dan O'Reilly, Brampton resident
 2. Neil Davis, Davis Webb LLP
 3. Vinod Mahesan, Brampton resident
 4. Marcello Stellato, Brampton resident
 5. Maria Stellato, Brampton resident

Carried

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Item 7.1 was brought forward at this time.

Committee discussion included the potential need for Closed Session discussions on this matter, and the following motion was considered for this purpose.

PDC081-2019 That Planning and Development Committee proceed into Closed Session to receive advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

Carried

In Open Session, the Chair reported on the status of matters considered in Closed Session, indicating that direction was given to staff in Closed Session with respect to this matter.

The following motion was considered:

PDC082-2019 That the report from M. Gervais, Policy Planner, Planning and Development Services, dated May 9, 2019, to the Planning and Development Services Committee Meeting of June 3, 2019, re: **City Initiated Official Plan Amendment and Zoning By-Law Amendment – Marysfield Neighbourhood Character Review Study – Ward 10** (File OPR TGED) be **referred** to staff to report back to the Planning and Development Committee at an appropriate time.

Carried

6. **Staff Presentations** – nil

7. **Planning**

7.1. Report from M. Gervais, Policy Planner, Planning and Development Services, dated May 9, 2019, re: **City Initiated Official Plan Amendment and Zoning By-Law Amendment – Marysfield Neighbourhood Character Review Study – Ward 10** (File OPR TGED)

Dealt with under Item 5.2 – Recommendation PDC082-2019

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- 7.2. Report from D. Watchorn, Assistant Development Planner, Planning and Development Services, dated May 3, 2019, re: **City-initiated Zoning By-law Amendment to Permit Temporary Parking of Seasonal Recreational Equipment** (File CI17.002)

Dealt with under Approval of the Agenda – Recommendation PDC075-2019

- * 7.3. Report from C. LaRota, Policy Planner, Planning and Development Services, dated April 29, 2019, re: **Site-Specific City-Initiated Official Plan Amendment to the Highway 410 and Steeles Secondary Plan Area 5 – Wards 3 and 7**

- PDC083-2019
1. That the report from C. LaRota, Policy Planner, Planning and Development Services, dated April 29, 2019 to the Planning and Development Committee Meeting of June 3, 2019, re: **Site-Specific City-Initiated Official Plan Amendment to the Highway 410 and Steeles Secondary Plan Area 5 – Wards 3 and 7**, be received;
 2. That the proposed City-initiated Official Plan Amendment for the Highway 410 and Steeles Secondary Plan Area 5, be approved on the basis that it represents good planning, it is consistent with the Provincial Policy Statement, conforms to the 2017 Growth Plan, the Region of Peel Official Plan and the Brampton Official Plan for the reasons set out in the Report, and;
 3. That a by-law be passed to adopt the Official Plan Amendment attached to the report as Appendix C.

Carried

- * 7.4. Report from S. Swinfield, Development Planner, Planning and Development Services, dated May 3, 2019, re: **Procedure for Applications Proposing Amendments to Newly Adopted Official Plans, Secondary Plans, and Zoning By-laws**

- PDC084-2019
1. That the report from S. Swinfield, Development Planner, Planning and Development Services, dated May 3, 2019, to the Planning and Development Committee Meeting of June 3, 2019, re: **Procedure for Applications Proposing Amendments to Newly Adopted Official Plans, Secondary Plans, and Zoning By-laws** be received; and,

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2. That staff be directed to implement the procedure for processing requests for exemption to the prohibition on amending newly adopted Official Plans, Secondary Plans and Zoning By-laws described in the report.

Carried

- 7.5. Report from D. VanderBerg, Central Area Planner, dated May 9, 2019, re: **City-Initiated Zoning By-law Amendment to Extend the Downtown Parking Exemption – Wards 1 and 3** (File P03 PA)

Committee consideration of the matter included a suggestion to add a clause to the recommendations that directs staff to report back within the coming year on the status of the comprehensive Zoning By-law update as it relates to the downtown parking by-law.

The following motion was considered:

- PDC085-2019
1. That the report from D. VanderBerg, Central Area Planner, Planning and Development Services, dated May 9, 2019, to the Planning and Development Committee Meeting of June 3, 2019 re: **City-Initiated Zoning By-law Amendment to Extend the Downtown Parking Exemption – Wards 1 and 3 (File P03 PA)**, be received;
 2. That City-initiated Amendment to the Zoning By-law, Wards 1 and 3, File: P03 PA, 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 May 9, 2019; and
 3. That the amendment to the Zoning By-law, attached as Appendix 1 to the report, to extend the downtown parking exemption for a period of five years be adopted.
 4. That staff report back within the coming year on the comprehensive Zoning By-law update.

Carried

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- 7.6. Report from D. Balasal, Policy Planner, Planning and Development Services, dated April 30, 2019, re: **City of Brampton Age-Friendly Strategy and Action Plan** (File J.BD AFBS)

Dealt with under Approval of the Agenda – Recommendation PDC075-2019

8. Minutes

8.1. Minutes – Age-Friendly Advisory Committee – April 30, 2019

- PDC086-2019 That the **Minutes – Age-Friendly Advisory Committee – April 30, 2019** to the Planning and Development Committee Meeting of June 3, 2019, Recommendations AFC012-2019 to AFC016-2019, be approved as printed and circulated.

Carried

The recommendations were approved as follows:

- AFC012-2019 That the agenda for the Age-Friendly Brampton Advisory Committee meeting of April 30, 2019, be approved as circulated.
- AFC013-2019
1. That the delegation by Anoushka Aurora, Ren Guidolin, Jamaal Blackwood, Felix Nyarko, and Ashman Khroad, Iconic Youth Hub, to the Age-Friendly Brampton Advisory Committee meeting of April 30, 2019, re: **Request for Youth Innovation Hubs/Incubators across Brampton** be received; and,
 2. That the delegation request be referred to staff for consideration.
- AFC014-2019
1. That the presentation by Sabrina Coletti, Manager, Planning, WSP, to the Age-Friendly Brampton Advisory Committee meeting of April 30, 2019, re: **Age-Friendly Strategy** be received; and,
 2. That it is the position of the Age-Friendly Brampton Advisory Committee that the report and Age-Friendly Strategy and Action Plan to be presented to the Planning and Development Committee on June 3, 2019 be endorsed by Council;

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3. That staff be directed to implement the principles, guidelines and criteria outlined in the plan as they relate to age-friendliness.
- AFC015-2019 1. That the presentation by Bob Bjerke, Director, Planning Policy, Planning and Development Services, to the Age-Friendly Brampton Advisory Committee meeting of April 30, 2019, re: **Proposed Brampton Youth Council 2019 and Youth Mentorship Program** be received.
- AFC016-2019 That the Age-Friendly Brampton Advisory Committee do now adjourn.

9. Other/New Business

9.1. Discussion at the request of Regional Councillor Fortini, re: **Creation of a Planning Advisory**

Committee discussion included a suggestion to establish a planning advisory committee comprised of staff, residents, and agencies, to consider and advise Committee on the state of development within the city.

The following motion was considered:

- PDC087-2019 That a Planning Advisory Committee be struck and staff report back in September on the rules under the Planning Act that apply and the options and implications for the City with regard to forming such a committee.

Carried

9.2. Discussion at the request of Regional Councillor Medeiros, re: **New Home Purchases – Delays between Purchase and Construction**

Committee noted that the subject motion was prepared in response to complaints from new home buyers regarding the amount of time between purchasing a new home and completion of construction, and that the intent is to enhance the public education component of housing sales

The following motion was considered:

- PDC088-2019 Whereas, the City of Brampton is required to provide the public with Notice of a Complete Application and a Notice of a Public Meeting with new applications for Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision applications; and,

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Whereas, the City of Brampton also requires that applicants of the aforementioned development applications provide on-site signage to advise the public of the development proposals; and,

Whereas, the City of Brampton requires that warning clauses, as approved by City staff, are included in purchase and sale agreements associated with plans of subdivision and Homebuyers Information Maps, to inform purchasers of important information associated with the development proposal; and,

Whereas, the City of Brampton has heard concerns from purchasers of residential units with respect to “substantial” amounts of time that has passed between when residential units are sold (draft approval stage), and when final approval (plan registration stage) or residential unit construction is completed;

Therefore, be it recommended that staff be directed to review best practices relating to the protection of prospective purchasers in association with the timing of final approval and construction of new residential units, through the use of warnings on signage and display maps, or through clauses in development agreements, and that the best practices be implemented to the satisfaction of the Commissioner of Planning and Development Services.

Carried

10. **Referred Matters** – nil

11. **Deferred Matters** – nil

12. **Notice of Motion** – nil

13. **Correspondence**

* 13.1. Correspondence from the Honourable Steve Clark, Minister of Municipal Affairs and Housing, dated May 16, 2019, re: **A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019**

See Item 13.2.

PDC089-2019 That the correspondence from the Honourable Steve Clark, Minister of Municipal Affairs and Housing, dated May 16, 2019, to

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the Planning and Development Committee Meeting of June 3, 2019, re: **A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019** be received.

Carried

- 13.2. Correspondence from Christopher Tanzola, Overland LLP, dated May 27, 2019, to the Planning and Development Committee Meeting of June 3, 2019, re: **A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019**

See Item 13.1

The following motion was considered:

- PDC090-2019 That the correspondence from Christopher Tanzola, Overland LLP, dated May 27, 2019, to the Planning and Development Committee Meeting of June 3, 2019, re: **A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019** be received.

Carried

14. **Councillor Question Period** – nil

15. **Public Question Period** – nil

16. **Closed Session**

See Item 5.2 – Recommendations PDC081-2019 and PDC082-2019

17. **Adjournment**

The following motion was considered:

- PDC091-2019 That the Planning and Development Committee do now adjourn to meet again on Monday, June 17, 2019, at 7:00 p.m.

Carried

Regional Councillor M. Medeiros (Chair)



Monday, June 17, 2019

Members Present:

Regional Councillor M. Medeiros – Wards 3 and 4 (Chair)
Regional Councillor P. Fortini – Wards 7 and 8 (Vice-Chair)
Regional Councillor P. Vicente – Wards 1 and 5
Regional Councillor R. Santos – Wards 1 and 5
Regional Councillor M. Palleschi – Wards 2 and 6
City Councillor J. Bowman – Wards 3 and 4
City Councillor C. Williams – Wards 7 and 8
City Councillor H. Singh – Wards 9 and 10

Members Absent:

Regional Councillor G. Dhillon – Wards 9 and 10 (illness)
City Councillor D. Whillans – Wards 2 and 6 (personal)

Staff Present:

Planning and Development Services:

R. Forward, Commissioner
R. Conard, Director of Building and Chief Building Official
A. Parsons, Director, Development Services
B. Bjerke, Director, Policy Planning
E. Corazzola, Manager, Zoning and Sign By-law Services
B. Steiger, Manager, Development Services
Y. Yeung, Manager, Urban Design
M. Palermo, Policy Planner
D. VanderBerg, Central Area Planner
S. Dykstra, Development Planner

Corporate Services:

J. Zingaro, Deputy City Solicitor
J. Avbar, Manager, Enforcement and Property Standards

City Clerk's Office:

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

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The meeting was called to order at 7:02 p.m., lost quorum at 7:50 p.m., regained quorum at 7:51 p.m., and adjourned at 9:39 p.m.

1. Approval of Agenda

The following motion was considered:

PDC092-2019 That the Agenda for the Planning and Development Committee Meeting of June 17, 2019, be approved as amended as follows:

To add:

- 9.1. Discussion at the request of Regional Councillor Fortini, re: **Driveway Widenings**
- 9.2. Discussion at the request of Regional Councillor Fortini, re: **5 Hazelglen Road and 2760 Northpark Drive**
- 9.3. Discussion at the request of City Councillor Bowman, re: **Wall Mural at 20 Biscayne Crescent – Playdium Orion Gate**

Carried

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

Re: Item 4.3. – Report from D. VanderBerg, Central Area Planner, Planning and Development Services, dated May 24, 2019, re: **Application to Amend the Zoning By-law - To Permit a High-density, Mixed-use Development – 253 Queen Street East – Ward 3** (File C02E05.036)

- Delegation from Sylvia Roberts, Brampton resident

Re: Item 7.4. – Report from M. Palermo, Policy Planner, Planning and Development Services, dated May 2, 2019, re: **City of Brampton Initiated Student Housing Policy Review and Upcoming Rental Protection Policy Review** (File JBA SHOU)

- Delegation from Sylvia Roberts, Brampton resident

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Additional Business and Changes related to the Published Agenda (*no vote was required*):

Re: Item 4.1 – Report from Y. Mantsvetov, Policy Planner, Planning and Development Services, dated May 24, 2019, re: **City-Initiated Draft Official Plan Amendment – Measuring the Sustainability of New Development**

- If requested, the staff presenter will be Michael Hoy, Supervisor of Environmental Planning, Public Works and Engineering

The following supplementary information was provided at the meeting:

- Item 8.1. – Minutes – Brampton Heritage Board – May 28, 2019

Note: later in the meeting on a two-thirds majority vote, Approval of the Agenda was reopened and Richard Wright, Brampton resident, was added as a delegation regarding Item 11.1 - Report from D. Watchorn, Assistant Development Planner, Planning and Development Services, dated May 3, 2019, re: **City-initiated Zoning By-law Amendment to Permit Temporary Parking of Seasonal Recreational Equipment** (File C117.002)

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 was removed from consent)
(8.1 was added to consent)

4. Statutory Public Meeting Reports

4.1. Report from Y. Mantsvetov, Policy Planner, Planning and Development Services, dated May 24, 2019, re: City-Initiated Draft Official Plan Amendment – Measuring the Sustainability of New Development

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

The following motion was considered:

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- PDC093-2019
1. That the report from Y. Mantsvetov, Policy Planner, Planning and Development Services, dated May 24, 2019, to the Planning and Development Committee meeting of June 17, 2019, re: **City-Initiated Draft Official Plan Amendment – Measuring the Sustainability of New Development** be received; and
 2. That Planning and Development Services Department staff be directed to report back to Planning and Development Committee with the results of the Public Meeting and a staff recommendation.

Carried

- 4.2. Report from S. Dykstra, Development Planner, Planning and Development Services, dated May 24, 2019, re: **Application to Amend the Zoning By-law – Caplink Limited – Weston Consulting Group Incorporated – 45 West Drive – North of Orenda Road, between West Drive and Dixie Road – Ward 3** (File C03E03.001)

Members of the public requested a presentation on this item.

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

AJ Taylor, Weston Consulting, noted the current zoning designations of the subject lands.

Following the presentations, no members of the public addressed committee with respect to this item.

The following motion was considered:

- PDC094-2019
1. That the report from S. Dykstra, Development Planner, Planning and Development Services, dated May 3, 2019 to the Planning and Development Services Committee Meeting of June 17, 2019, re: **Application to Amend the Zoning By-law – Caplink Limited – Weston Consulting Group Incorporated – 45 West Drive – North of Orenda Road, between West Drive and Dixie Road – Ward 3** (File C03E03.001) 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

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circulation of the application and a comprehensive evaluation of the proposal.

Carried

- 4.3. Report from D. VanderBerg, Central Area Planner, Planning and Development Services, dated May 24, 2019, re: **Application to Amend the Zoning By-law – to permit a high-density, mixed-use development – 253 Queen Street East – Ward 3** (File C02E05.036)

Members of the public requested a presentation on this item.

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

Julie Pierdon, Weston Consulting, presented a summary of the proposal including urban design details.

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

Sylvia Roberts, Brampton resident, expressed her thoughts and opinions with respect to the location and architectural details of the application.

In response to questions from Committee, staff indicated that all identified issues will be addressed in the upcoming recommendation report.

The following motion was considered:

- PDC095-2019
1. That the report from D. VanderBerg, Central Area Planner, Planning and Development Services dated May 24, 2019, to the Planning and Development Committee Meeting of June 17, 2019, re: **Application to Amend the Zoning By-law – to permit a high-density, mixed-use development – 253 Queen Street East – Ward 3** (File C02E05.036), be received; and
 2. That Planning and Development Services staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.
 3. That the delegation from Sylvia Roberts, Brampton resident, to the Planning and Development Committee Meeting of June 17, 2019, re: **Application to Amend the Zoning By-**

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law – to permit a high-density, mixed-use development – 253 Queen Street East – Ward 3 (File C02E05.036), be received.

Carried

- 4.4. Report from S. Swinfield, Development Planner, Planning and Development Services, dated May 24, 2019, re: **Application to Amend the Official Plan and Zoning By-Law – To permit motor vehicle sales, leasing, and rental establishment, accessory motor vehicle repair, body shop, outside storage, and drive-through facilities – 1968610 Ontario Limited and 1968611 Ontario Limited – Davis Webb LLP Lawyers – 0 Inspire Boulevard – East of Dixie Road, North of Inspire Boulevard – Ward 9** (File C03E17.005) (RM 51/2019)

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

The following motion was considered:

- PDC096-2019 1. That the report from S. Swinfield, Development Planner, Planning and Development Services, dated May 24, 2019 to the Planning and Development Committee Meeting of June 17, 2019, re: **Application to Amend the Official Plan and Zoning By-Law – 1968610 Ontario Limited and 1968611 Ontario Limited – Davis Webb LLP Lawyers – 0 Inspire Boulevard – East of Dixie Road, North of Inspire Boulevard – Ward 9** (File C03E17.005) (RM 51/2019) 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 Sylvia Roberts, Brampton resident, re: Report from M. Palermo, Policy Planner, Planning and Development Services, dated May 2, 2019, re: **City of Brampton Initiated Student Housing Policy Review and Upcoming Rental Protection Policy Review** (File JBA SHOU)

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Sylvia Roberts, Brampton resident, provided her thoughts and concerns with respect to this matter.

The following motion was considered:

PDC097-2019 That the delegation from Sylvia Roberts, Brampton resident, to the Planning and Development Committee Meeting of June 17, 2019, re: Report from M. Palermo, Policy Planner, Planning and Development Services, dated May 2, 2019, re: **City of Brampton Initiated Student Housing Policy Review and Upcoming Rental Protection Policy Review** (File JBA SHOU) be received.

Carried

Item 7.4 was brought forward at this time.

Committee consideration of the matter included a suggestion to refer the report back to staff for further review and a report back that includes consideration of the impact of “Airbnb” short-term rentals and the formation of a steering committee to work with educational institutions, developers and other interested parties to address affordable housing and student housing needs.

The following motion was considered:

PDC098-2019 That report from M. Palermo, Policy Planner, Planning and Development Services, dated May 2, 2019, re: **City of Brampton Initiated Student Housing Policy Review and Upcoming Rental Protection Policy Review** (File JBA SHOU) be **referred** back to staff for further review and report back to Committee, including consideration of the impact of “Airbnb” short-term rentals and for forming a steering committee(s) to work with educational institutions, developers and other interested parties to address affordable housing and student housing needs.

Carried

6. Staff Presentations – nil

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7. Planning

- * 7.1. Report from Y. Mantsvetov, Policy Planner, Planning and Development Services, dated May 24, 2019, re: **City Response to Regional Official Plan Amendment relating to Shale Policies – Heritage Heights – Ward 6**

- PDC099-2019 1. That the report from Y. Mantsvetov, Policy Planner, Planning & Development Services, dated May 24, 2019, to the Planning and Development Services Committee Meeting of June 17, 2019, re: **City Response to Regional Official Plan Amendment relating to Shale Policies – Heritage Heights – Ward 6**, be received; and
2. That Planning and Development Services Committee endorse the proposed formal City comments in response to the Regional Official Plan Amendment.

Carried

- * 7.2. Report from K. Freeman, Development Planner, Planning and Development Services, dated May 24, 2019, re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision – Cal-Queen West Developments Inc. – KLM Planning Partners Inc. – 1324, 1328 and 1342 Queen Street West – East of Creditview Road, on the north side of Queen Street West – Ward 5** (File C03W06.007)

- PDC100-2019 1. That the report from Kevin Freeman, Development Planner, Planning and Development Services Division, dated May 24, 2019 to the Planning and Development Committee Meeting of June 17, 2019 re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision – Cal-Queen West Developments Inc. – KLM Planning Partners Inc. – 1324, 1328 and 1342 Queen Street West – East of Creditview Road, on the north side of Queen Street West – Ward 5** (File C03W06.007), be received;
2. That the applications to Amend the Zoning By-law and Proposed Draft Plan of Subdivision submitted by KLM Planning Partners Inc. on behalf of Cal-Queen West Developments Inc., Ward: 5, Files: C03W06.007 & 21T-15002B, 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 May 24, 2019;

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3. That the amendments to the Zoning By-law, attached as Appendix 13 to the report be adopted; and,
4. That Council authorize the Mayor and Clerk to sign the subdivision agreement.

Carried

- 7.3. Report from R. Nykyforchyn, Development Planner, Planning and Development Services, dated May 24, 2019, re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision – 2604666 Ontario Inc. (Great Gulf Homes) – East side of Heritage Road, midway between Embleton Road and Lionhead Golf Club Road – Ward 6** (File C05W05.010)

In response to a question from Committee, staff noted that information with respect to the hydrology of the property will be provided at the next Council meeting.

The following motion was considered:

- PDC101-2019
1. That the report from R. Nykyforchyn, Development Planner, Planning and Development Services, dated May 24, 2019 to the Planning and Development Committee Meeting of June 17, 2019, re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision – 2604666 Ontario Inc. (Great Gulf Homes) – East side of Heritage Road, midway between Embleton Road and Lionhead Golf Club Road – Ward 6** (File C05W05.010) be received;
 2. That Zoning By-law amendment and Draft Plan of Subdivision applications, submitted by 2604666 ONTARIO INC. (GREAT GULF HOMES), Ward: 6, Files: C05W05.010 and 21T-18004B, 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's Official Plan and the City's Official Plan for the reasons set out in the Planning Recommendation Report, dated May 24, 2019;
 3. That the amendment to the Zoning By-law, generally in accordance with the document attached as Appendix 12 to the report, be enacted; and,
 4. That Council authorize the Mayor and Clerk to sign the subdivision agreement.

Carried

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- 7.4. Report from M. Palermo, Policy Planner, Planning and Development Services, dated May 2, 2019, re: **City of Brampton Initiated Student Housing Policy Review and Upcoming Rental Protection Policy Review** (File JBA SHOU)

Dealt with under Item 5.1 – Recommendation PDC098-2019

- 7.5. Report from E. Corazzola, Manager, Zoning and Sign By-law Services, dated May 16, 2019, Re: **Second Unit Registration By-law - Update and Proposed Amendments – City Wide**

Committee discussion took place with respect to multi-language education and communication efforts, exploring alternate plumbing inspection methods, revising parking provisions along transit corridors, and electrical safety inspection requirements.

The following motion was considered:

- PDC102-2019
1. That the report from E. Corazzola, Manager, Zoning and Sign By-law Services, Building Division, dated May 16, 2019, to the Planning and Development Meeting of June 17, 2019, re: **Second Unit Registration By-law – Update and Proposed Amendments – City Wide** be received; and
 2. That staff be directed to prepare an amendment to the Second Unit Registration By-law generally in accordance with the draft by-law attached as Appendix 2 to the Report and including:
 - A reduced registration fee to reflect administrative process improvements;
 - A single, standardized fee for all second unit registration applications irrespective of whether the property is owner occupied or for investment purposes only;
 - Alternative means for verification of Electrical Safety Code compliance;
 - Housekeeping amendments to recognize updates to the registration process and inclusion of enhanced requirements and facilitate effective enforcement;

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3. That staff be directed to modify the registration process to eliminate the requirement for property owners to provide documented proof of homeowners insurance for a two-unit dwelling prior to final registration.
4. That related communications be provided in multiple languages; and
5. That staff be requested to explore alternate technologies to be used in the inspection of plumbing systems, and report back thereon.

Carried

8. Minutes

*** 8.1. Minutes – Brampton Heritage Board – May 28, 2019**

PDC103-2019 That the **Minutes – Brampton Heritage Board – May 28, 2019** to the Planning and Development Committee Meeting of June 17, 2019, Recommendations HB027-2019 to HB034-2019, be approved as printed and circulated.

Carried

The recommendations were approved as follows:

- | | |
|------------|---|
| HB027-2019 | That the agenda for the Brampton Heritage Board Meeting of May 28, 2019 be approved as published and circulated. |
| HB028-2019 | That the Minutes of the Heritage Resources Sub-Committee Meeting of May 9, 2019 , to the Brampton Heritage Board Meeting of May 28, 2019, be received. |
| HB029-2019 | <ol style="list-style-type: none">1. That the report from Pascal Doucet, Heritage Planner, Planning and Development Services, dated May 22, 2019, to the Brampton Heritage Board Meeting of May 28, 2019, re: Heritage Permit Application – Alterations to a Designated Heritage Property – Notice of Intention to demolish a metal shed and Authority to Enter into a Heritage Easement Agreement – 6461 Mayfield Road (Thompson Farmhouse) – Ward 10 (File HE.x), be received; |

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2. That the Heritage Permit Application for the alterations of the Thompson Farmhouse and Application to demolish the existing metal shed on the heritage property at 6461 Mayfield Road be approved in accordance with sections 33 and 34 of the *Ontario Heritage Act* (the “Act”), to permit a new commercial development that includes the construction of new commercial buildings with a parking area and the conservation of the Thompson Farmhouse within the lands known municipally in 2019 as 6461 Mayfield Road, with such alterations in accordance with the plans, drawings Conservation Plan and Heritage Building Protection Plan dated July 18, 2018 and revised May 21, 2019, prepared by AREA Architects Rash Eckler Associates Ltd. and on file with the Policy Planning Division of the Planning and Development Services Department and the Notice of Intention to Demolish the metal shed dated May 21, 2019, signed by David Eckler from AREA Architects Ltd. and on file with the Policy Planning Division of the Planning and Development Services Department, all subject to the following additional conditions:
 - a. That prior to the adoption of the related site specific Zoning By-law Amendment giving rise to the proposed alterations and construction of a new commercial development for the property at 6461 Mayfield Road, the owner shall:
 - i. Enter into a Heritage Easement Agreement with the City for the property at 6461 Mayfield Road in accordance with the plans, drawings Conservation Plan and Heritage Building Protection Plan dated July 18, 2018 and revised May 21, 2019, prepared by AREA Architects Rash Eckler Associates Ltd. and on file with the Policy Planning Division of the Planning and Development Services Department.
 - b. That prior to final Site Plan Approval for the proposed commercial development for the property at 6461 Mayfield Road, the owner shall:
 - i. Provide final site plan drawings including drawings related to the approved Conservation Plan and Heritage Building Protection Plan referenced herein in Recommendation 2;

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- ii. Provide a detailed Interpretation and Commemoration Plan for the subject property, to the satisfaction of the Director of Policy Planning; and
 - iii. Provide a detailed Landscape Plan for the subject property, to the satisfaction of the Director of Policy Planning.
- c. That prior to the issuance of any permit for the alteration of the heritage property or for the construction of any building or structure for all or any part of the property at 6461 Mayfield Road, including a heritage permit or a building permit, the owner shall:
 - i. Provide full building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan and Heritage Building Protection Plan referenced herein in Recommendation 2;
 - ii. Provide a Letter of Credit, including a 30% contingency, in a form and amount and from a bank satisfactory to the Director of Policy Planning; and
 - iii. Provide full documentation of the existing heritage property at 6461 Mayfield Road, including two (2) printed sets of archival 8" x 10" colour photographs with borders in a glossy or semi-glossy finish and one (1) digital set on a CD in tiff format and 600 dpi resolution keyed to a location map, elevations and measured drawings, and copies of all existing interior floor plans, to the satisfaction of the Director of Policy Planning.
- d. That prior to the release of the Letter of Credit required in Recommendation 2.c.ii., the owner shall:
 - i. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required conservation work, protection work, interpretation work, commemoration work and

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landscaping work have been completed in accordance with the approved Conservation Plan and Heritage Building Protection Plan referenced herein in Recommendation 2, the required Interpretation and Commemoration Plan referenced herein in recommendation 2.b.ii. and the Landscape Plan referenced herein in Recommendation 2.b.iii; and

- ii. Provide full documentation of the existing heritage property at 6461 Mayfield Road, including two (2) printed sets of archival 8" x 10" colour photographs with borders in a glossy or semi-glossy finish and one (1) digital set on a CD in tiff format and 600 dpi resolution keyed to a location map, elevations and measured drawings, and copies of all existing interior floor plans, showing completion of the conservation work, protection work, interpretation work, commemoration work and landscaping work to the satisfaction of the Director of Policy Planning.

3. That a heritage easement agreement for the property at 6461 Mayfield Road be endorsed; and
4. That the Commissioner of Planning and Development Services be authorized to sign a heritage easement agreement for the property at 6461 Mayfield Road with content satisfactory to the Director of Policy Planning in a form approved by the City Solicitor.

HB030-2019

1. That the Brampton Heritage Board accepts Community Services staff's proposal for the demolition of the Heritage Theatre Block; and
2. That it is the position of the Board to discontinue its attempt to designate the property; and,
3. That the report from Peter Dymond and Paul Willoughby, Co-Chairs, to the Brampton Heritage Board Meeting of May 28, 2019, re: **Heritage Report: Reasons for Heritage Designation – 82-86 Main Street North – Heritage Theatre – Ward 1**, be received.

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- HB031-2019 Whereas Victoria Park Arena is a significant historical asset to the Brampton community, being the first arena of its kind in the Township of Chinguacousy and to Bramalea;
- Therefore Be It Resolved that, should Victoria Park Arena be demolished, staff be requested to make every effort to incorporate those important heritage elements in the design of the new building as a means of commemorating the original Arena, with emphasis on the built form, and that staff work with the Heritage Planners and the Brampton Heritage Board toward this purpose.
- HB032-2019 That the verbal update from Cassandra Jasinski, Heritage Planner, Planning and Development Services, to the Brampton Heritage Board Meeting of May 28, 2019, re: **11651 Bramalea Road – Archdekin-Giffen Farmhouse – Ward 9**, be received.
- HB033-2019 That the update from Erin Smith, Assistant Heritage Planner, Planning and Development Services, to the Brampton Heritage Board Meeting of May 28, 2019, re: **Peel Manor Basement Site Visit – 525 Main Street North – Ward 5**, be received.
- HB034-2019 That the Brampton Heritage Board do now adjourn to meet again on Tuesday, June 18, 2019 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 Fortini, re: **Driveway Widenings**
- Committee discussion took place with respect to details of the driveway permit process and the driveway permit by-law.
- Staff noted that Committee's concerns will be addressed through the comprehensive review of the City's Zoning By-law.
- 9.2. Discussion at the request of Regional Councillor Fortini, re: **5 Hazelglen Road and 2760 Northpark Drive**
- Regional Councillor Fortini withdrew this item from the agenda.
- 9.3. Discussion at the request of City Councillor Bowman, re: **Wall Mural at 20 Biscayne Crescent – Playdium Orion Gate**

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Committee noted that the previously approved wall mural for Playdium Orion Gate located at 20 Biscayne Crescent has changed, and the revised mural is before committee for approval. Staff provided visuals of the approved mural and the proposed revision.

Committee consideration of the matter included the appropriateness of the proposed revision and details of the City's Sign By-law.

A motion was introduced with the operative clause as follows:

"Therefore be it resolved that approval be granted for murals for the property at 20 Biscayne Crescent –Playdium Orion Gate, based on an alternate mural design on the east elevation, wrapping around the corner of the building to continue onto a portion of the north elevation, generally described as urban art including the phrase "live wild" prominently displayed in oversized lettering."

The following motion was considered:

PDC104-2019 **Whereas** on April 24, 2019 by Resolution C121-2019 (adopting Recommendation PDC048-2019), Council approved various murals for the property at 20 Biscayne Crescent –Playdium Orion Gate – Ward 3; and

Whereas Council approved a mural on the east elevation displaying an image of a tiger including the phrase "live wild" in lettering having a maximum height in compliance with the Sign By-law 399-2002, as shown on in Schedule 7 of the Report from R. Campbell, Supervisor Zoning and Sign By-law Services, Building Division, dated March 11, 2019, re: Site Specific Amendment to the Sign By-law 399-2002, as amended – 20 Biscayne Crescent – Playdium – Ward 3 – File 26S1, and provided that the mural images shall not be altered without further Council approval; and

Whereas it is desirable for an alternate mural design to be approved to replace the mural on the east elevation and to allow the mural to wrap around the corner of the building to continue onto the north facing elevation, including lettering that exceeds the maximum height of 1.8 metres permitted by the Sign By-law;

Therefore be it resolved that approval be granted for murals for the property at 20 Biscayne Crescent –Playdium Orion Gate, based on an alternate mural design on the east elevation, wrapping around the corner of the building to continue onto a portion of the north elevation, generally described as urban art including the phrase "live wild" prominently displayed in oversized lettering.

Carried

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10. Referred Matters – nil

11. Deferred Matters

- 11.1. Report from D. Watchorn, Assistant Development Planner, Planning and Development Services, dated May 3, 2019, re: **City-initiated Zoning By-law Amendment to Permit Temporary Parking of Seasonal Recreational Equipment** (File CI17.002)

On a two-thirds majority vote, Approval of Agenda re-opened and Richard Wright added as delegation.

Richard Wright, Brampton resident, expressed his thoughts and concerns with respect to this matter.

The following motion was considered:

- PDC105-2019 That the delegation from Richard Wright, Brampton resident, to the Planning and Development Committee Meeting of June 17, 2019, re: **City-initiated Zoning By-law Amendment to Permit Temporary Parking of Seasonal Recreational Equipment** (File CI17.002) be received.

Carried

Committee consideration included consensus to refer the matter back to staff for further consideration with regard to the storage of recreational vehicles.

The following motion was considered:

- PDC106-2019 That the report from D. Watchorn, Assistant Development Planner, Planning and Development Services, dated May 3, 2019, re: **City-initiated Zoning By-law Amendment to Permit Temporary Parking of Seasonal Recreational Equipment** (File CI17.002) be **referred** back to staff for further consideration with regard specifically to the storage of recreational vehicles

Carried

12. Notice of Motion – nil

13. Correspondence – nil

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14. Councillor Question Period

1. City Councillor Bowman inquired if there is an aspect of the development application process that requires installation of electrical vehicle charging stations.
2. Regional Councillor Santos inquired about the sustainability measurement scoring on development applications.

Staff noted that potential developers are encouraged to include sustainable aspects in their proposals and there are various ways for developers to achieve a high sustainability score through the LEED building certification program.

15. Public Question Period

Sylvia Roberts, Brampton resident, referenced Item 7.4 and inquired about including students commuting to educational institutions outside of the city in future reports on the subject matter.

16. Closed Session – nil

17. Adjournment

The following motion was considered:

PDC107-2019 That the Planning and Development Committee do now adjourn to meet again on Wednesday, July 10, 2019, at 7:00 p.m.

Carried

Regional Councillor M. Medeiros (Chair)



Wednesday, July 10, 2019
Special Meeting

Members Present:

Regional Councillor M. Medeiros – Wards 3 and 4 (Chair)
Regional Councillor P. Fortini – Wards 7 and 8 (Vice-Chair)
Regional Councillor P. Vicente – Wards 1 and 5
Regional Councillor R. Santos – Wards 1 and 5
Regional Councillor M. Palleschi – Wards 2 and 6
Regional Councillor G. Dhillon – Wards 9 and 10
City Councillor D. Whillans – Wards 2 and 6
City Councillor J. Bowman – Wards 3 and 4
City Councillor C. Williams – Wards 7 and 8
City Councillor H. Singh – Wards 9 and 10

Members Absent:

nil

Staff Present:

Planning and Development Services:

R. Forward, Commissioner
A. Parsons, Director, Development Services
B. Bjerke, Director, Policy Planning
B. Steiger, Manager, Development Services
B. Al-Hussaini, Policy Planner

Corporate Services:

J. Zingaro, Deputy City Solicitor
A. D'Andrea, Legal Counsel

City Clerk's Office:

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

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The meeting was called to order at 7:20 p.m., recessed at 7:22 p.m., reconvened at 7:51 p.m., and adjourned at 9:25 p.m.

1. Approval of Agenda

The following motion was considered:

PDC108-2019 That the Agenda for the Planning and Development Committee Meeting of July 10, 2019, be approved as published and circulated.

Carried

Note: later in the meeting on a two-thirds majority vote to reopen the question, the Approval of Agenda was reopened and an additional delegation was added regarding item 7.2 - **Application to Amend the Official Plan and Zoning By-Law – Glenn Schnarr & Associates Inc. – Bindu & Sherry Gupta – 9874 The Gore Road – Northwest corner of The Gore Road and Fitzpatrick Drive – Ward 10** (File C09E10.006). During consideration of this item, it was noted that the additional delegation was not present.

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

Re: 7.1. – Report from M. Gervais, Policy Planner, Planning and Development Services, dated June 14, 2019, re: **City Initiated Amendments to the Official Plan and Zoning By-law – Queen Street Corridor Land Use Study – Wards 1 and 3**

- 5.1. – Delegation from Chris Drew, interested party

Re: 7.2. – Report from H. Katyal, Development Planner, Planning and Development Services, dated May 15, 2019, re: **Application to Amend the Official Plan and Zoning By-Law – Glenn Schnarr & Associates Inc. – Bindu & Sherry Gupta – 9874 The Gore Road – Northwest corner of The Gore Road and Fitzpatrick Drive – Ward 10** (File C09E10.006)

Delegations from:

- 5.2-1 – Michael Gagnon and Marc De Nardis, Gagnon Walker Domes Ltd.
- 5.2-2 – Dr. Suneet Singh Tuli, Brampton resident
- 5.2-3 – Colin Chung, Glen Schnarr and Associates Inc.

Re: 7.3. – Report from K. Freeman, Development Planner, Planning and Development Services, dated June 14, 2019, re: **Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision –**

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Coppertrail Estates Inc. – KLM Planning Partners Inc. – 1403 Queen Street West – East of Creditview Road, on the south side of Queen Street West – Ward 4 (File C03W05.021)

- Correspondence from Richard Domes, Gagnon Walker Domes Ltd., dated July 10, 2019

The following item (listed on the agenda for distribution prior to the meeting) was published on the City's website on July 5, 2019:

10.1. – Report from D. Watchorn, Assistant Development Planner, Planning and Development Services, dated June 26, 2019, re: **City-initiated Zoning By-law Amendment to Expand Boat and Trailer Parking Permissions in Residential Driveways** (File CI17.002) (RM 87/2019)

Additional Information related to items on the published agenda (no vote was required):

Re: 4.1. – Report from B. Al-Hussaini, Policy Planner, Planning and Development Services, dated May 14, 2019, re: **City Initiated Amendments to the Zoning By-law – Proposal to Amend the Zoning Permissions within Special Policy Area 16 (Bram East secondary Plan 41) – Ward 10** (File CI12.020)

- Replacement Page 4.1-1 (correction of Ward 10 to Ward 8)

Note: the replacement page was published on the City's website on July 9, 2019

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

3. Consent

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

(7.4, 8.1)

(Item 7.3 was removed from consent)

4. Statutory Public Meeting Reports

- 4.1. Report from B. Al-Hussaini, Policy Planner, Planning and Development Services, dated May 14, 2019, re: **City Initiated Amendments to the Zoning By-law – Proposal to Amend the Zoning Permissions within Special Policy Area 16 (Bram East secondary Plan 41) – Ward 10** (File CI12.020)

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Bashar Al-Hussaini, Policy Planner, Planning and Development Services, presented the technical aspects and next steps of the planning process.

Sylvia Roberts, Brampton resident, expressed thoughts and opinions with respect to the proposed amendments.

The following motion was considered:

- PDC109-2019 1. That the report from B. Al-Hussaini, Policy Planner, Planning and Development Services, dated May 14, 2019, to the Planning and Development Committee Meeting of July 10, 2019, re: **City Initiated Amendments to the Zoning By-law – Proposal to Amend the Zoning Permissions within Special Policy Area 16, Bram East Secondary Plan (Area 41) – Ward 10** (File CI12.020) be received;
2. That staff report back to Planning and Development Committee with a final recommendation that includes the results of the statutory public meeting and agency review; and,
3. That the delegation from Sylvia Roberts, Brampton resident, to the Planning and Development Committee Meeting of July 10, 2019, re: **City Initiated Amendments to the Zoning By-law – Proposal to Amend the Zoning Permissions within Special Policy Area 16, Bram East Secondary Plan (Area 41) – Ward 10** (File CI12.020) be received.

Carried

- 4.2. Report from D. VanderBerg, Central Area Planner, dated June 14, 2019, re: **City-initiated Amendment to the Central Area Community Improvement Plan – Wards 1,3, and 7** (File CI19.001)

No members of the public were present for this item and a presentation was not requested.

The following motion was considered:

- PDC110-2019 1. That the report from David VanderBerg, Central Area Planner, Planning and Development Services, dated June 14, 2019, to the Planning and Development Committee Meeting of July 10, 2019, re: **Information Report: City-Initiated Amendment to the Central Area Community Improvement Plan, Wards: 1, 3, and 7** (File CI19.001) be received; and

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2. That Planning and Development Services staff be directed to report back to the Planning and Development Committee with the results of the Statutory Public Meeting and a staff recommendation.

Carried

- 4.3. Report from N. Grady, Development Planner, Planning and Development Services, dated June 14, 2019, re: **Application to Amend the Zoning By-law (a Temporary Use By-law) – Adesa Canada – Glen Schnarr & Associates Inc. – T permit the existing outdoor storage of motor vehicles for a temporary period of three years – North side of Queen Street East, West of Sun Pac Boulevard – Ward 8** (File C07E06.038)

No members of the public were present for this item and a presentation was not requested.

The following motion was considered:

- PDC111-2019
1. That the report from N. Grady, Development Planner, Planning and Development Services, dated June 14, 2019, to the Planning and Development Committee Meeting of July 10, 2019, re: **Application to Amend the Zoning By-law (a Temporary Use By-law) – Adesa Canada – Glen Schnarr & Associates Inc. – To permit the existing outdoor storage of motor vehicles for a temporary period of three years – North side of Queen Street East, west of Sun Pac Boulevard – Ward 8** (File C07E06.038) be received; and,
 2. That Planning and Development Services staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Carried

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5. Delegations

5.1. Delegation from Chris Drew, interested party, re: **City Initiated Amendments to the Official Plan and Zoning By-law – Queen Street Corridor Land Use Study – Wards 1 and 3**

Chris Drew, interested party, expressed support for the development and improvement of the Queen Street Corridor.

Item 6.1 was brought forward at this time.

Bobby Gauthier, WSP, presented an overview of the Queen Street Corridor Land Use Study that included the following:

- Context and study purpose
- Study area and background
- Process and deliverables
- Existing policy context, existing zoning
- Recent and ongoing studies
- Key considerations
- Proposed Zoning By-law amendment
- Proposed Secondary Plan amendment and updates to interim design guidelines
- Conclusions and directions
- Next steps

In response to a question from Committee, Mr. Gauthier noted that there are no suggested changes to the parking requirements.

The following motion was considered:

- | | |
|-------------|---|
| PDC112-2019 | <ol style="list-style-type: none">1. That the delegation from Chris Drew, interested party, to the Planning and Development Committee Meeting of July 10, 2019, re: City Initiated Amendments to the Official Plan and Zoning By-law – Queen Street Corridor Land Use Study – Wards 1 and 3 be received.2. That the presentation by Bobby Gauthier, WSP, to the Planning and Development Committee Meeting of July 10, 2019, re: Queen Street Corridor Land Use Study be received. |
|-------------|---|

Carried

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5.2. Delegations re: **Application to Amend the Official Plan and Zoning By-Law - Glenn Schnarr & Associates Inc. – Bindu & Sherry Gupta – 9874 The Gore Road – Northwest corner of The Gore Road and Fitzpatrick Drive – Ward 10** (File C09E10.006):

1. Michael Gagnon and Marc De Nardis, Gagnon Walker Domes Ltd.
2. Dr. Suneet Singh Tuli, Brampton resident
3. Colin Chung, Glen Schnarr & Associates Inc.

Michael Gagnon, Gagnon Walker Domes Ltd., stated that he represented area residents who are in opposition to the application and noted their concerns.

Dr. Suneet Singh Tuli, Brampton resident, expressed his opposition to the proposal.

Colin Chung, Glen Schnarr & Associates Inc., planning consultant for the owner of the subject lands, noted that the proposal is compatible with the existing area and represented good planning.

The following motion was considered:

PDC113-2019 That the following delegations re. **Application to Amend the Official Plan and Zoning By-Law - Glenn Schnarr & Associates Inc. – Bindu & Sherry Gupta – 9874 The Gore Road – Northwest corner of The Gore Road and Fitzpatrick Drive – Ward 10** (File C09E10.006) to the Planning and Development Committee Meeting of July 10, 2019, be received:

1. Michael Gagnon, Gagnon Walker Domes Ltd.
2. Dr. Suneet Singh Tuli, Brampton resident
3. Colin Chung, Glen Schnarr & Associates Inc.

Carried

Item 7.2 was brought forward at this time.

Committee consideration of the matter included discussions regarding technical aspects of the development and site plan approval process, and impacts to the surrounding community.

Committee consideration of the matter included the following:

- Safety concerns including increased traffic and pedestrian safety
- Compatibility with the surrounding community and adjacent properties
- Proposed site access
- Site plan approval process; proposed masonry wall and border-tree protection
- Accommodation of Canada Post community mailbox
- History of the subject application
- Appeal process and next steps

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The following motion was considered:

- PDC114-2019 1. That the report from H. Katyal, Development Planner, Planning and Development Services, dated May 15, 2019, to the Planning and Development Committee Meeting of July 10, 2019, re: **Application to Amend the Official Plan and Zoning By-Law - Glenn Schnarr & Associates Inc. – Bindu & Sherry Gupta – 9874 The Gore Road – Northwest corner of The Gore Road and Fitzpatrick Drive – Ward 10** (File C09E10.006) be received; and,
2. That the application to amend the Official Plan and Zoning By-Law – Glenn Schnarr & Associates Inc. – Bindu & Sherry Gupta – 9874 The Gore Road – Northwest corner of The Gore Road and Fitzpatrick Drive – Ward 10 (File C09E10.006) be **refused**.

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

<u>Yea</u>	<u>Nay</u>	<u>Absent</u>
Santos		nil
Vicente		
Palleschi		
Whillans		
Bowman		
Medeiros		
Williams		
Fortini		
Singh		
Dhillon		
		Carried
		10 Yeas
		0 Nays
		0 Absent

6. Staff Presentations

- 6.1. Presentation by Bobby Gauthier, WSP, re: **Queen Street Corridor Land Use Study**
Dealt with under Item 5.1 – Recommendation PDC112-2019

7. Planning

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- 7.1. Report from M. Gervais, Policy Planner, Planning and Development Services, dated June 14, 2019, re: **City Initiated Amendments to the Official Plan and Zoning By-law – Queen Street Corridor Land Use Study – Wards 1 and 3**

See Item 5.1

The following motion was considered:

- PDC115-2019
1. That the report from M. Gervais, Policy Planner, Planning and Development Services, dated June 14, 2019, to the Planning and Development Committee Meeting of July 10, 2019, re: **City Initiated Amendments to the Official Plan and Zoning By-law – Queen Street Corridor Land Use Study – Wards 1 and 3** be received;
 2. That staff be directed to hold a statutory public meeting to present the draft Official Plan and Zoning By-law Amendment that implements the preliminary findings and recommendations of the Queen Street Corridor Land Use Study (Zoning Conformity Analysis) prepared by WSP; and,
 3. That the City Clerk be directed to forward a copy of the staff report and Council resolution to the Region of Peel for information.

Carried

- 7.2. Report from H. Katyal, Development Planner, Planning and Development Services, dated May 15, 2019, re: **Application to Amend the Official Plan and Zoning By-Law - Glenn Schnarr & Associates Inc. – Bindu & Sherry Gupta – 9874 The Gore Road – Northwest corner of The Gore Road and Fitzpatrick Drive – Ward 10** (File C09E10.006)

Dealt with under Item 5.2 – Recommendation PDC114-2019

- 7.3. Report from K. Freeman, Development Planner, Planning and Development Services Department, dated June 14, 2019, re: **Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision – Coppertrail Estates Inc. – KLM Planning Partners Inc. – 1403 Queen Street West – East of Creditview Road, on the south side of Queen Street West – Ward 4** (File C03W05.021)

Committee acknowledged the concerns and comments outlined in correspondence from Gagnon Walker Domes Ltd., on behalf of an adjacent property owner. A motion was introduced, to be voted on separately, that

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addressed the concerns of the adjacent landowner, while allowing the application to proceed without hindrance. (see Recommendation PDC117-2019 below)

The following motion was considered:

- PDC116-2019
1. That the report from report from K. Freeman, Development Planner, Planning and Development Services, dated June 14, 2019, to the Planning and Development Committee Meeting of July 10, 2019, re: **Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision – Coppertrail Estates Inc. – KLM Planning Partners Inc. – 1403 Queen Street West – East of Creditview Road, on the south side of Queen Street West – Ward 4** (File C03W05.021) be received;
 2. That the applications to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision submitted by KLM Planning Partners Inc. on behalf of Coppertrail Estates Inc., Ward: 4, Files: C03W05.021 & 21T-17012B, 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 July 10, 2019;
 3. That the amendments to the Official Plan, attached as Appendix 13 to the report be adopted;
 4. That the amendments to the Zoning By-law, attached as Appendix 14 to the report be adopted; and,
 5. That Council authorize the Mayor and Clerk to sign the subdivision agreement.

Carried

The following motion was considered:

- PDC117-2019
1. That the correspondence from Richard Domes, Gagnon Walker Domes Ltd., dated July 10, 2019, to the Planning and Development Committee Meeting of July 10, 2019, re: **Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision – Coppertrail Estates Inc. – KLM Planning Partners Inc. – 1403 Queen**

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Street West – East of Creditview Road, on the south side of Queen Street West – Ward 4 (File C03W05.021) be received;

2. That the development approvals for 1403 Queen Street West will include Draft Plan Conditions of Approval for Application 21T-17012B including a shared driveway easement in favour of 1453 Queen Street West in accordance with the City of Brampton Planning and Development Committee Recommendation Report dated June 14, 2019 and the Conditions of Draft Approval contained within Appendix 15 thereof; and,
3. That, notwithstanding the shared driveway easement in favour of 1453 Queen Street West as required as a Condition of Approval for 1403 Queen Street West and that Queen Street West is under the jurisdiction of the Region of Peel, the City of Brampton will support continued independent and direct driveway access to 1453 Queen Street West from the Queen Street West right-of-way on both an interim commercial use and long term redevelopment basis for a mixed use commercial and residential development.

Carried

- * 7.4. Report from C. LaRota, Policy Planner, Planning and Development Services, dated June 4, 2019, re: **City Initiated Official Plan Amendments to the Newly Implemented Secondary Plan Areas 1, 2, 3, 5, and 6.**

- PDC118-2019
1. That the report from C. LaRota, Policy Planner, Planning and Development Services, dated June 4, 2019, to the Planning and Development Services Committee Meeting of July 10, 2019, re: **City-Initiated Official Plan Amendments to the Newly Implemented Secondary Plan Areas 1, 2, 3, 5 and 6**, be received;
 2. That the proposed City-initiated Official Plan Amendments to the Snelgrove-Heart Lake Secondary Plan Area 1, Springdale Secondary Plan Area 2, Bramalea Secondary Plan Area 3, Highway 410 and Steeles Secondary Plan Area 5, and Brampton Flowertown Secondary Plan Area 6 be approved on the basis that they represent good planning, including that they are consistent with the Provincial Policy

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Statement, conform to the 2017 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 this Report;

3. That a by-law be passed to adopt the Official Plan Amendments attached to the report as Appendices C, D, E, F, and G, and;
4. That it is hereby determined that in adopting the attached Official Plan Amendments, Council has had regard for all matters of Provincial Interest and the Provincial Policy Statements as set out in Section 2 and 3(5) respectively of the *Planning Act*, R.S.O. 1990, c.P.13, as amended.

Carried

8. Minutes

*** 8.1. Minutes – Age-Friendly Brampton Advisory Minutes – June 18, 2019**

PDC119-2019 That the **Minutes – Age-Friendly Brampton Advisory Minutes – June 18, 2019** to the Planning and Development Committee Meeting of July 10, 2019, Recommendations AFC017-2019 to AFC022-2019, be approved as published and circulated.

Carried

The recommendations were approved as follows:

AFC017-2019 That the agenda for the Age-Friendly Brampton Advisory Committee meeting of June 18, 2019, be approved, as amended, to add the following items:

- 6.2. Discussion, re: **Age-Friendly Brampton Advisory Committee Involvement in the Establishment of a Proposed Youth Council**
- 6.3. Discussion, re: **Development of a Group Chat (WhatsApp) to discuss Committee Business**
- 6.4. Discussion, re: **Impact of Bill 108 on the Implementation of the City's Age-Friendly Policies**

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- AFC018-2019 That the presentation by Charlotte Gravlev, Deputy City Clerk, City Clerk's Office, to the Age-Friendly Brampton Advisory Committee Meeting of June 18, 2019, re: **Committee Orientation** be received.
- AFC019-2019 That the presentation by Mirella Palermo, Policy Planner, to the Age-Friendly Advisory Committee meeting of June 18, 2019, re: **Overview of the City of Brampton's Age-Friendly Strategy and Action Plan** be received.
- AFC020-2019 That the following members be appointed as Co-Chairs of the Age-Friendly Brampton Advisory Committee for the term ending November 14, 2022, or until successors are named:
- **Saad Ali**
 - **Bob Pesant**
- AFC021-2019 That it is the position of the Age-Friendly Committee that staff be directed to work with the AFC to prepare a letter to the Premier of Ontario, the local MPs and MPPs, outlining the concerns regarding the impact of Bill 108 on the implementation of the City's Age-Friendly policies and practices in the City of Brampton.
- AFC22-2019 That the Age-Friendly Brampton Advisory Committee do now adjourn to meet again on September 17, 2019.

9. Other/New Business – nil

10. Referred Matters

- 10.1. Report from D. Watchorn, Assistant Development Planner, Planning and Development Services, dated June 26, 2019, re: **City-initiated Zoning By-law Amendment to Expand Boat and Trailer Parking Permissions in Residential Driveways** (File CI17.002) (RM 87/2019)

The following motion was considered:

- PDC120-2019 1. That the report from D. Watchorn, Assistant Development Planner, Planning and Development Services, dated June 26, 2019, to the Planning and Development Committee Meeting of July 10, 2019, re: **City initiated Zoning By-law Amendment to Permit Temporary Parking of Seasonal Recreational Equipment** (File CI17.002) (RM 87/2019) be received;

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2. That City Initiated Zoning By-law Amendment, file C117.002, 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 June 26, 2019; and,
3. That the amendments to the Zoning By-law, attached as Appendix 9 to the report, be adopted.

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**

The following motion was considered:

PDC121-2019 That the Planning and Development Committee do now adjourn to meet again on Monday, September 9, 2019, at 7:00 p.m.

Carried

Regional Councillor M. Medeiros (Chair)



Monday, September 9, 2019

Members Present:

- Regional Councillor M. Medeiros – Wards 3 and 4 (Chair)
- Regional Councillor P. Fortini – Wards 7 and 8 (Vice-Chair)
- Regional Councillor P. Vicente – Wards 1 and 5
- Regional Councillor R. Santos – Wards 1 and 5
- Regional Councillor M. Palleschi – Wards 2 and 6
- Regional Councillor G. Dhillon – Wards 9 and 10
- City Councillor D. Whillans – Wards 2 and 6
- City Councillor J. Bowman – Wards 3 and 4
- City Councillor C. Williams – Wards 7 and 8
- City Councillor H. Singh – Wards 9 and 10

Members Absent: nil

Staff Present:

Planning and Development Services:

- R. Forward, Commissioner
- R. Conard, Director of Building and Chief Building Official
- A. Parsons, Director, Development Services
- B. Bjerke, Director, Policy Planning
- D. VanderBerg, Central Area Planner
- S. Eshesh, Assistant Policy Planner

Corporate Services:

- J. Zingaro, Deputy City Solicitor
- A. D'Andrea, Legal Counsel

City Clerk's Office:

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

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The meeting was called to order at 7:04 p.m., recessed at 9:10 p.m., reconvened at 9:25 p.m., moved into Closed Session at 9:36 p.m. and recessed from Closed Session at 9:55 p.m., Committee reconvened in Open Session at 9:58 p.m., and adjourned at 10:25 p.m.

1. Approval of Agenda

The following motion was considered:

PDC122-2019 That the Agenda for the Planning and Development Committee Meeting of September 9, 2019, be approved as amended, as follows:

To add:

5.6. Delegations re: **Group Home Application – 23 Hillside Drive:**

1. Mohammed Ali, Brampton resident
2. Al Nonis, Brampton resident
3. Warren Parkes, Brampton resident
4. Rebecca Altamira, Brampton resident

9.1. Discussion at the request of Regional Councillor Fortini, re:
Group Home Application – 23 Hillside Drive

To defer to the October 7, 2019, Planning and Development Committee Meeting:

- 7.10. Report from N. Chadda, Development Planner, Planning and Development Services, dated August 8, 2019, re:
Application for Draft Plan of Subdivision (to develop 50 single detached lots and a local public road with a Right-of-Way of 17 metres) – Tanyaville Phase 3 Lands Inc. – KLM Planning Partners Inc. – Southwest corner of Valleyway Dr. and Brentwick Dr. – Ward 5 (File C04W09.008)

Carried

Note: Committee agreed to vary the order of agenda items and deal with Item 5.6 prior to Item 5.1

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

Regional Councillor Santos declared verbally, and filed with the City Clerk, a Statement of Disclosure of Interest with respect to Item 7.1 – **Request for Exemption from Section 22(2.1.1) of the Planning Act to Facilitate Making**

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an Application to Amend Secondary Plan Area 6, Brampton Flowertown, and the Zoning By-law (to permit the development of a four-storey self-storage building in an existing District Retail plaza) – 7724934 Canada Inc. – 7724934 Canada Inc. – 370 Main St N. – Ward 1 (File PRE19.004) as she lives next to the subject site.

3. Consent

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

(7.2, 7.3, 7.4, 7.6, 7.7, 8.1, 8.2, 13.1)
(Item 7.5 was removed from consent)

4. Statutory Public Meeting Reports

4.1. Report from M. Gervais, Policy Planner, Planning and Development Services, dated August 16, 2019, re: City Initiated Amendments to the Official Plan and Zoning By-law – Queen Street Corridor Land Use Study – Wards 1 and 3

Bobby Gauthier, WSP, provided a presentation entitled: “Queen Street Corridor Land Use Study”.

Following the presentation, no members of the public addressed Committee.

Item 13.3 was brought forward at this time.

The following motion was considered:

- | | |
|-------------|--|
| PDC123-2019 | <ol style="list-style-type: none">1. That the report from M. Gervais, Policy Planner, Planning and Development Services, dated August 16, 2019, to the Planning and Development Committee Meeting of September 9, 2019, re: City Initiated Amendments to the Official Plan and Zoning By-law – Queen Street Corridor Land Use Study – Wards 1 and 3, be received;
2. That Planning and Development Services Department staff be directed to report back to Planning and Development Committee with the results of the Public Meeting and final recommendations; and, |
|-------------|--|

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3. That a copy of the report and Council resolution be forwarded to the Region of Peel for information.
4. That the correspondence from Tara Piurko, Miller Thomson LLP, dated September 9, 2019, to the Planning and Development Committee Meeting of September 9, 2019, re: **Queen Street Corridor Land Use Study** be received.

Carried

- 4.2. Report from S. Eshesh, Assistant Policy Planner, Planning and Development Services, dated August 16, 2019, re: **City-Initiated Zoning By-law Amendment – Pigeon Coop Setback Requirements – City Wide** (RM 29/2019)

Shahinaz Eshesh, Assistant Policy Planner, Planning and Development Services, provided a presentation entitled: “City Initiated Zoning By-law Amendment Involving Pigeon Coop Setback Requirements”.

Following the presentation, the following member of public addressed Committee:

Vneet Farwaha, Brampton resident, expressed thoughts and opinions with respect to the proposed amendments.

The following motion was considered:

- PDC124-2019
1. That the report from S. Eshesh, Assistant Policy Planner, Planning and Development Services, dated August 16, 2019, to the Planning and Development Committee Meeting of September 9, 2019, re: **City-Initiated Zoning By-law Amendment – Pigeon Coop Setback Requirements – City-Wide (RM 29/2019)**, be received; and
 2. That staff be directed to report back to Planning and Development Committee with the results of the Public Meeting and a staff recommendation.

Carried

- 4.3. Report from Y. Mantsvetov, Policy Planner, Planning and Development Services, dated August 7, 2019, re: **City-initiated Official Plan Amendment to Remove Shale Protection Policies from North-West Brampton – Heritage Heights – Ward 6**

Item 5.2 was brought forward at this time.

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Scott Snider, Turkstra Mazza, stated that he represented area land owners and expressed their thoughts and opinions with respect to the subject policy.

The following motion was considered:

- PDC125-2019
1. That the report from Y. Mantsvetov, Policy Planner, Planning and Development Services, dated August 7, 2019, to the Planning and Development Services Committee Meeting of September 9, 2019, re: **City-initiated Official Plan Amendment to Remove Shale Protection Policies from North-West Brampton – Heritage Heights – Ward 6**, be received;
 2. That the delegation from Scott Snider, Turkstra Mazza, to the Planning and Development Committee Meeting of September 9, 2019, re: **City-initiated Official Plan Amendment to Remove Shale Protection Policies from North-West Brampton – Heritage Heights – Ward 6**, be received.

Carried

The following motion was introduced with the operative clause as follows:

“Therefore be it resolved that staff be directed to report back on the OPA to the November Planning Committee so that we, the City of Brampton can protect our position and fate at the LPAT Hearing with the Region of Peel.”

The following motion was considered:

- PDC126-2019
- Whereas** the Region of Peel passed a Regional Official Plan Amendment which removes all the shale protection policies, excluding the portion outside of the Regional Urban Boundary and within the Provincial Greenbelt Plan Area while continuing to recognize existing shale extraction designations within North West Brampton;
- Whereas** the Region of Peel’s Official Plan Amendment was adopted on July 11th, 2019 and was appealed by the Minister of Municipal Affairs and Housing on August 1st, 2019;
- Whereas** the City-Initiated Official Plan Amendment to remove Shale Protection policies from North West Brampton recommendation report states we will not proceed until the appeal between the Province and Region is resolved;

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Therefore be it resolved that staff be directed to report back on the OPA to the November Planning Committee so that we, the City of Brampton can protect our position and fate at the LPAT Hearing with the Region of Peel.

Carried

- 4.4. Report from D. VanderBerg, Central Area Planner, Planning and Development Services, dated August 16, 2019, re: **Application to Amend the Zoning By-law (to permit a 402-unit residential development) – NYX Capital Corp. – 12 Henderson Avenue – Ward 3** (File C01W05.044)

A presentation was not requested for this item.

The following members of the public addressed Committee and expressed their views, suggestions, concerns, and questions with respect to appropriateness of the development, and impacts on density and traffic:

1. Imelda Petroff, Brampton resident
2. Carol Jarvie, Brampton resident
3. Duncan Gibson, Brampton resident

Committee consideration of the matter included questions of clarification with respect to proposed parking provisions, and circulation of public meeting notices.

The following motion was considered:

- PDC127-2019
1. That the report from D. VanderBerg, Central Area Planner, Planning and Development Services, dated August 16, 2019, to the Planning and Development Committee Meeting of September 9, 2019, re: **Application to Amend the Zoning By-law (to permit a 402-unit residential development) – NYX Capital Corp. – 12 Henderson Avenue – Ward 3** (File C01W05.044) be received;
 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 following delegations to the Planning and Development Committee Meeting of September 9, 2019, re: **Application to Amend the Zoning By-law (to permit a**

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402-unit residential development) – NYX Capital Corp. – 12 Henderson Avenue – Ward 3 (File C01W05.044) be received:

1. Imelda Petroff, Brampton resident
2. Carol Jarvie, Brampton resident
3. Duncan Gibson, Brampton resident.

Carried

- 4.5. Report from S. Dykstra, Development Planner, Planning and Development Services, dated August 16, 2019, re: **Application to Amend the Zoning By-law and Official Plan (to permit a retail plaza) – Gajjar Development Group Inc. – Glen Schnarr & Associates Inc. – 10709 Creditview Road – Southeast corner of Creditview Road and El Camino Way – Ward 6 (File C03W13.005)**

No members of the public were present for this item and a presentation was not requested.

The following motion was considered:

- PDC128-2019 1. That the report from S. Dykstra, Development Planner, Planning and Development Services, dated August 16, 2019, to the Planning and Development Committee Meeting of September 9, 2019, re: **Application to Amend the Zoning By-law and Official Plan (to permit a retail plaza) – Gajjar Development Group Inc. – Glen Schnarr & Associates Inc. – 10709 Creditview Road – Southeast corner of Creditview Road and El Camino Way – Ward 6 (File C03W13.005) be received;**
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 Peter Smith, Bousfields Inc., re: **Request for Exemption from Section 22(2.1.1) of the *Planning Act* to Facilitate Making an Application to Amend Secondary Plan Area 6, Brampton Flowertown, and the Zoning By-**

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law. – 7724934 Canada Inc. – 7724934 Canada Inc. – 370 Main St N. – Ward 1
(File PRE19.004)

Peter Smith, Bousfields Inc., expressed his support for the subject application and staff recommendations.

Item 7.1 was brought forward at this time.

The following motion was considered:

- PDC129-2019
1. That the report from D. Watchorn, Development Planner, Planning and Development Services, dated August 16, 2019, to the Planning and Development Committee Meeting of September 9, 2019 re: **Request for Exemption from Section 22(2.1.1) of the Planning Act to Facilitate Making an Application to Amend Secondary Plan Area 6, Brampton Flowertown, and the Zoning By-law (to permit the development of a four-storey self-storage building in an existing District Retail plaza) – 7724934 Canada Inc. – 7724934 Canada Inc. – 370 Main St N. – Ward 1**, be received;
 2. That Council exempt application 7724934 Canada Inc. - 7724934 Canada Inc., File PRE19.004, from Section 22(2.1.1) of the Planning Act, as it does not undermine or frustrate the intent of the recently approved Brampton Flowertown Secondary Plan (SPA6).
 3. That the delegation from Peter Smith, Bousfields Inc., to the Planning and Development Committee Meeting of September 9, 2019, re: **Request for Exemption from Section 22(2.1.1) of the Planning Act to Facilitate Making an Application to Amend Secondary Plan Area 6, Brampton Flowertown, and the Zoning By-law. – 7724934 Canada Inc. – 7724934 Canada Inc. – 370 Main St N. – Ward 1** (File PRE19.004) be received.

Carried

- 5.2. Delegation from Scott Snider, Turkstra Mazza, re: **City-initiated Official Plan Amendment to Remove Shale Protection Policies from North-West Brampton – Heritage Heights – Ward 6**

Dealt with under Item 4.3 – Recommendation PDC125-2019

See also Recommendation PDC126-2019

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- 5.3. Delegations re: **Queen Street West Tertiary Plan – Ward 4:**
1. Neil Davis, David Webb LLP
 2. Daniel Artenosi, Overland LLP
 3. Mary Flynn-Guglietti, Weston Consulting
 4. Ryan Guetter, Weston Consulting

At this time, the following motion was considered:

- PDC130-2019 That the Planning and Development 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.

Carried

Following Closed Session, the Chair reported out that Committee considered a matter in Closed Session and direction was provided to staff.

The following motion was introduced, with the operative clause as follows:

“Therefore Be It Resolved That the following be **deferred** to the September 23, 2019, Planning and Development Committee meeting, in order to provide more time for the various land owners to discuss and resolve outstanding issues before the Tertiary Plan is considered by Council:

- a. Item 7.8 – a staff report from K. Walkey, Manager, Planning and Development Services, re: **Queen Street West Tertiary Plan – Ward 4**; and,
- b. Item 5.3 – delegations from the following regarding the **Queen Street West Tertiary Plan**:
 1. Neil Davis, David Webb LLP
 2. Daniel Artenosi, Overland LLP
 3. Mary Flynn-Guglietti, Weston Consulting
 4. Ryan Guetter, Weston Consulting “

Item 7.8 was brought forward at this time.

The following motion was considered:

- PDC131-2019 Whereas in July 2016, the City received complete development applications for Official Plan and Zoning By-law amendments, and draft plan of subdivision approval, with respect to properties in the Queen Street West and Mississauga Road area for residential development, which were subsequently appealed as a result of the City’s non-decisions to the Ontario Municipal Board, now Local Planning Appeal Tribunal (LPAT); and

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Whereas in February 2018, the appellant land owners and another land owner in the Queen Street West and Mississauga Road area submitted a draft Queen Street West Tertiary Plan (the “Tertiary Plan”) to demonstrate how five (5) properties at the corner of Queen Street West and Mississauga Road can be developed in a coordinated manner; and

Whereas the proposed Tertiary Plan has been supported by technical studies, and subsequently revised through discussions between City Planning staff and the applicants, advancing to the point that staff are ready to recommend that Council support the Tertiary Plan; and

Whereas a Tertiary Plan is a non-statutory planning document required in specific areas identified by the City to show how multiple parcels can be developed in a holistic and co-ordinated manner, are illustrative, and are not binding on land owners and are often amended as formal development applications proceed; and

Whereas another land owner within the above-referenced Tertiary Plan area submitted another concept Tertiary Plan in July 2019, which is not supported by technical studies at this time; and

Whereas the scheduled LPAT hearing is to be held on January 13, 2020, therefore it is desirable for some form of agreement between the affected land owners and other interests to facilitate and possibly resolve the LPAT hearing matters and enable planned development to proceed in this area; and

Whereas it is in the best interest of all parties involved to discuss, negotiate and resolve their respective interests, including cost-sharing agreements, to ensure an orderly and planned development of the subject area at Queen Street West and Mississauga Road;

Therefore Be It Resolved That the following be **deferred** to the September 23, 2019 Planning and Development Committee meeting, in order to provide more time for the various land owners to discuss and resolve outstanding issues before the Tertiary Plan is considered by Council:

- a. Item 7.8 – a staff report from K. Walkey, Manager, Planning and Development Services, re: **Queen Street West Tertiary Plan – Ward 4**, and
- b. Item 5.3 – delegations from the following regarding the **Queen Street West Tertiary Plan**:
 1. Neil Davis, David Webb LLP

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2. Daniel Artenosi, Overland LLP
3. Mary Flynn-Guglietti, Weston Consulting
4. Ryan Guetter, Weston Consulting

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

<u>Yea</u>	<u>Nay</u>	<u>Absent</u>
Santos		nil
Vicente		
Palleschi		
Whillans		
Bowman		
Medeiros		
Williams		
Fortini		
Singh		
Dhillon		
		Carried
		10 Yeas
		0 Nays
		0 Absent

- 5.4 Delegation from Neil Davis, Davis Webb LLP, re: **Application to Amend the Official Plan and Zoning By-Law (to permit a motor vehicle sales, leasing, and rental establishment, accessory motor vehicle repair, body shop, outside storage, and drive-through facilities) – 1968610 Ontario Ltd. & 1968611 Ontario Ltd. - Davis Webb LLP – 0 Inspire Boulevard – East of Dixie Road, North of Inspire Boulevard – Ward 9** (File C03E17.005)

Neil Davis, Davis Webb LLP, expressed his thoughts and opinions with respect to the staff recommendations regarding the subject application.

Item 7.9 was brought forward at this time.

Committee consideration of the matter included comments regarding the proposed design of the subject building and grounds.

The following motion was introduced with the operative clause as follows:

“BE IT RESOLVED that:

1. The delegation of Neil Davis be received;
2. Planning and Development Committee hereby recommends that Council adopt the Official Plan amendment and implementing Zoning By-law amendment attached hereto at its meeting of September 11, 2019.”

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The following motion was considered:

- PDC132-2019 WHEREAS Council passed a resolution dated April 8, 2019 that read as follows:
1. That the delegation from Neil Davis, Davis Webb LLP, to the Planning and Development Committee Meeting of April 8, 2019, re: Extension of Brampton Auto Mall be received;
 2. That, in principle, Committee express support for development of the subject lands as part of the surrounding auto mall;
 3. That the matter be referred to staff for consideration and a report thereon be brought forward to Planning and Development Committee by the end of July 2019; provided the require application(s) are submitted and deemed complete by Planning and Development Services by May 1, 2019.

AND WHEREAS the applicant submitted the required applications to amend the City of Brampton Official Plan and Zoning By-law together with all required studies and reports requested by City staff.

AND WHEREAS the application was deemed complete on July 8, 2019.

AND WHEREAS City staff provided a comfort letter dated July 10, 2019 which indicated that Council would be provided the opportunity to, if it so chooses, adopt an Official Plan amendment and implementing Zoning By-law amendment at the Council meeting of September 11, 2019, yet neither were attached to the Recommendation Report.

AND WHEREAS the Planning and Development Committee ("Committee") has had an opportunity to consider the staff recommendation report dated August 16, 2019, including the comments from Regional staff on behalf of the Region of Peel dated August 1, 2019.

AND WHEREAS Committee has had an opportunity to review the response from Gagnon Walker Domes (GWD) to the staff report and have listened to the submissions of Mr. Neil Davis to the Committee.

AND WHEREAS staff have raised concern in the recommendation report regarding the availability of industrial lands, however, the subject lands are not zoned to permit these types of uses.

AND WHEREAS there have been six (6) applications before the Committee of Adjustment supported by City of Brampton and Region of Peel staff to permit automotive uses that were zoned for industrial

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or employment uses.

AND WHEREAS in those six (6) applications which lands were designated and zoned to permit industrial or employment uses no issue or concern was raised by staff of either the City or the Region of conversion or failure to meet Provincial Policy, Region of Peel Official Plan Policy, or City of Brampton Official Plan Policy.

AND WHEREAS Committee respectfully disagrees with staff as to its concerns raised in its recommendation report and prefers the opinion of GWD regarding conformity to the Provincial Plans and Policies and the Regional Official Plan and specifically on their opinion on the issue of conversion.

AND WHEREAS the lands have remained vacant for the last eight (8) years since being designated and zoned without any of the permitted commercial uses having been taken up.

AND WHEREAS to add automotive uses as a specific permission to the already permitted commercial uses on subject lands by amendment to the City Official Plan and Zoning By-law will offer the potential to further expand the auto mall type uses to meet demand and is the logical extension of the automotive permissions granted with staff support in the area including the immediately adjacent lands to the north and west.

AND WHEREAS the applicant has also agreed to add retail space that up to now has not materialized.

AND WHEREAS the addition of automotive uses further offers the potential to create upwards of 50,000 million dollars of new construction with 300 new jobs, many of which are well-paid skilled jobs.

AND WHEREAS Committee has confidence that the automotive dealerships can be designed and built as an attractive gateway to the area, the expanded auto mall will provide appropriate interface with development including residential development east of Dixie Road.

AND WHEREAS the Committee is of the view that approval of the application represents good planning and conforms to Provincial Policy and Provincial interests and conforms to the Regional Official Plan and that the proposed amendments to the Brampton Official Plan and Zoning By-law represent appropriate adjustments to the policy framework as established in 2011 given approvals granted in proximity and adjoining for the same use and to provide the opportunity to meet the need for automotive uses on the subject lands.

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BE IT RESOLVED that:

1. The delegation of Neil Davis, Davis Webb LLP, to the Planning and Development Committee Meeting of September 9, 2019, re: **Application to Amend the Official Plan and Zoning By-Law (to permit a motor vehicle sales, leasing, and rental establishment, accessory motor vehicle repair, body shop, outside storage, and drive-through facilities) – 1968610 Ontario Ltd. & 1968611 Ontario Ltd. – Davis Webb LLP – 0 Inspire Boulevard – East of Dixie Road, North of Inspire Boulevard – Ward 9** (File C03E17.005) be received;
2. That the report from S. Swinfield, Development Planner, Planning and Development Services, dated August 16, 2019, to the Planning and Development Committee Meeting of September 9, 2019, re: **Application to Amend the Official Plan and Zoning By-Law (to permit a motor vehicle sales, leasing, and rental establishment, accessory motor vehicle repair, body shop, outside storage, and drive-through facilities) – 1968610 Ontario Ltd. & 1968611 Ontario Ltd. – Davis Webb LLP – 0 Inspire Boulevard – East of Dixie Road, North of Inspire Boulevard – Ward 9** (File C03E17.005) be received; and,
3. Planning and Development Committee hereby recommends that Council adopt the Official Plan amendment and implementing Zoning By-law amendment attached hereto at its meeting of September 11, 2019.

Carried

- 5.5. Delegation from Kurt Franklin, Vice President, Weston Consulting, re: **Request for Exemption from Section 22(2.1.1) of the *Planning Act* to Facilitate Making an Application to Amend the Snelgrove-Heart Lake Secondary Plan Area 1 – Hopewell Developments - Weston Consulting – 10534 Hurontario Street – Ward 2** (File PRE19.032)

Kurt Franklin, Vice President, Weston Consulting, expressed his support for the subject application and staff recommendations.

Item 7.5 was brought forward at this time.

The following motion was considered:

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- PDC133-2019
1. That the report from B. Shah, Development Planner, Planning and Development Services, dated August 16, 2019, to the Planning and Development Committee Meeting of September 9, 2019 re: **Request for Exemption from Section 22(2.1.1) of the *Planning Act* to Facilitate Making an Application to Amend the Snelgrove-Heartlake Secondary Plan Area 1 – Hopewell Developments – Weston Consulting – 10534 Hurontario Street – Ward 2** (File PRE19.032) be received; and
 2. That Council exempt application for Hopewell Developments - PRE19.032 from Section 22(2.1.1) of the *Planning Act*, as it does not undermine or frustrate the intent of the recently approved Snelgrove-Heartlake Secondary Plan (SPA1).
 3. That the delegation from Kurt Franklin, Vice President, Weston Consulting, to the Planning and Development Committee Meeting of September 9, 2019, re: **Request for Exemption from Section 22(2.1.1) of the *Planning Act* to Facilitate Making an Application to Amend the Snelgrove-Heart Lake Secondary Plan Area 1 – Hopewell Developments - Weston Consulting – 10534 Hurontario Street – Ward 2** (File PRE19.032) be received.

Carried

5.6 Delegations re: **Group Home Application – 23 Hillside Drive**

1. Mohammad Ali, Brampton resident
2. Al Nonis, Brampton resident
3. Warren Parkes, Brampton resident
4. Rebecca Altamira, Brampton resident

The following members of the public addressed Committee and expressed their views, suggestions, concerns, and questions with respect to appropriateness of the application, and impacts on safety and traffic:

1. Mohammad Ali, Brampton resident
2. Al Nonis, Brampton resident
3. Warren Parkes, Brampton resident
4. Rebecca Altamira, Brampton resident
5. Nyna Petrov, Brampton resident
6. Donna Anglin, Brampton resident

Item 9.1 was dealt brought forward at this time.

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Committee consideration of the matter included questions of clarification with respect to group home zoning policies and the application process.

The following motion was considered:

- PDC134-2019
1. That the following delegations to the Planning and Development Committee Meeting of September 9, 2019, re: **Group Home Application – 23 Hillside Drive** be received:
 1. Mohammad Ali, Brampton resident
 2. Al Nonis, Brampton resident
 3. Warren Parkes, Brampton resident
 4. Rebecca Altamira, Brampton resident
 5. Nyna Petrov, Brampton resident
 6. Donna Anglin, Brampton resident;
 2. That Item 9.1 – Discussion at the Request of Regional Councillor Fortini, re: **Group Home Application – 23 Hillside Drive** be **deferred** to the October 7, 2019 meeting of the Planning and Development Committee meeting, and that staff be requested to report thereon with regard to steps of registration process, role of the City, and where the application currently sits within the process.

Carried

6. Staff Presentations – nil

7. Planning

- 7.1. Report from D. Watchorn, Development Planner, Planning and Development Services, dated August 16, 2019, re: **Request for Exemption from Section 22(2.1.1) of the Planning Act to Facilitate Making an Application to Amend Secondary Plan Area 6, Brampton Flowertown, and the Zoning By-law (to permit the development of a four-storey self-storage building in an existing District Retail plaza) – 7724934 Canada Inc. – 7724934 Canada Inc. – 370 Main St N. – Ward 1** (File PRE19.004)

See Item 5.1 – Recommendation PDC129-2019

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- * 7.2. Report from S. Dykstra, Development Planner, Planning and Development Services, dated August 22, re: **Request for Exemption from Section 22 (2.1.1) of the *Planning Act* to Facilitate Making an Application to Amend the Brampton Flowertown Secondary Plan (proposed eight storey residential development with retail at grade and 131 residential and retail parking spaces) – Soneil Clarence Inc. – Glen Schnarr & Associates Inc. – 75 Clarence Street – Ward 3** (File PRE17.127)

- PDC135-2019 1. That the report from S. Dykstra, Development Planner, Planning and Development Services, dated August 22, 2019, to the Planning and Development Committee Meeting of September 9, 2019 re: **Request for Exemption from Section 22 (2.1.1) of the *Planning Act* to Facilitate Making an Application to Amend the Brampton Flowertown Secondary Plan (proposed eight storey residential development with retail at grade and 131 residential and retail parking spaces) – Soneil Clarence Inc. – Glen Schnarr & Associates Inc. – 75 Clarence Street – Ward 3** (File PRE17.127) be received;
2. That the application from Soneil Clarence Inc, 75 Clarence Street, PRE17.12, be exempt from Section 22 (2.1.1) of the *Planning Act*, as it does not undermine or frustrate the intent of the recently approved Brampton Flowertown Secondary Plan.

Carried

- * 7.3. Report from N. Grady, Development Planner, Planning and Development Services, dated August 16, 2019, re: **Application to Amend the Zoning By-law (to permit a day care facility) – 756 Wanless Holdings Inc. – Glen Schnarr & Associates Inc. – 756 and 766 Wanless Drive – North of Wanless Drive, West of Queen Mary Drive – Ward 6** (File C02W16.004)

- PDC136-2019 1. That the report from N. Grady Development Planner, Planning and Development Services, dated August 16, 2019, to the Planning and Development Committee Meeting of September 9, 2019, re: **Application to Amend the Zoning By-law (to permit a day care facility) – 756 Wanless Holdings Inc. – Glen Schnarr & Associates Inc. – 756 and 766 Wanless Drive – North of Wanless Drive, West of Queen Mary Drive – Ward 6** (File C02W16.004) be received;

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2. That the Zoning By-law Amendment submitted by Glen Schnarr and Associates Inc. on behalf of 756 Wanless Holdings Inc., Ward: 6, File: C02W16.004, 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 16, 2019; and,
3. That a By-law be passed to amend By-law 270-2004, as amended, as contained in Appendix 12.

Carried

- * 7.4. Report from H. Katyal, Development Planner, Planning and Development Services, dated August 16, 2019, re: **Application to the amend the Zoning By-law (to facilitate the construction of one residential dwelling) – Kapur, Prabhat – G-Force Urban Planners and Consultants – 28 Steven Court – East of Conestoga Drive, South of Sandalwood Parkway – Ward 2** (File C01E14.028)

- PDC137-2019
1. That the report from H. Katyal, Development Planner, Planning and Development Services, dated August 16, 2019, to the Planning and Development Committee Meeting of September 9, 2019, re: **Application to the amend the Zoning By-law (to facilitate the construction of one residential dwelling) – Kapur, Prabhat – G-Force Urban Planners and Consultants – 28 Steven Court – East of Conestoga Drive, South of Sandalwood Parkway – Ward 2** (File C01E14.028) be received; and
 2. That the Application to amend the Zoning By-law, Ward 2, City File: C01E14.028, 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, dated August 16, 2019; and,
 3. That the amendments to the Zoning By-law, attached as Appendix 10 to the report be adopted.

Carried

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- 7.5. Report from B. Shah, Development Planner, Planning and Development Services, dated August 16, 2019, re: **Request for Exemption from Section 22(2.1.1) of the Planning Act to Facilitate Making an Application to Amend the Snelgrove-Heart Lake Secondary Plan Area 1 – Hopewell Developments – Weston Consulting – 10534 Hurontario Street – Ward 2** (File PRE19.032)

Dealt with under Item 5.5 – Recommendation PDC133-2019

- * 7.6. Report from K. Freeman, Development Planner, Planning and Development Services, dated August 16, 2019, re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision – Cal-Gore Developments Inc. – KLM Planning Partners Inc. (to permit 100 stacked condominium townhouse dwelling units) – 9159 Goreway Drive – North of Queen Street East on the east side of Goreway Drive – Ward 8** (File C08E06.005)

- PDC138-2019
1. That the report from K. Freeman, Development Planner, Planning and Development Services, dated August 16, 2019, to the Planning and Development Committee Meeting of September 9, 2019, re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision – Cal-Gore Developments Inc. – KLM Planning Partners Inc. (to permit 100 stacked condominium townhouse dwelling units) – 9159 Goreway Drive – North of Queen Street East on the East Side of Goreway Drive – Ward 8** (File C08E06.005), be received;
 2. That the applications to Amend the Zoning By-law and Proposed Draft Plan of Subdivision submitted by KLM Planning Partners Inc. on behalf of Cal-Gore Developments Inc., Ward: 8, Files: C08E06.005 & 21T-17015B, 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 16, 2019;
 3. That the amendments to the Zoning By-law, attached as Appendix 12 to the report be adopted; and,
 4. That Council authorize the Mayor and Clerk to sign the subdivision agreement.

Carried

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- * 7.7. Report from Y. Xiao, Development Planner, Planning and Development Services, dated August 20, 2019, re: **Application to Amend the Official Plan and Zoning By-law – Castlemore Plaza Inc. – Glen Schnarr & Associates Inc. (to permit the development of a commercial plaza) – Southwest Corner of Countryside Drive and Goreway Drive – 3425 Countryside Drive and 10990 Goreway Drive – Ward 10** (File C07E15.013)

- PDC139-2019
1. That the report from Y. Xiao, Development Planner, Planning and Development Services, dated August 20, 2019, re: **Application to Amend the Official Plan and Zoning By-law – Castlemore Plaza Inc. – Glen Schnarr & Associates Inc. (to permit the development of a commercial plaza) – Southwest Corner of Countryside Drive and Goreway Drive – 3425 Countryside Drive and 10990 Goreway Drive – Ward 10** (File C07E15.013) be received;
 2. That the Official Plan and Zoning By-law Amendment applications submitted by Glen Schnarr and Associates, Ward 10, File: C07E15.013 be approved on the basis that they represent good planning, including that they are consistent with the Provincial Policy Statement, and conform with the Growth Plan for the Greater Golden Horseshoe and the Region of Peel's Official Plan;
 3. That a by-law be passed to adopt the Official Plan Amendment attached as Appendix 1 to the report; and,
 4. That a by-law be passed to amend Comprehensive Zoning By-law 270-2004 as amended, attached as Appendix 2 to the report.

Carried

- 7.8. Report from K. Walkey, Manager, Planning and Development Services, dated August 16, 2019, re: **Queen Street West Tertiary Plan – Ward 4**

Dealt with under Item 5.3 – Recommendation PDC 131-2019

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- 7.9. Report from S. Swinfield, Development Planner, Planning and Development Services, dated August 16, 2019, re: **Application to Amend the Official Plan and Zoning By-Law (to permit a motor vehicle sales, leasing, and rental establishment, accessory motor vehicle repair, body shop, outside storage, and drive-through facilities) – 1968610 Ontario Ltd. & 1968611 Ontario Ltd. – Davis Webb LLP – 0 Inspire Boulevard – East of Dixie Road, North of Inspire Boulevard – Ward 9** (File C03E17.005)

Dealt with under Item 5.4 – Recommendation PDC132-2019

- 7.10. Report from N. Chadda, Development Planner, Planning and Development Services, dated August 8, 2019, re: **Application for Draft Plan of Subdivision (to develop 50 single detached lots and a local public road with a Right-of-Way of 17 metres) – Tanyaville Phase 3 Lands Inc. – KLM Planning Partners Inc. – Southwest corner of Valleyway Dr. and Brentwick Dr. – Ward 5** (File C04W09.008)

Dealt with under Approval of Agenda – Recommendation PDC122-2019

8. Minutes

*** 8.1. Minutes – Cycling Advisory Committee – June 25, 2019**

The following motion was considered:

- PDC140-2019 That the **Minutes – Cycling Advisory Committee – June 25, 2019**, to the Planning and Development Committee Meeting of September 9, 2019, Recommendations CYC001-2019 to CYC007-2019, be approved as published and circulated.

Carried

The recommendations were approved as follows:

- CYC001-2019 That the Agenda for the Cycling Advisory Committee Meeting of June 25, 2019, be approved, as amended as follows:

To add:

- 7.3. Discussion at the request of Lisa Stokes, Member, re: **Community Ride Volunteers**

- 7.4. Discussion at the request of Regional Councillor Santos, re: **Health Care Advocacy Campaign**

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- CYC002-2019 That the presentation from Peter Fay, City Clerk, Office of the Chief Administrative Officer, to the Cycling Advisory Committee Meeting of June 25, 2019, re: **Committee Orientation** be received.
- CYC003-2019 That the presentation from Henrik Zbogor, Senior Manager, Active Transportation, Planning and Development Services, to the Cycling Advisory Committee Meeting of June 25, 2019, re: **Committee Background and Mandate** be received.
- CYC004-2019 That the verbal update from Tamara Kwast, Transportation Planner, Planning and Development Services, to the Cycling Advisory Committee Meeting of June 25, 2019, re: **Bicycle Valet Parking** be received.
- CYC005-2019 That Stephen Laidlaw and Kevin Montgomery be appointed Co-Chairs of the Cycling Advisory Committee for a period of one-year, ending May 2020.
- CYC006-2019
 1. That it is the position of the Cycling Advisory Committee to meeting on a monthly basis, commencing July 18, 2019; and,
 2. That staff report back on the feasibility of alternating monthly meeting dates between Tuesday and Thursday evenings.
- CYC007-2019 That the Cycling Advisory Committee do now adjourn to meet again on Thursday, July 18, 2019, at 7:00 p.m.

*** 8.2. Minutes – Cycling Advisory Committee – August 20, 2019**

The following motion was considered:

- PDC141-2019 That the **Minutes – Cycling Advisory Committee – August 20, 2019**, to the Planning and Development Committee Meeting of September 9, 2019, Recommendations CYC008-2019 to CYC015-2019, be approved as published and circulated.

Carried

The recommendations were approved as follows:

- CYC008-2019 That the agenda for the Cycling Advisory Committee Meeting of Tuesday, August 20, 2019, be approved, as amended, to vary the order of business to deal with Items 4.1 and 7.1 under Item 6.2.
- CYC009-2019 That the presentation by Nelson Cadete, Project Manager, Active Transportation, Planning and Development Services, to the Cycling

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Advisory Committee Meeting of August 20, 2019, re: **Active Transportation Master Plan Update** be received.

CYC010-2019 That the presentation from Dayle Laing, Member, to the Cycling Advisory Committee Meeting of August 20, 2019, re: **Bike Valet Parking - Brampton Cycling Advisory Committee Policy** be received.

CYC0112019 That the presentation from Dayle Laing, Member, to the Cycling Advisory Committee Meeting of August 20, 2019, re: **Planned Bike Parking and Peel Region Cycle Tracks and Brampton 2040 Cycle Paths Along Queen Street** be received.

CYC012-2019 1. That the discussion requested by Nelson Cadete, Project Manager, Active Transportation, Planning and Development Services, to the Cycling Advisory Committee Meeting of August 20, 2019, re: **Vision Zero Education and Awareness Working Group – Terms of Reference** be received.

2. That the following Committee Members be selected to attend the Vision Zero Education and Awareness Working Group.

1. Laura Bowman

2. Barry Lavallee

3. Stephen Laidlaw

CYC013-2019 1. That the delegation by Laura Bowman, Member, to the Cycling Advisory Committee Meeting of August 20, 2019, re: **Cycling Advisory Committee 2019-2020 Work Plan and Budget** be received; and,

2. That the verbal update from Laura Bowman, Member, to the Cycling Advisory Committee Meeting of August 20, 2019, re: **Minutes – Work Plan Sub-Committee** be received; and,

3. That the verbal update from Laura Bowman, Member, to the Cycling Advisory Committee Meeting of August 20, 2019, re: **Cycling Advisory Committee 2019-2020 Work Plan and Budget** be **deferred** to the October 15, 2019 meeting; and,

4. That the correspondence from Rani Gill, Member, dated July 3, 2019, to the Cycling Advisory Committee Meeting of August 20, 2019, re: **Review of Committee Mandate, Expectations and Events** be received

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- CYC014-2019 1. That the correspondence from Kathy Cecchetto, Member, dated July 30, 2019, to the Cycling Advisory Committee Meeting of August 20, 2019, re: **Resignation from the Cycling Advisory Committee** be received; and,
2. That Ms. Cecchetto's resignation be accepted with regret.

CYC015-2019 That the Cycling Advisory Committee do now adjourn to meet again on October 15, 2019, at 7:00 p.m.

9. Other/New Business

- 9.1. Discussion at the request of Regional Councillor Fortini, re: **Group Home Application – 23 Hillside Drive**

Dealt with under Item 5.6 – Recommendation PDC134-2019

10. Referred Matters – nil

11. Deferred Matters – nil

12. Notice of Motion – nil

13. Correspondence

- * 13.1. Correspondence from A. Farnsworth, Clerk and Manager, Policy, Toronto and Region Conservation Authority, dated August 1, 2019, re: **Regulation Mapping Update**

PDC142-2019 That the correspondence from A. Farnsworth, Clerk and Manager, Policy, Toronto and Region Conservation Authority, dated August 1, 2019, to the Planning and Development Committee Meeting of September 9, 2019, re: **Regulation Mapping Update** be received.

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- 13.2. Correspondence re: **Application to Amend the Zoning By-law and Official Plan (to permit a retail plaza) – Gajjar Development Group Inc. – Glen Schnarr & Associates Inc. – 10709 Creditview Road – Southeast corner of Creditview Road and El Camino Way – Ward 6** (File C03W13.005):
1. Jack Sekhon, Brampton resident, dated August 22, 2019
 2. Terri-lee Durdle, Brampton resident, dated August 26, 2019
 3. Mark Yarranton, KLM Planning Partners Inc., dated August 27, 2019

See Item 4.5

The following motion was considered:

- PDC143-2019 That the following correspondence to the Planning and Development Committee Meeting of September 9, 2019, re: **Application to Amend the Zoning By-law and Official Plan (to permit a retail plaza) – Gajjar Development Group Inc. – Glen Schnarr & Associates Inc. – 10709 Creditview Road – Southeast corner of Creditview Road and El Camino Way – Ward 6** (File C03W13.005), be received:
1. Jack Sekhon, Brampton resident, dated August 22, 2019
 2. Terri-lee Durdle, Brampton resident, dated August 26, 2019
 3. Mark Yarranton, KLM Planning Partners Inc., dated August 27, 2019

- 13.3. Correspondence from Tara Piurko, Miller Thomson LLP, dated September 9, 2019, re: **Queen Street Corridor Land Use Study**

Dealt with under Item 4.1 – Recommendation PDC123-2019

14. **Councillor Question Period** – nil

15. **Public Question Period** – nil

16. **Closed Session**

- 16.1. Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board.

See Recommendation PDC130-2019 above

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17. Adjournment

PDC144-2019 That the Planning and Development Committee do now adjourn to meet again on Monday, September 23, 2019, at 1:00 p.m.

Carried

Regional Councillor M. Medeiros (Chair)



Monday, October 7, 2019

Members Present:

- Regional Councillor M. Medeiros – Wards 3 and 4 (Chair)
- Regional Councillor P. Vicente – Wards 1 and 5
- Regional Councillor R. Santos – Wards 1 and 5
- Regional Councillor M. Palleschi – Wards 2 and 6
- Regional Councillor G. Dhillon – Wards 9 and 10
- City Councillor D. Whillans – Wards 2 and 6 (left at 8:33 p.m. – illness)
- City Councillor J. Bowman – Wards 3 and 4
- City Councillor C. Williams – Wards 7 and 8
- City Councillor H. Singh – Wards 9 and 10

Members Absent:

- Regional Councillor P. Fortini – Wards 7 and 8 (Vice-Chair)
(other municipal business)

Staff Present:

Planning and Development Services:

- R. Conard, Acting Commissioner
- A. Parsons, Director, Development Services
- B. Steiger, Manager, Development Services
- D. VanderBerg, Central Area Planner
- N. Chadda, Development Planner

Corporate Services:

- J. Zingaro, Deputy City Solicitor
- G. D’Andrea, Legal Counsel

City Clerk’s Office:

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

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The meeting was called to order at 7:00 p.m. and adjourned at 9:19 p.m.

1. Approval of Agenda

The following motion was considered:

PDC154-2019 That the Agenda for the Planning and Development Committee meeting of October 7, 2019, be amended as follows:

To defer to the October 21, 2019, Planning and Development Committee Meeting:

11.2 Delegations re: Queen Street West Tertiary Plan – Ward 4

1. Neil Davis, Davis Webb LLP
2. Daniel Artenosi, Overland LLP
3. Mary Flynn-Guglietti, Weston Consulting
4. Ryan Guetter, Weston Consulting

11.3. Report from K. Walkey, Manager, Planning and Development Services, dated August 16, 2019, re: Queen Street West Tertiary Plan – Ward 4

Carried

Note: later in the meeting on a two-thirds majority vote to reopen the question, Approval of Agenda was reopened and the following delegations were added regarding Item 11.1 – **Application for Draft Plan of Subdivision (to develop 50 single detached lots and a local public road with a Right-of-Way of 17 metres) – Tanyaville Phase 3 Lands Inc. – KLM Planning Partners Inc. – Southwest corner of Valleyway Dr. and Brentwick Dr. – Ward 5** (File C04W09.008):

1. Anshul Pahuja, Brampton resident
2. Satnik Saini, Brampton resident
3. Sreeraj Kokkiligadda, Brampton resident
4. Jasmik Saini, Brampton resident

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

13.1 Correspondence from Anshul Pahuja, Brampton resident, dated October 7, 2019, re: Item 11.1 – Application for Draft Plan of Subdivision (to develop 50 single detached lots and a local public road with a Right-of-Way of 17 metres)

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– Tanyaville Phase 3 Lands Inc. – KLM Planning
Partners Inc. – Southwest corner of Valleyway Dr. and
Brentwick Dr. – Ward 5 (File C04W09.008).

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)

4. Statutory Public Meeting Reports

- 4.1. Report from B. Shah, Development Planner, Planning and Development Services, dated September 13, 2019, re: **Application to Amend the Zoning By-law (to permit a 6-storey, 110 room hotel) – Waheguru Investments Inc. – Gagnon Walker Domes Ltd. – 0 Steeles Avenue East – Ward 3** (File C03E01.006)

No members of the public were present for this item and a presentation was not requested.

The following motion was considered:

- PDC155-2019 1. That the report from B. Shah, Development Planner, Planning and Development Services, dated September 13, 2019, to the Planning and Development Committee Meeting of October 7, 2019, re: **Application to Amend the Zoning By-law (to permit a 6-storey, 110 room hotel) – Waheguru Investments Inc. – Gagnon Walker Domes Ltd. – 0 Steeles Avenue East – Ward 3** (File C03E01.006) 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 comprehensive evaluation of the proposal.

Carried

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- 4.2. Report from D. VanderBerg, Central Area Planner, Planning and Development Services, dated September 13, 2019, re: **Application to Amend the Official Plan and Zoning By-law (to permit a 96-unit townhouse development) – Biglieri Group Ltd. – Landmark Clarence Inc. – 17, 19, 21, 23, 27 and 29 Clarence Street – Ward 3** (File C01E04.015)

Members of the public requested a presentation on this item.

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

Michael Testaguzza, Biglieri Group Ltd., presented details of the design and massing of the subject proposal.

The following members of the public addressed Committee and expressed their views, suggestions, concerns, and questions with respect to appropriateness of the development, and impacts on density and traffic:

1. Kevin Montgomery, Brampton resident
2. Lynn Wallace, Brampton resident
3. Ben Marvi, Brampton resident
4. Chris Bejnar, Brampton resident
5. Joyce Creswick, Brampton resident
6. Bea Hannivan, Brampton resident
7. Protr Protasiewicz, Brampton resident
8. Chetal Vichare, Brampton resident
9. Kevin Burrell, Brampton resident
10. Dan Szarko, Brampton resident
11. Sylvia Roberts, Brampton resident
12. John Reid, Brampton resident
13. Laura Jonozzo, Brampton resident

In response to questions of clarification from Committee, staff provided details on the elements of the planning process and the next steps.

The following motion was considered:

- PDC156-2019 1. That the report from D. VanderBerg, Central Area Planner, Planning and Development Services, dated September 13, 2019, to the Planning and Development Committee Meeting of October 7, 2019, re: **Application to Amend the Official Plan and Zoning By-law (to permit a 96-unit townhouse development) – Biglieri Group Ltd. – Landmark Clarence Inc. – 17, 19, 21, 23, 27 and 29 Clarence Street – Ward 3** (File C01E04.015) be received;

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2. That Planning and Development Services staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal; and,
3. That the following delegations to the Planning and Development Committee Meeting of October 7, 2019, re: **Application to Amend the Official Plan and Zoning By-law (to permit a 96-unit townhouse development) – Biglieri Group Ltd. – Landmark Clarence Inc. – 17, 19, 21, 23, 27 and 29 Clarence Street – Ward 3** (File C01E04.015) be received:
 1. Kevin Montgomery, Brampton resident
 2. Lynn Wallace, Brampton resident
 3. Ben Marvi, Brampton resident
 4. Chris Bejnar, Brampton resident
 5. Joyce Creswick, Brampton resident
 6. Bea Hannivan, Brampton resident
 7. Protr Protasiewicz, Brampton resident
 8. Chetal Vichare, Brampton resident
 9. Kevin Burrell, Brampton resident
 10. Dan Szarko, Brampton resident
 11. Sylvia Roberts, Brampton resident
 12. John Reid, Brampton resident
 13. Laura Jonozzo, Brampton resident.

Carried

5. **Delegations** – nil

6. **Staff Presentations** – nil

7. **Planning**

- * 7.1. Report from B. Al-Hussaini, Policy Planner, Planning and Development Services, dated August 13, 2019, re: **City Initiated Amendment to the Zoning By-law – Proposal to Amend the Zoning Permissions within Special Policy Area 16 – Bram East Secondary Plan 41 (to expand the range of commercial uses permitted in an existing mixed commercial / industrial plaza) – East of The Gore Road, South of Ebenezer Road, West of Nexus Avenue, North of Fogal Road – Ward 8** (File C112.020)

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- PDC157-2019
1. That the report from B. Al-Hussaini, Policy Planner, Planning and Development Services, dated August 13, 2019, to the Planning and Development Committee Meeting of October 7, 2019, re: **City Initiated Amendment to the Zoning By-law – Proposal to Amend the Zoning Permissions within Special Policy Area 16 – Bram East Secondary Plan 41 (to expand the range of commercial uses permitted in an existing mixed commercial / industrial plaza) – East of The Gore Road, South of Ebenezer Road, West of Nexus Avenue, North of Fogal Road – Ward 8** (File CI12.020) be received;
 2. That the City-initiated Zoning By-law Amendment to amend the zoning permissions within Special Policy Area 16 (Bram East Secondary Plan 41), Ward: 8, File: CI12.020, be approved, on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, conforms to A Place to Grow (2019), the Region of Peel's Official Plan and the City's Official Plan; and,
 3. That the amendment to the Zoning By-law, attached as Appendix 1 to the report be enacted.

Carried

8. **Minutes** – nil

9. **Other/New Business** – nil

10. **Referred Matters** – nil

11. **Deferred Matters**

- 1.1. Report from N. Chadda, Development Planner, Planning and Development Services, dated August 8, 2019, re: **Application for Draft Plan of Subdivision (to develop 50 single detached lots and a local public road with a Right-of-Way of 17 metres) – Tanyaville Phase 3 Lands Inc. – KLM Planning Partners Inc. – Southwest corner of Valleyway Dr. and Brentwick Dr. – Ward 5** (File C04W09.008)

The following members of the public addressed Committee and expressed their views, suggestions, concerns, and questions with respect to the subject application:

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1. Anshul Pahuja, Brampton resident
2. Satnik Saini, Brampton resident
3. Sreeraj Kokkiligadda, Brampton resident
4. Jasmik Saini, Brampton resident

Committee consideration of the matter included questions of clarification with respect to the status of the application, legislated timelines under the *Planning Act*, public notification regarding Planning Meetings, and local amenities.

The following motion was considered:

- PDC158-2019
1. That the following delegations to the Planning and Development Committee Meeting of October 7, 2019, re: **Application for Draft Plan of Subdivision (to develop 50 single detached lots and a local public road with a Right-of-Way of 17 metres) – Tanyaville Phase 3 Lands Inc. – KLM Planning Partners Inc. – Southwest corner of Valleyway Dr. and Brentwick Dr. – Ward 5** (File C04W09.008) be received:
 1. Anshul Pahuja, Brampton resident
 2. Satnik Saini, Brampton resident
 3. Sreeraj Kokkiligadda, Brampton resident
 4. Jasmik Saini, Brampton resident;
 2. That the correspondence from Anshul Pahuja, Brampton resident, dated October 7, 2019, to the Planning and Development Committee Meeting of October 7, 2019, re: Item 11.1 – **Application for Draft Plan of Subdivision (to develop 50 single detached lots and a local public road with a Right-of-Way of 17 metres) – Tanyaville Phase 3 Lands Inc. – KLM Planning Partners Inc. – Southwest corner of Valleyway Dr. and Brentwick Dr. – Ward 5** (File C04W09.008) be received; and,
 3. That the report from N. Chadda, Development Planner, Planning and Development Services, dated August 6, 2019, to the Planning and Development Committee Meeting of October 7, 2019, re: **Application for Draft Plan of Subdivision (to develop 50 single detached lots and a local public road with a Right-of-Way of 17 metres) – Tanyaville Phase 3 Lands Inc. – KLM Planning Partners Inc. – Southwest corner of Valleyway Dr. and Brentwick Dr. – Ward 5** (File C04W09.008), be

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deferred to the October 21, 2019, Meeting of the
Planning and Development Committee.

Carried

11.2. Delegations re: **Queen Street West Tertiary Plan - Ward 4**

1. Neil Davis, Davis Webb LLP
2. Daniel Artenosi, Overland LLP
3. Mary Flynn-Guglietti, Weston Consulting
4. Ryan Guetter, Weston Consulting

See Item 11.3

Dealt with under Approval of Agenda – Recommendation PDC154-2019

11.3. Report from K. Walkey, Manager, Planning and Development Services, dated August 16, 2019, re: **Queen Street West Tertiary Plan – Ward 4**

See Item 11.2

Dealt with under Approval of Agenda – Recommendation PDC154-2019

12. **Notice of Motion** – nil

13. **Correspondence**

- 13.1. Correspondence from Anshul Pahuja, Brampton resident, dated October 7, 2019, re: Item 11.1 – **Application for Draft Plan of Subdivision (to develop 50 single detached lots and a local public road with a Right-of-Way of 17 metres) – Tanyaville Phase 3 Lands Inc. – KLM Planning Partners Inc. – Southwest corner of Valleyway Dr. and Brentwick Dr. – Ward 5 (File C04W09.008)**

Dealt with under Item 11.1 – Recommendation PDC158-2019

14. **Councillor Question Period**– nil

15. **Public Question Period**– nil

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16. **Closed Session** – nil

17. **Adjournment**

The following motion was considered:

PDC159-2019 That the Planning and Development Committee do now adjourn to
meet again on Monday, October 21, 2019, at 1:00 p.m.

Carried

Regional Councillor M. Medeiros (Chair)



Monday, October 21, 2019

Members Present:

Regional Councillor M. Medeiros – Wards 3 and 4 (Chair)
Regional Councillor P. Fortini – Wards 7 and 8 (Vice-Chair)
Regional Councillor P. Vicente – Wards 1 and 5
Regional Councillor R. Santos – Wards 1 and 5
Regional Councillor M. Palleschi – Wards 2 and 6
Regional Councillor G. Dhillon – Wards 9 and 10
City Councillor D. Whillans – Wards 2 and 6
City Councillor J. Bowman – Wards 3 and 4
City Councillor C. Williams – Wards 7 and 8
City Councillor H. Singh – Wards 9 and 10 (left 2:19 pm and
returned at 3:30 pm – personal)

Members Absent:

nil

Staff Present:

Planning and Development Services:

R. Forward, Commissioner
A. Parsons, Director, Development Services
B. Bjerke, Manager, Development Services
A. McNeill, Strategic Leader, Policy Planning
M. Hoy, Supervisor, Environmental Planning

Corporate Services:

J. Zingaro, Deputy City Solicitor
A. Wilson Peebles, Legal Counsel

City Clerk's Office:

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

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The meeting was called to order at 1:00 p.m., recessed at 1:46 p.m., moved into Closed Session at 1:57 p.m., recessed from Closed Session at 2:20 p.m., reconvened in Open Session at 2:31 p.m., and adjourned at 3:45 p.m.

1. Approval of Agenda

PDC160-2019 That the Agenda for the Planning and Development Committee Meeting of October 21, 2019, be approved as published and circulated.

Carried

Note: Later in the meeting on a two-thirds majority vote to reopen the question, the Approval of Agenda was reopened and Neil Davis, Davis Webb LLP, was added as a delegation re: **Item 11.1 – Application for Draft Plan of Subdivision (to develop 50 single detached lots and a local public road with a Right-of-Way of 17 metres) – Tanyaville Phase 3 Lands Inc. – KLM Planning Partners Inc. – Southwest corner of Valleyway Dr. and Brentwick Dr. – Ward 5** (File C04W09.008)

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

- 7.6. Supplementary report from K. Walkey, Manager, Planning and Development Services, dated October 19, 2019, re: **Queen Street West Tertiary Plan – Ward 4**
- 11.2. Delegations re: **Queen Street West Tertiary Plan – Ward 4**
 - Presentation from Ryan Guetter, Weston Consulting, published on the City's website on October 21, 2019
- 13.1. Correspondence re: Report from M. Gervais, Policy Planner, Planning and Development Services, dated September 27, 2019, re: **City Initiated Official Plan Amendment and Zoning By-Law Amendment – Queen Street Corridor Land Use Study – Wards 1 and 3:**
 - 1. Patrick Duffy, Stikeman Elliott LLP, dated October 21, 2019
 - 2. Tara Piurko, Miller Thomson LLP, dated October 21, 2019

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The following item (listed on the agenda for distribution prior to the meeting) was published on the City's website on October 21, 2019:

8.1. Minutes – Brampton Heritage Board – October 15, 2019

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

3. Consent

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

(7.4)

(Items 7.2, 7.3 and 7.5 were removed from consent)

4. Statutory Public Meeting Reports – nil

5. Delegations – nil

6. Staff Presentations – nil

6.1. Presentation by Andrew McNeill, Strategic Leader, Planning and Development Services, re: Official Plan Review

Andrew McNeill, Strategic Leader, Planning and Development Services provided an overview on the Official Plan review that included details on the scope, status and next steps.

Mr. McNeill responded to questions from Committee with respect to the anticipated timeframe, budget, public engagement and outreach, and alignment with current land use planning.

Item 7.1 was brought forward at this time.

The following motion was considered:

- | | |
|-------------|--|
| PDC161-2019 | 1. That the report from A. McNeill, Strategic Leader, Planning and Development Services, dated August 20, 2019, to the Planning and Development Services Committee Meeting of October 21, 2019, re: Official Plan Review – City-Wide (File JBA OPR 19) be received; |
|-------------|--|

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2. That staff be directed to undertake a comprehensive review of the 2006 Official Plan;
3. That staff be directed to hold a Special Meeting of Council to provide an opportunity for public input to be received respecting the comprehensive review of the 2006 Official Plan, and that this meeting be held on January 22, 2020 to fulfill the requirements of Section 26(1) of the *Planning Act*;
4. That the City Clerk be directed to provide a copy of this staff report and Council resolution to the Regions of Peel, York and Halton, Town of Caledon, City of Vaughan, City of Mississauga, City of Toronto, Town of Halton Hills, Credit Valley Conservation Authority and the Toronto and Region Conservation Authority for their information; and,
5. That the presentation by Andrew McNeill, Strategic Leader, Planning and Development Services, to the Planning and Development Committee Meeting of October 21, 2019, re: **Official Plan Review** be received.

Carried

7. Planning

- 7.1. Report from A. McNeill, Strategic Leader, Planning and Development Services, dated September 6, 2019, re: **Official Plan Review – City-Wide (File: JBA OPR 19)**

Dealt with under Item 6.1 – Recommendation PDC161-2019

- 7.2. Report from M. Gervais, Policy Planner, Planning and Development Services, dated September 27, 2019, re: **City Initiated Official Plan Amendment and Zoning By-Law Amendment – Queen Street Corridor Land Use Study – Wards 1 and 3**

Item 13.1 was brought forward at this time.

The following motion was considered:

- PDC162-2019 1. That the report from M. Gervais, Policy Planner, Planning and Development Services, dated September 27, 2019, to the Planning and Development Committee Meeting of October 21, 2019, re: **City Initiated Official Plan Amendment and Zoning By-Law Amendment – Queen Street Corridor Land Use Study – Wards 1 and 3** be received;

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2. That the Official Plan Amendment and Zoning By-law Amendment attached to the report as Appendix 2 and 3 be adopted, on the basis that they represent good planning, including that they are consistent with the Provincial Policy Statement, conforms to the Places to Grow: 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, September 27, 2019;
3. That Appendix B – Interim Design Guidelines and Special Streetscape Improvements to the Queen Street Corridor Secondary Plan Area 36 be deleted and replaced with Appendix B attached hereto respectively as Appendix 4;
4. That it is hereby determined that in adopting the OPA and Zoning By-law Amendment, Council has had regard for all matters of Provincial interest and the Provincial Policy Statements as set out in section 2 and 3(5) respectively of the *Planning Act*, R.S.O. 1990, c.P.13, as amended;
5. That Council hereby determines that no further public notice is to be given pursuant to Section 34(17) of the *Planning Act*; and,
6. That the following correspondence to the Planning and Development Committee Meeting of October 21, 2019, re: **City Initiated Official Plan Amendment and Zoning By-Law Amendment – Queen Street Corridor Land Use Study – Wards 1 and 3** be received:
 1. Patrick Duffy, Stikeman Elliott LLP, dated October 21, 2019
 2. Tara Piurko, Miller Thomson LLP, dated October 21, 2019

Carried

- 7.3. Report from Y. Mantsvetov, Policy Planner, Planning and Development Services, dated September 27, 2019, re: **City-Initiated Official Plan Amendment – Measuring the Sustainability of New Development – City-Wide**

In response to a request from Committee, staff confirmed that additional elements, such as bicycle parking, composting and organic waste, and electric vehicle parking stations, may be incorporated in the City's Sustainability Assessment Tool. Updates will be provided to Committee when available.

The following motion was considered:

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- PDC163-2019
1. That the report from Y. Mantsvetov, Policy Planner, Planning and Development Services, dated September 27, 2019, to the Planning and Development Committee meeting of October 21, 2019, re: **City-Initiated Official Plan Amendment – Measuring the Sustainability of New Development – City-Wide** be received; and
 2. That the Official Plan be amended, as identified in Appendix 1, 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's Official Plan and the City's Official Plan for the reasons set out in the report.

Carried

- * 7.4. Report from C. Crozier, Manager, Development Services, Planning and Development Services, dated September 27, 2019, re: **Application for a Draft Plan of Subdivision, Amendment the Official Plan and the Zoning By-law (to permit townhouse, semi-detached and mixed-use/commercial uses) – Paradise Homes North West Inc. – Glen Schnarr & Associates Inc. – South-east corner of Mississauga Road and Mayfield Road – Ward 6** (File C04W17.003)

- PDC164-2019
1. That the report from C. Crozier, Manager, Development Services, Planning and Development Services, dated September 27, 2019, to the Planning and Development Committee Meeting of October 21, 2019, re: **Draft Plan of Subdivision and Application to Amend the Official Plan and Zoning By-law (to permit townhouse, semi-detached and mixed-use/convenience commercial uses) – South-east corner of Mississauga Road and Mayfield Road – Ward 6** (City files: C04W17.003 and 21T-19012B) be received;
 2. That Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivisions applications submitted by Glen Schnarr & Associates Inc. on behalf of Paradise Homes North West Inc., Ward: 6, File: C04W17.003 and 21T-19012B, as revised, be approved, on the basis that they represent good planning, including that they are consistent with the Provincial Policy Statement, 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 September 27, 2019;

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3. That the amendments to the Official Plan, attached as Appendix 10 to the report be adopted;
4. That the amendments to the Mount Pleasant Secondary Plan and the Mount Pleasant Secondary Plan Sub-Area 51-1 Block Plan (Schedule A of Official Plan Amendment 2006-055), attached as Appendix 10 to the report be adopted;
5. That the amendments to the Zoning By-law, generally in accordance with the attached Appendix 11 to the report be adopted; and,
6. That Council authorize the Mayor and Clerk to sign the subdivision agreement.

Carried

- 7.5. Report from K. Freeman, Development Planner, Planning and Development Services, dated October 3, 2019, re: **Draft Plan of Subdivision – PMG Planning Consultants – Chinguacousy Farm Limited (to create 15 single-detached lots on a public road) – South-west corner of Demaris Drive and Great Lakes Drive – Ward 9** (File C02E12.019 &21T-16012B)

The following motion was considered:

- PDC165-2019
1. That the report from K. Freeman, Development Planner, Planning and Development Services, dated October 3, 2019, to the Planning and Development Committee Meeting of October 21, 2019 re: **Draft Plan of Subdivision – PMG Planning Consultants – Chinguacousy Farm Limited (to create 15 single-detached lots on a public road) – South-west corner of Demaris Drive and Great Lakes Drive – Ward 9** (File C02E12.019 &21T-16012B) be received; and,
 2. That the Mayor and City Clerk be authorized to execute the subdivision agreement based on the terms and conditions approved by the Commissioner, Planning and Development Services and in a form acceptable to the City Solicitor.

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

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<u>Yea</u>	<u>Nay</u>	<u>Absent</u>
Singh	Dhillon	Fortini
Williams		
Medeiros		
Bowman		
Palleschi		
Whillans		
Vicente		
Santos		

Carried
8 Yeas
1 Nay
1 Absent

- 7.6. Supplementary report from K. Walkey, Manager, Planning and Development Services, dated October 19, 2019, re: **Queen Street West Tertiary Plan – Ward 4**

The following motion was considered:

- PDC166-2019 That Committee proceed into Closed Session to receive advice that is subject to solicitor-client privilege, including communications necessary for that purpose, re: Item 7.6 – Supplementary report from K. Walkey, Manager, Planning and Development Services, dated October 19, 2019, re: Queen Street West Tertiary Plan – Ward 4

Carried

Note: In Open Session, Regional Councillor Medeiros, Chair, reported on the status of this matter as follows:

- the item was considered by Committee, advice was received, and no direction was given to staff in Closed Session with respect to this matter

Items 11.2 and 11.3 were brought forward at this time.

The following delegations addressed Committee and expressed their views and suggestions with respect to the Landowner's Plan, attached to the subject report as Appendix 9:

1. Neil Davis, Davis Webb LLP
2. Daniel Artenosi, Overland LLP
3. Mary Flynn-Guglietti, McMillan LLP
4. Ryan Guetter, Weston Consulting

At the request of the delegations, they were considered in reverse order.

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Topics of Committee discussion with respect to this matter included:

- intensification and density
- suggested public park size
- natural heritage features and suggested amenities
- location, orientation and connection of the proposed storm water management pond(s)

The following motion was considered:

*PDC167-2019 That the revised landowners plan (October 16, 2019), attached to the
lost subject report as Appendix 9, be approved.*

Lost

The following motion was considered:

- PDC168-2019 1. That the supplementary report from K. Walkey, Manager, Planning and Development Services, dated October 19, 2019, to the Planning and Development Committee Meeting of October 21, 2019, re: **Queen Street West Tertiary Plan – Ward 4** be received;
2. That Committee approve the Tertiary Plan prepared by the City of Brampton (Appendix 10), dated October 17, 2019;
3. That the report from K. Walkey, Manager, Planning and Development Services, dated August 16, 2019, to the Planning and Development Committee Meeting of September 9, 2019, re: **Queen Street West Tertiary Plan – Ward 4** be received; and,
4. That the following delegations to the Planning and Development Committee Meeting of October 21, 2019, re: **Queen Street West Tertiary Plan – Ward 4** be received:
- 1. Neil Davis, Davis Webb LLP
 - 2. Daniel Artenosi, Overland LLP
 - 3. Mary Flynn-Guglietti, McMillan LLP
 - 4. Ryan Guetter, Weston Consulting

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

<u>Yea</u>	<u>Nay</u>	<u>Absent</u>
Dhillon		
Singh		
Williams		
Fortini		
Medeiros		
Bowman		

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Palleschi
Whillans
Vicente
Santos

Carried
10 Yeas
0 Nays
0 Absent

8. Minutes

8.1. Minutes – Brampton Heritage Board – October 15, 2019

Regional Councillor Vicente, Council Member on the Brampton Heritage Board, introduced a motion to give effect to the Board's recommendation (HB065-2019, below) regarding demolition of the dwelling at 11962 The Gore Road.

The following motion was considered:

- PDC169-2019
1. That the report from Bob Bjerke, Director, Policy Planning, Planning and Development Services, dated October 3, 2019, to the Brampton Heritage Board Meeting of October 15, 2019, re: **Notice of Intention to Demolish the Dwelling at 11962 The Gore Road – Ward 10** (File HE.x), be received;
 2. Whereas the Brampton Heritage Board has been presented with numerous options explored by City of Brampton and Region of Peel staff to save and/or relocate the heritage resource located at 11962 The Gore Road; and

Whereas it has been determined that all efforts to save this resource were not feasible;

Therefore be it resolved that the subject heritage resource be approved for demolition, subject to the following conditions:
 - a. That the property at 11962 The Gore Road be removed from the Municipal Heritage Register;
 - b. That the demolition of the dwelling at 11962 The Gore Road be permitted;

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- c. That prior to the demolition of the dwelling, the Region of Peel continue to work with the City of Brampton on possible options for the relocation of the dwelling if any suitable options should arise;
- d. That should a potential relocation option arise, City of Brampton Heritage staff be kept involved in the matter;
- e. That brick and other items of significance, as identified by a qualified heritage consultant, be salvaged for use in a commemorative feature;
- f. That the salvaged materials be appropriately stored in a secure location until their reuse;
- g. That salvaged materials not required for the commemorative feature be made available to interested third parties on an “as is” basis; and,
- h. That a commemorative feature, including but not limited to an interpretive plaque in accordance with the City standard for heritage interpretive signage, be installed in a location agreed upon by the Region and City of Brampton Heritage staff.

Carried

The following motion was considered:

PDC170-2019 That the **Minutes – Brampton Heritage Board – October 15, 2019** to the Planning and Development Committee Meeting of October 21, 2019, Recommendations HB-2019 to HB-2019, be approved as published and circulated.

Carried

The recommendations were approved as follows:

HB062-2019 That the agenda for the Brampton Heritage Board Meeting of October 15, 2019 be approved as published and circulated.

HB063-2019 That the delegation from Vanessa Hicks, Heritage Planner, MHBC Planning Ltd., to the Brampton Heritage Board Meeting of October 15, 2019, re: **Item 10.2 – Heritage Permit Application – Alterations to a Designated Heritage Property and Authority to**

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Enter into a Heritage Easement Agreement – 160 Salvation Road – Ward 6 (File HE.x), be received.

HB064-2019

1. That the report from Pascal Doucet, Heritage Planner, Planning and Development Services, dated October 3, 2019, to the Brampton Heritage Board Meeting of October 15, 2019, re: **Heritage Permit Application – Alterations to a Designated Heritage Property and Authority to Enter into a Heritage Easement Agreement – 160 Salvation Road – Ward 6** (File HE.x), be received;
2. That the Heritage Permit Application for the alterations of the building of the former Mount Pleasant Presbyterian Church on the designated heritage property at 160 Salvation Road be approved in accordance with section 33 of the *Ontario Heritage Act*, as amended (the “Act”), to permit the demolition and removal of the existing one-storey rear addition constructed in the 1990s for the construction of a new two-storey rear addition, with such alterations in accordance with the Site Plan Drawing (Drawing Sheet No. A1.1) dated October 3, 2019 and prepared by MASRI O Inc. ARCHITECTS, Floor Plan and Section Drawings (Drawing Sheet No. A2.1) dated July 30, 2019, date-revised August 12, 2019 and prepared by MASRI O Inc. ARCHITECTS and the Elevations Drawings (Drawing Sheet No. A4.3) dated October 3, 2019 and prepared by MASRI O Inc. all on file with the Policy Planning Division of the Planning and Development Services and subject to the following additional conditions:
 - a. That all roof mechanical units and equipment be screened and concealed from the public right-of-way, to the satisfaction of urban design staff and heritage planning staff;
 - b. That the transformer facing Commuter Drive be concealed from the public right-of-way and screened by an entrance and signage feature that is compatible with the architecture and landscape design of the property, to the satisfaction of urban design staff and heritage planning staff;
 - c. That prior to final Site Plan Approval for the proposed two-storey rear addition at 160 Salvation Road, the owner shall:

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- i. Provide a final Heritage Conservation Plan to the satisfaction of the Director of Policy Planning and in accordance with the conservation measures, mitigation options, conservation methods and recommendations of the Heritage Impact Assessment titled "*Cultural Heritage Impact Assessment 160 Salvation Road*", date-revised October 2019, prepared by MacNaughton Hermsen Britton Clarkson Planning Limited (MHBC) and on file with the Policy Planning Division of the Planning and Development Services;
 - ii. Enter into a Heritage Easement Agreement with the City for the property at 160 Salvation Road in accordance with the Site Plan Drawing (Drawing Sheet No. A1.1), dated October 3, 2019 and prepared by MASRI O Inc. ARCHITECTS, Floor Plan and Section Drawings (Drawing Sheet No. A2.1), dated July 30, 2019, date-revised August 12, 2019 and prepared by MASRI O Inc. ARCHITECTS and the Elevations Drawings (Drawing Sheet No. A4.3) dated October 3, 2019 and prepared by MASRI O Inc. and approved Heritage Conservation Plan referenced herein in Recommendation 2.c.i.;
 - iii. Provide final site plan drawings including drawings related to the approved Heritage Conservation Plan referenced herein in Recommendation 2.c.i.;
 - iv. Provide a detailed Landscape Plan for the property, to the satisfaction of the Director of Policy Planning; and
 - v. Deposit securities, including a 30% contingency, in a form and amount and from a bank satisfactory to the Director of Policy Planning;
- d. That prior to the issuance of any permit for the alterations of the heritage property or for the construction of any building or structure for all or any

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part of the property at 160 Salvation Road, including a heritage permit or a building permit, the owner shall:

- i. Provide full building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Heritage Conservation Plan referenced herein in Recommendation 2.c.i.; and
 - ii. Provide full documentation of the existing heritage property at 160 Salvation Road, including two (2) printed sets of archival 8" x 10" colour photographs with borders in a glossy or semi-glossy finish and one (1) digital set on a CD in tiff format and 600 dpi resolution keyed to a location map, elevations and measured drawings, and copies of all existing interior floor plans, to the satisfaction of the Director of Policy Planning;
- e. That prior to the release of the securities required in Recommendation 2.c.v., the owner shall:
- i. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required conservation work, protection work and landscaping work have been completed in accordance with the approved Heritage Conservation Plan referenced herein in Recommendation 2.c.i. and the Landscape Plan referenced herein in Recommendation 2.c.iv; and
 - ii. Provide full documentation of the existing heritage property at 160 Salvation Road, including two (2) printed sets of archival 8" x 10" colour photographs with borders in a glossy or semi-glossy finish and one (1) digital set on a CD in tiff format and 600 dpi resolution keyed to a location map, elevations and measured drawings, and copies of all existing interior floor plans, showing completion of the conservation work and preservation work to the satisfaction of the Director of Policy Planning;

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3. That a heritage easement agreement for the property at 160 Salvation Road be endorsed; and
4. That the Commissioner of Planning and Development Services be authorized to sign a heritage easement agreement for the property at 160 Salvation Road with content satisfactory to the Director of Policy Planning in a form approved by the City Solicitor.

HB065-2019 Whereas the Brampton Heritage Board has been presented with numerous options explored by City of Brampton and Region of Peel staff to save and/or relocate the heritage resource located at 11962 The Gore Road; and

Whereas it has been determined that all efforts to save this resource were not feasible;

Therefore, it is the position of the Board that the property be approved for demolition, subject to the conditions outlined in the staff report dated October 3, 2019.

- HB066-2019
1. That the report from Cassandra Jasinski, Heritage Planner, Planning and Development Services, dated October 7, 2019, to the Brampton Heritage Board Meeting of October 15, 2019, re: **Heritage Permit Application for the Demolition of Agricultural Buildings – 10192A Highway 50 – Ward 10** (File HE.x), be received;
 2. That the Heritage Permit application for the demolition of one framed storage building, two steel framed storage buildings and three framed lean-tos, and the relocation and restoration of two timber barns be approved, subject to the following conditions:
 - a. That prior to the disassembling of the timber barns, the applicant submit documentation in the form of photographs and measured drawings of the two timber barns to be relocated to City of Brampton Heritage staff and the Peel Archives; and,
 - b. That photographs of the completed restoration of the timber barns be shared with the Brampton Heritage Board.

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HB067-2019 That the verbal advisory from the City Clerk's Office, to the Brampton Heritage Board Meeting of October 15, 2019, re: **Resignation from Membership on the Brampton Heritage Board – Bob Crouch**, be received;

That Mr. Crouch's resignation be accepted with regret; and,

That Mr. Crouch be thanked for his participation during his time as a Member of the Brampton Heritage Board.

HB068-2019 That the Brampton Heritage Board do now adjourn to meet again on Tuesday, November 19, 2019 at 7:00 p.m. or at the call of the Chair.

9. Other/New Business – nil

10. Referred Matters – nil

11. Deferred Matters

11.1. Report from N. Chadda, Development Planner, Planning and Development Services, dated August 8, 2019, re: **Application for Draft Plan of Subdivision (to develop 50 single detached lots and a local public road with a Right-of-Way of 17 metres) – Tanyaville Phase 3 Lands Inc. – KLM Planning Partners Inc. – Southwest corner of Valleyway Dr. and Brentwick Dr. – Ward 5 (File C04W09.008)**

Committee noted that communication between the area residents and applicant has alleviated some of the resident's concerns.

Neil Davis, Davis Webb LLP, indicated that the installation of a privacy fence may be addressed during the site plan process.

The following motion was considered:

PDC171-2019 1. That the report from N. Chadda, Development Planner, Planning and Development Services, dated August 6, 2019, to the Planning and Development Committee Meeting of September 9, 2019, re: **Application for Draft Plan of Subdivision (to develop 50 single detached lots and a local public road with a Right-of-Way of 17 metres) – Tanyaville Phase 3 Lands Inc. – KLM Planning Partners Inc. – Southwest corner of Valleyway Dr. and Brentwick Dr. – Ward 5 (File C04W09.008)**, be received;

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2. That the application for the Proposed Draft Plan of Subdivision submitted by KLM Planning Partners Inc. on behalf of Tanyaville Phase Two Lands Inc., Ward: 5, Files C04W09.008 & 21T-19014B, 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 16, 2019; and,
3. That Council authorizes the Mayor and Clerk to sign the subdivision agreement.

Carried

11.2. Delegations re: **Queen Street West Tertiary Plan – Ward 4**

1. Neil Davis, Davis Webb LLP
2. Daniel Artenosi, Overland LLP
3. Mary Flynn-Guglietti, Weston Consulting
4. Ryan Guetter, Weston Consulting

Dealt with under Item 7.6 – Recommendation PDC168-2019

11.3. Report from K. Walkey, Manager, Planning and Development Services, dated August 16, 2019, re: **Queen Street West Tertiary Plan – Ward 4**

Dealt with under Item 7.6 – Recommendation PDC168-2019

12. **Notice of Motion** – nil

13. **Correspondence**

13.1 Correspondence re: **City Initiated Official Plan Amendment and Zoning By-Law Amendment – Queen Street Corridor Land Use Study – Wards 1 and 3:**

1. Patrick Duffy, Stikeman Elliott LLP, dated October 21, 2019
2. Tara Piurko, Miller Thomson LLP, dated October 21, 2019

Dealt with under Item 7.2 – Recommendation PDC162-2019

14. **Councillor Question Period** – nil

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15. **Public Question Period** – nil

16. **Closed Session**

 See Recommendation PDC166-2019, above.

17. **Adjournment**

 The following motion was considered:

PDC172-2019 That the Planning and Development Committee do now adjourn to
 meet again on Monday, November 4, 2019, at 7:00 p.m.

Carried

Regional Councillor M. Medeiros (Chair)



Monday, November 4, 2019

- Members Present:**
- Regional Councillor P. Fortini – Wards 7 and 8 (Vice-Chair)
 - Regional Councillor R. Santos – Wards 1 and 5
 - Regional Councillor M. Palleschi – Wards 2 and 6
 - City Councillor D. Whillans – Wards 2 and 6
 - City Councillor J. Bowman – Wards 3 and 4
 - City Councillor H. Singh – Wards 9 and 10
- Members Absent:**
- Regional Councillor M. Medeiros – Wards 3 and 4 (Chair)
(other municipal business)
 - Regional Councillor P. Vicente – Wards 1 and 5 (other
municipal business)
 - Regional Councillor G. Dhillon – Wards 9 and 10 (illness)
 - City Councillor C. Williams – Wards 7 and 8 (other municipal
business)
- Staff Present:**
- D. Barrick, Chief Administrative Officer
- Planning and Development Services:**
- R. Forward, Commissioner
 - R. Conard, Director, Building, and Chief Building Official
 - A. Parsons, Director, Development Services
 - B. Bjerke, Director, Policy Planning
 - E. Corazzola, Manager, Zoning and Sign By-law Services
 - R. Nykyforchyn, Development Planner
 - M. Palermo, Policy Planner
- Corporate Services:**
- J. Zingaro, Deputy City Solicitor
 - G. D’Andrea, Legal Counsel
- City Clerk’s Office:**
- P. Fay, City Clerk
 - C. Gravlev, Deputy City Clerk
 - S. Danton, Legislative Coordinator

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The meeting was called to order at 7:00 p.m., recessed at 7:04 p.m., reconvened at 7:26 p.m., and adjourned at 9:55 p.m.

1. Approval of Agenda

The following motion was considered:

PDC173-2019 That the Agenda for the Planning and Development Committee Meeting of November 4, 2019, be approved as published and circulated.

Carried

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

5.1. Delegations re: Item 11.1 – **Group Home Policy Review and 23 Hillside Drive:**

1. Ali Mohammad, Brampton resident
2. Al Nonis, Brampton resident
3. Andre Levy, Brampton resident
4. Jermaine Chambers, Brampton resident
5. Esther Isaacs, Owner, Rebeccaville Assisted Living
6. Donna Anglin, Brampton resident
7. Alison Brown, Brampton resident

13.1. Correspondence from Esther Isaacs, Owner/Operator of Rebeccaville Seniors Residence – 23 Hillside Drive, dated September 25, 2019, re: **Rebeccaville Seniors Residence – 23 Hillside Drive**

13.2. Correspondence re: Item 4.2 - **Application to Amend the Zoning By-Law (to permit the parking of oversized motor vehicles (trailers) on vacant property for a temporary period of 3 years) – Weston Consulting – IBL Container Refurbishing – North east of Airport Road and Lacoste Boulevard – Ward 10** (File C07E17.014):

1. Pragtipal Saini, Brampton resident, dated November 3, 2019
2. Andrews Marchisio, Brampton resident, dated November 2, 2019
3. Ravee Kanagaratnam, Brampton resident, dated October 18, 2019
4. Bupesh Sharma, Brampton resident, dated October 10, 2019, including petition containing approximately 23 signatures

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- 13.3. Correspondence from Andrew Orr, President, Brampton Area 48 Landowners Inc., dated November 4, 2019, re: Item 4.3 – **Application to Amend the Zoning By-law (to permit a residential development of 162 stacked townhouses and 23 townhouses with live/work units) – Brampton Bramalea Christian Fellowship Inc. (c/o LIV (Bramalea) Ltd.) & Brampton (Northeast) Shopping Centres Limited – KLM Planning Partners Inc. – Southeast corner of Bramalea Road and Inspire Boulevard, East of the Place of Worship Property – Ward 9** (File C05E17.006)
- 13.4. Correspondence from Michael Cara, Overland LLP, dated November 4, 2019, re: Item 4.1 - **Draft Plan of Subdivision (to permit employment, stormwater management and natural heritage uses) – Glen Schnarr & Associates Inc. – Quarre Properties Inc. & Heartland (Seven) Limited – South-west corner of Countryside Drive and Coleraine Drive – Ward 10** (File C11E15.002)
- 13.5. Submission in the form of three photographs and two video files re: Item 4.2 - **Application to Amend the Zoning By-Law (to permit the parking of oversized motor vehicles (trailers) on vacant property for a temporary period of 3 years) – Weston Consulting – IBL Container Refurbishing – North east of Airport Road and Lacoste Boulevard – Ward 10** (File C07E17.014) from Councillor Dhillon

Additional Business and Changes related to the Published Agenda
(no vote was required):

- 11.1. Report from Mirella Palermo, Policy Planner, Planning and Development Services, dated September 17, 2019, re: **Group Home Policy Review and 23 Hillside Drive Status Update (RM 104/2019)**
- Updated report to correct typographical errors was published on the City's website on October 28, 2019

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, 8.2)

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4. Statutory Public Meeting Reports

- 4.1. Report, from R. Nykyforchyn, Development Planner, Planning and Development Services, dated October 11, 2019, re: **Draft Plan of Subdivision (to permit employment, stormwater management and natural heritage uses) – Glen Schnarr & Associates Inc. – Quarre Properties Inc. & Heartland (Seven) Limited – South-west corner of Countryside Drive and Coleraine Drive – Ward 10** (File C11E15.002)

Members of the public requested a presentation on this item.

Rob Nykyforchyn, Development Planner, Planning and Development Services, presented the technical aspects and next steps of the planning process.

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

Michael Gagnon, Gagnon Walker Domes Ltd., noted that he represented the owner of an adjacent property and requested that the subject application include plans to preserve his clients' frontage on Coleraine Drive.

Ralph Grittani, RG Consulting Inc., representative of two adjacent properties, noted that he had previously submitted correspondence on the matter.

The following motion was considered:

- PDC174-2019
1. That the report from R. Nykyforchyn, Development Planner, Planning and Development Services, dated October 11, 2019 to the Planning and Development Committee Meeting of November 4, 2019, re: **Draft Plan of Subdivision (to permit employment, storm water management and natural heritage uses) – Glen Schnarr & Associates Inc. – Quarre Properties Inc. & Heartland (Seven) Limited – South-west corner of Countryside Drive and Coleraine Drive – Ward 10** (File C11E15.002), be received; and,
 2. That Planning and Development Services staff be directed to report back to the Planning and Development Services Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.
 3. That the correspondence from Michael Cara, Overland LLP, dated November 4, 2019, to the Planning and Development Committee Meeting of November 4, 2019, re: **Draft Plan of**

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Subdivision (to permit employment, stormwater management and natural heritage uses) – Glen Schnarr & Associates Inc. – Quarre Properties Inc. & Heartland (Seven) Limited – South-west corner of Countryside Drive and Coleraine Drive – Ward 10 (File C11E15.002) be received.

Carried

- 4.2. Report from B. Shah, Development Planner, Planning and Development Services, dated October 16, 2019, re: **Application to Amend the Zoning By-Law (to permit the parking of oversized motor vehicles (trailers) on vacant property for a temporary period of 3 years) – Weston Consulting – IBL Container Refurbishing – North east of Airport Road and Lacoste Boulevard – Ward 10 (File C07E17.014)**

Members of the public requested a presentation on this item.

Bindu Shah, Development Planner, Planning and Development Services, presented the technical aspects and next steps of the planning process.

Following the presentation, Jharnal Sekhon, Brampton resident, expressed his opposition to the subject application.

Staff responded to questions of clarification from Committee with respect to the current use and status of the subject lands.

The following motion was considered:

- PDC175-2019
1. That the report from B. Shah, Development Planner, Planning and Development Services, dated October 16, 2019, to the Planning and Development Committee Meeting of November 4, 2019, re: **Application to Amend the Zoning By-Law (to permit the parking of oversized motor vehicles (trailers) on vacant property for a temporary period of 3 years) – Weston Consulting – IBL Container Refurbishing – North east of Airport Road and Lacoste Boulevard – Ward 10 (File C07E17.014)** be received;
 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; and,

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3. That the following correspondence to the Planning and Development Committee Meeting of November 4, 2019, re: **Application to Amend the Zoning By-Law (to permit the parking of oversized motor vehicles (trailers) on vacant property for a temporary period of 3 years) – Weston Consulting – IBL Container Refurbishing – North east of Airport Road and Lacoste Boulevard – Ward 10** (File C07E17.014) be received:
 1. Pragtipal Saini, Brampton resident, dated November 3, 2019
 2. Andrews Marchisio, Brampton resident, dated November 2, 2019
 3. Ravee Kanagaratnam, Brampton resident, dated October 18, 2019
 4. Bupesh Sharma, Brampton resident, dated October 10, 2019, including petition containing approximately 23 signatures; and,
4. That the submission in the form of three photographs and two video files to the Planning and Development Committee Meeting of November 4, 2019, re: **Application to Amend the Zoning By-Law (to permit the parking of oversized motor vehicles (trailers) on vacant property for a temporary period of 3 years) – Weston Consulting – IBL Container Refurbishing – North east of Airport Road and Lacoste Boulevard – Ward 10** (File C07E17.014) from Councillor Dhillon be received.

Carried

- 4.3. Report from S. Dykstra, Development Planner, Planning and Development Services, dated October 11, 2019, re: **Application to Amend the Zoning By-law (to permit a residential development of 162 stacked townhouses and 23 townhouses with live/work units) – Brampton Bramalea Christian Fellowship Inc. (c/o LIV (Bramalea) Ltd.) & Brampton (Northeast) Shopping Centres Limited – KLM Planning Partners Inc. – Southeast corner of Bramalea Road and Inspire Boulevard, east of the Place of Worship property – Ward 9** (File C05E17.006)

No members of the public were present for this item and a presentation was not requested.

The following motion was considered:

- | | |
|-------------|--|
| PDC176-2019 | 1. That the report from S. Dykstra, Development Planner, Planning and Development Services, dated October 11, 2019, to the Planning and Development Committee Meeting of November 4, 2019, re: Application to Amend the Zoning By-law (to permit a residential development of |
|-------------|--|

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162 stacked townhouses and 23 townhouses with live/work units) – Brampton Bramalea Christian Fellowship Inc. (c/o LIV (Bramalea) Ltd.) & Brampton (Northeast) Shopping Centres Limited – KLM Planning Partners Inc. – Southeast corner of Bramalea Road and Inspire Boulevard, east of the Place of Worship property – Ward 9 (File C05E17.006) be received;

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 Andrew Orr, President, Brampton Area 48 Landowners Inc., dated November 4, 2019, to the Planning and Development Committee Meeting of November 4, 2019, re: **Application to Amend the Zoning By-law (to permit a residential development of 162 stacked townhouses and 23 townhouses with live/work units) – Brampton Bramalea Christian Fellowship Inc. (c/o LIV (Bramalea) Ltd.) & Brampton (Northeast) Shopping Centres Limited – KLM Planning Partners Inc. – Southeast corner of Bramalea Road and Inspire Boulevard, East of the Place of Worship Property – Ward 9 (File C05E17.006) be received.**

Carried

5. Delegations

- 5.1. Delegations re: Item 11.1 – **Group Home Policy Review and 23 Hillside Drive:**
1. Ali Mohammad, Brampton resident
 2. Al Nonis, Brampton resident
 3. Andre Levy, Brampton resident
 4. Jermaine Chambers, Brampton resident
 5. Esther Isaacs, Owner, Rebeccaville Assisted Living
 6. Donna Anglin, Brampton resident
 7. Alison Brown, Brampton resident

The following delegations addressed Committee and expressed their views, suggestions, concerns, and questions with respect to the pending group home at 23 Hillside Drive:

1. Ali Mohammad, Brampton resident

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2. Al Nonis, Brampton resident
3. Andre Levy, Brampton resident
4. Jermaine Chambers, Brampton resident
5. Esther Isaacs, Owner, Rebeccaville Assisted Living
6. Donna Anglin, Brampton resident
7. Alison Brown, Brampton resident

The following motion was considered:

- PDC177-2019 That the following delegations, to the Planning and Development Committee Meeting of November 4, 2019, re: **Group Home Policy Review and 23 Hillside Drive** be received:
1. Ali Mohammad, Brampton resident
 2. Al Nonis, Brampton resident
 3. Andre Levy, Brampton resident
 4. Jermaine Chambers, Brampton resident
 5. Esther Isaacs, Owner, Rebeccaville Assisted Living
 6. Donna Anglin, Brampton resident
 7. Alison Brown, Brampton resident

Carried

Committee consideration of the matter included questions of clarification with respect to the following:

- Aspects of the municipal group home registration process
- Aspects of the provincial group home licensing process
- Status and history of the application for 23 Hillside Drive, including fire and electrical inspections and requirements
- The City's group home zoning by-law, policies and regulations, and the potential need to update the documents

Item 11.1 was brought forward at this time.

The following motion was introduced:

“That Planning and Development Services staff be directed to present a report and draft by-law to the November 18, 2019, Planning and Development Committee meeting to enable the implementation of an Interim Control By-Law (ICBL) that would restrict Supportive Housing applications in appropriate areas of the City, including Ward 7, during the comprehensive review of the City's Supportive Housing policies as directed through Council Resolution C364-2019.”

In response to questions from Committee, staff noted the intent and effect of adopting the proposed interim control by-law.

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The following motion was considered:

- PDC178-2019 1. That the report from M. Palermo, Policy Planner, Planning and Development Services, dated September 17, 2019, to the Planning and Development Committee Meeting of November 4, 2019, re: **Group Home Policy Review and 23 Hillside Drive Status Update (RM 104/2019)** be received; and,
2. That the correspondence from Esther Isaacs, Owner/Operator of Rebeccaville Seniors Residence – 23 Hillside Drive, dated September 25, 2019, to the Planning and Development Committee Meeting of November 4, 2019, re: **Rebeccaville Seniors Residence – 23 Hillside Drive** be received.

Carried

The following motion was considered:

- PDC179-2019 That Planning and Development Services staff be directed to present a report and draft by-law to the November 18, 2019, Planning and Development Committee meeting to enable the implementation of an Interim Control By-Law (ICBL) that would restrict Supportive Housing applications in appropriate areas of the City, including Ward 7, during the comprehensive review of the City's Supportive Housing policies as directed through Council Resolution C364-2019.

Carried

6. Staff Presentations – nil

7. Planning

- * 7.1. Report from N. Chadda, Development Planner, Planning and Development Services, dated October 11, 2019, re: **Application for Temporary Use Zoning By-law Amendment (to permit the existing outdoor storage of motor vehicles for a temporary period of three (3) years) – Glen Schnarr & Associates Inc. – ADESA Canada – North side of Queen Street East, west of Sun Pac Boulevard – Ward 8** (File C07E06.038)

- PDC180-2019 1. That the report from N. Chadda, Development Planner, Planning and Development Services, dated October 11,

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2019, to the Planning and Development Committee Meeting of November 4, 2019, re: **Application for Temporary Use Zoning By-law Amendment (to permit the existing outdoor storage of motor vehicles for a temporary period of three (3) years) – Glen Schnarr & Associates Inc. – ADESA Canada – North side of Queen Street East, west of Sun Pac Boulevard – Ward 8** (File C07E06.038) be received; and

2. That Temporary Use Zoning By-law Amendment submitted by Glen Schnarr and Associates Inc. on behalf of ADESA Canada, Ward 8, File: C07E06.038, as received 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 Recommendation Report, dated September 27, 2019; and,
3. That the Temporary Use Zoning By-law Amendment, as generally attached as Appendix 9 to the report be adopted.

Carried

8. Minutes

*** 8.1. Minutes – Cycling Advisory Committee – October 15, 2019**

PDC-181-2019 That the **Minutes – Cycling Advisory Committee – October 15, 2019** to the Planning and Development Committee Meeting of November 4, 2019, Recommendations CYC016-2019 to CYC027-2019, be approved as published and circulated.

Carried

The recommendations were approved as follows:

CYC016-2019 That the Agenda for the Cycling Advisory Committee Meeting of October 15, 2019, be approved, as amended as follows:

To add:

- 5.3 Verbal Update by Tammi Jackson, Legislative Coordinator, re: **The Cycling Advisory Committee Meeting Schedule.**

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- 5.4 Verbal Update by Regional Councillor Santos, re **Williams Parkway Expansion**
- 5.5 Verbal Update by Regional Councillor Santos, re: **Event on Nov 4, 2019 – 905 Talks Climate Change with David Suzuki**
- 6.3. Verbal Update by Kevin Montgomery, Co-Chair, re: **Greenway Mobility Plan**
- 7.2. Correspondence from David Laing, Chair, Bike Brampton, re: **Bike Path in Brampton West**

- CYC017-2019
- 1. That the presentation from Kevin Montgomery, Co-Chair, to the Cycling Advisory Committee Meeting of October 15, 2019, re: **Bike Bike North-East 2019 Conference** be received; and,
 - 2. That every Cycling Advisory Committee meeting opens with the same Land Acknowledgement statement used to open Council meetings; and,
 - 3. That the Cycling Advisory Committee recommends to all citizen-based advisory committees that they too open all meetings with the same Land Acknowledgement statement used to open Council meetings.

- CYC018-2019
- That the Verbal Update from Tamara Kwast, Transportation Planner, Transportation Planning, Planning and Development Services, to the Cycling Advisory Committee Meeting of October 15, 2019, re: **Vision2040 1st Anniversary Event Active Transportation in Brampton – What’s Next?** be received.

- CYC019-2019
- That the Verbal Update from Kevin Montgomery, Co-Chair, to the Cycling Advisory Committee Meeting of October 15, 2019, re: **Cycling Advisory Committee 2019-2020 Work Plan and Budget** be received.

- CYC020-2019
- That the Verbal Update from Tammi Jackson, Legislative Coordinator, City Clerk’s Office, to the Cycling Advisory Committee Meeting of October 15, 2019, re: **The Cycling Advisory Committee Meeting Schedule** be received.

- CYC021-2019
- 1. That the Verbal Update by Regional Councillor Santos, to the Cycling Advisory Committee Meeting of October 15, 2019, re: **Williams Parkway Expansion** be received; and,

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2. That it is the opinion of the Cycling Advisory Committee that Committee of Council endorse the following motion:

Whereas the 2040 Vision envisions Brampton as a place where safe, sustainable and integrated alternative travel choices to the private vehicle are available and states that a rethink of street design is at the top of the list for improving Brampton; and,

The transportation priorities outlined in the 2040 Vision are: first walking, then cycling, transit, goods movement, and then shared vehicles and private vehicles; and,

The sections of Williams Parkway – an east-west minor arterial road with a right-of-way width of 36 meters – between McLaughlin Road and Humberwest Parkway were identified for widening to 6 lanes in the City's 2004 and subsequent Transportation Master Plans, to provide additional vehicular capacity in response to projected population and employment growth; and,

The proposed widening to six lanes was revisited in 2018 using updated demographic and traffic forecasts and applying a multimodal analysis approach, and recommended six lane widening with dedicated HOV/transit lanes plus continuous dedicated active transportation facilities on both sides; and,

A noise wall is currently being installed along Williams Parkway as is City practice prior to widening the road to 6 lanes; and,

Current research and evidence from other jurisdictions around the world demonstrates that investing in road expansions for vehicles does not solve congestion, and instead exacerbates the condition by attracting more traffic; and,

The Active Transportation Master Plan was endorsed by this Council and is supported by examples of best practises around the world, where active, non-vehicular travel modes are part of a comprehensive mobility network that facilitates the efficient and effective movement of people in cities; and,

The largest source of greenhouse gas emissions from human activities is from transportation and this Council unanimously passed a motion related to declaring a climate emergency and to achieving a climate change target of an 80 per cent Green House Gas reduction by 2050; and,

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Council has voted in favour of adopting the Region of Peel's "Vision Zero" framework; and,

Residents across the city have been very vocal in regard to traffic calming needs;

Therefore, be it resolved that:

1. Staff review the recommendations to widen sections of Williams Parkway from 4 to 6 lanes, and report back to Council in Q2 2020; and,
2. Staff review include a council workshop to solicit comments on options and opportunities for managing traffic congestion due to growth and for increasing and maximizing people-moving capacity in the Williams Parkway corridor, through travel demand management opportunities, improvements to active transportation (walking, cycling) and transit infrastructure and services, and operational interventions and improvements, in particular at intersections. The review should consider:
 - Impacts on the use of DC funding
 - Consideration of current strategic documents (Growth plan, OP, TMP, impact on existing EA's...)
 - Impacts on surrounding local streets for traffic
 - Impact on the Regional road network and goods movement
 - GHG considerations
 - Work that is done in partnership with the Region, utilities...
 - A review of the current 6 lane road widening projects that are underway and 'meantime' strategies (current EA's, land protection, utility relocation, design progression)
 - Strategy for a robust communication plan
3. The results of the staff review of Williams Parkway road widening be used to inform planning for similar contemplated 6 lane road widenings in the City of Brampton.

CYC022-2019

That the Verbal Update from Regional Councillor Santos, to the Cycling Advisory Committee Meeting of October 15, 2019, re:

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Event on Nov 4, 2019 – 905 Talks Climate change with David Suzuki be received.

- CYC023-2019 That the Discussion at the request of Laura Bowman, Member, to the Cycling Advisory Committee Meeting of October 15, 2019, re: **Fletchers Creek SNAP** be received.
- CYC024-2019 That the Verbal Update from Kevin Montgomery, Co-Chair, to the Cycling Advisory Committee Meeting of October 15, 2019, re: **Greenway Mobility Plan** be received.
- CYC025-2019 That the correspondence from Vic Henderson, Brampton Resident, dated August 16, 2019, to the Cycling Advisory Committee Meeting of October 15, 2019, re: **Bike Path in Brampton West** be received.
- CYC026-2019 That the correspondence from David Laing, Chair, Bike Brampton, dated October 9, 2019, to the Cycling Advisory Committee Meeting of October 16, 2019, re: **City Proposes Traffic Calming Measures** be received.
- CYC027-2019 That the Cycling Advisory Committee do now adjourn to meet again on December 17, 2019, at 7:00 p.m.

*** 8.2. Minutes – Age-Friendly Advisory Committee – September 17, 2019**

- PDC182-2019 That the **Minutes – Age-Friendly Advisory Committee – September 17, 2019** to the Planning and Development Committee Meeting of November 4, 2019, Recommendations AFC023-2019 to AFC026-2019, be approved as published and circulated.

Carried

The recommendations were approved as follows:

- AFC023-2019 That the agenda for the Age-Friendly Brampton Advisory Committee meeting of September 17, 2019, be approved as published and circulated.
- AFC024-2019 That the presentation by Daniella Balasal, Policy Planner, to the Age-Friendly Brampton Advisory Committee meeting of September 17, 2019 re: **City of Brampton Age-Friendly Strategy and Action Plan (Part 2)**, be received.
- AFC025-2019 That the presentation by Daniella Balasal, Policy Planner, to the Age-Friendly Brampton Advisory Committee meeting of

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September 17, 2019 re: **City of Brampton Age-Friendly Project Update** be received.

AFC026-2019 That the Age-Friendly Brampton Advisory Committee do now adjourn to meet again on November 19, 2019 at 7:00 p.m.

9. **Other/New Business** – nil

10. **Referred Matters** – nil

11. **Deferred Matters**

11.1. Report from M. Palermo, Policy Planner, Planning and Development Services, dated September 17, 2019, re: **Group Home Policy Review and 23 Hillside Drive Status Update (RM 104/2019)**

Dealt with under Item 5.1 – Recommendation PDC178-2019

12. **Notice of Motion** – nil

13. **Correspondence**

13.1. Correspondence from Esther Isaacs, Owner/Operator of Rebeccaville Seniors Residence – 23 Hillside Drive, dated September 25, 2019, re: **Rebeccaville Seniors Residence – 23 Hillside Drive**

Dealt with under Item 5.1 – Recommendation PDC178-2019

13.2. Correspondence re: Item 4.2 - **Application to Amend the Zoning By-Law (to permit the parking of oversized motor vehicles (trailers) on vacant property for a temporary period of 3 years) – Weston Consulting – IBL Container Refurbishing – North east of Airport Road and Lacoste Boulevard – Ward 10** (File C07E17.014):

1. Pragtipal Saini, Brampton resident, dated November 3, 2019
2. Andrews Marchisio, Brampton resident, dated November 2, 2019
3. Ravee Kanagaratnam, Brampton resident, dated October 18, 2019
4. Bupesh Sharma, Brampton resident, dated October 10, 2019, including petition containing approximately 23 signatures

Dealt with under Item 4.2 – Recommendation PDC175-2019

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- 13.3. Correspondence from Andrew Orr, President, Brampton Area 48 Landowners Inc., dated November 4, 2019, re: Item 4.3 - **Application to Amend the Zoning By-law (to permit a residential development of 162 stacked townhouses and 23 townhouses with live/work units) – Brampton Bramalea Christian Fellowship Inc. (c/o LIV (Bramalea) Ltd.) & Brampton (Northeast) Shopping Centres Limited – KLM Planning Partners Inc. – Southeast corner of Bramalea Road and Inspire Boulevard, East of the Place of Worship Property – Ward 9** (File C05E17.006)

Dealt with under Item 4.3 – Recommendation PDC176-2019

- 13.4. Correspondence from Michael Cara, Overland LLP, dated November 4, 2019, re: Item 4.1 - **Draft Plan of Subdivision (to permit employment, stormwater management and natural heritage uses) – Glen Schnarr & Associates Inc. – Quarre Properties Inc. & Heartland (Seven) Limited – South-west corner of Countryside Drive and Coleraine Drive – Ward 10** (File C11E15.002)

Dealt with under Item 4.1 – Recommendation PDC174-2019

- 13.5. Submission in the form of three photographs and two video files re: Item 4.2 – **Application to Amend the Zoning By-Law (to permit the parking of oversized motor vehicles (trailers) on vacant property for a temporary period of 3 years) – Weston Consulting – IBL Container Refurbishing – North east of Airport Road and Lacoste Boulevard – Ward 10** (File C07E17.014) from Councillor Dhillon

Dealt with under Item 4.2 – Recommendation PDC175-2019

14. **Councillor Question Period** – nil

In response to a question from Regional Councillor Palleschi, staff noted that the City will accept all group home applications and process in accordance with applicable policies.

15. **Public Question Period**

Six Brampton residents and interested parties asked questions of clarification with respect to Item 11.1 – Group Home Policy Review & 23 Hillside Drive Status Update

16. **Closed Session** – nil

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17. Adjournment

The following motion was considered:

PDC183-2019 That the Planning and Development Committee do now adjourn to
meet again on Monday, November 18, 2019, at 1:00 p.m.

Carried

Regional Councillor P. Fortini (Vice-Chair)



Monday, November 18, 2019

Members Present:

Regional Councillor M. Medeiros – Wards 3 and 4 (Chair)
Regional Councillor P. Fortini – Wards 7 and 8 (Vice-Chair)
Regional Councillor P. Vicente – Wards 1 and 5
Regional Councillor R. Santos – Wards 1 and 5
Regional Councillor M. Palleschi – Wards 2 and 6
City Councillor D. Whillans – Wards 2 and 6
City Councillor J. Bowman – Wards 3 and 4
City Councillor C. Williams – Wards 7 and 8 (arrived at 1:03 p.m.,
- personal; returned from Closed Session at 2:48 p.m. –
personal)

Members Absent:

Regional Councillor G. Dhillon – Wards 9 and 10 (other
municipal business)
City Councillor H. Singh – Wards 9 and 10 (illness)

Staff Present:

D. Barrick, Chief Administrative Officer
Planning and Development Services:
R. Forward, Commissioner
R. Conard, Director, Building, and Chief Building Official
A. Parsons, Director, Development Services
B. Bjerke, Director, Policy Planning
E. Corazzola, Manager, Zoning and Sign By-law Services
M. Palermo, Policy Planner
Corporate Services:
J. Zingaro, Deputy City Solicitor
G. D'Andrea, Legal Counsel
City Clerk's Office:
P. Fay, City Clerk
C. Gravlev, Deputy City Clerk
S. Danton, Legislative Coordinator
S. Pacheco, Legislative Coordinator

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The meeting was called to order at 1:01 p.m., recessed at 1:15 p.m., Committee moved into Closed Session at 1:20 p.m., recessed Closed Session at 2:20 p.m., reconvened in Open Session at 2:47 p.m., and adjourned at 3:55 p.m.

1. Approval of Agenda

The following motion was considered:

PDC184-2019 That the Agenda for the Planning and Development Committee Meeting of November 18, 2019, be approved, as amended as follows:

To add:

5.2. Delegations re: **Supportive Housing (Group Home) Review: Interim Control By-Law Considerations**

4. Janice Dennis, Brampton resident

16.1. Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board.

Carried

Note: Committee agreed to vary the order of the agenda and dealt with Item 7.7 prior to Item 5.2

Note: later in the meeting on a two thirds majority vote, Approval of the Agenda was reopened and the following delegation was added to the Agenda regarding Item 5.2 – **Supportive Housing (Group Home) Review: Interim Control By-Law Considerations:**

- Lesley Nicol, Brampton resident

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

13.1 Correspondence from Rebecca Altamira, Brampton resident, dated November 17, 2019, re: **23 Hillside Drive - Supportive Housing (Group Home) Review: Interim Control By-Law Considerations**

- published on the City's website on November 18, 2019

Additional Business and Changes related to the Published Agenda
(no vote was required):

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- 5.2. Delegations re: Supportive Housing (Group Home) Review: Interim Control By-Law Considerations
- Warren Parkes, Brampton resident – provided speaking notes on November 18, 2019
 - Al Nonis, Brampton resident – withdrew request to delegate on November 18, 2019
- 7.4. Report from R. Campbell, Supervisor, Zoning and Sign By-law Services, Planning and Development Services, dated November 1, 2019, re: **Site Specific Amendment to the Sign By-Law 399-2002, as amended – 9065 Airport Road – Giant Tiger – Ward 8** (File 26SI)
- published on the City's website on November 14, 2019
- 7.7. Report from A. Balram, Strategic Projects Coordinator, Planning and Development Services, dated October 10, 2019, re: **City-Initiated Official Plan Amendment to Remove Shale Protection Policies from North-West Brampton (Heritage Heights) – Ward 6**
- published on the City's website on November 8, 2019
- 7.8. Report from A. McNeill, Strategic Leader, Planning and Development Services, dated October 16, 2019, re: **North West Brampton Planning Update – Ward 6**
- resized pages 7.8-7 and 7.8-9 published on the City's website on November 8, 2019
- 10.2. Report from M. Palermo, Policy Planner, Planning and Development Services, dated November 7, 2019, re: **Supportive Housing (Group Home) Review: Interim Control By-Law Considerations**
- published on the City's website on November 18, 2019

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.

(7.5, 7.6, 7.8, 7.9, 7.10, 8.1)
(Item 7.7 was removed from Consent)

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4. Statutory Public Meeting Reports – nil

5. Delegations

5.1. Possible Delegations re Site Specific Amendments to the Sign By-law:

- 1. 8 Clipper Court – Mandarin Restaurant – Ward 3**
- 2. 2490 Sandalwood Parkway - St. Marguerite D'Youville R.C. Church – Ward 9**
- 3. 52 Quarry Edge Drive – Indigo – Ward 1**
- 4. 9065 Airport Road – Giant Tiger – Ward 8**

See Items 7.1 to 7.4

Note: Notice regarding these items was published on the City's website on November 7, 2019

In response to the Chair's inquiry, one member of the public addressed Committee as follows:

Rev. Robert Mignella, Pastor, St. Marguerite D'Youville R.C. Church, requested that Committee grant the application to project promotional images on the exterior side wall of the church.

Item 7.2 was brought forward at this time.

In response to questions from Committee, staff provided details of the Sign By-law and noted concerns with granting the subject application.

Committee discussion included consensus to refer Item 7.2 to the next Council meeting to allow staff to work with the applicant to find a mutually agreeable solution.

The following motion was considered:

- | | |
|-------------|---|
| PDC185-2019 | <ol style="list-style-type: none">1. That the delegation from Rev. Robert Mignella, Pastor, St. Marguerite D'Youville R.C. Church, to the Planning and Development Committee Meeting of November 18, 2019, re: Site Specific Amendment to the Sign By-Law 399-2002, as amended – 2490 Sandalwood Parkway East – Ward 9 – St. Marguerite D'Youville R.C. Church (File 26SI), be received; and,2. That the report from R. Campbell, Supervisor, Zoning and Sign By-law Services, dated October 4, 2019, to the Planning and Development Services Committee Meeting of |
|-------------|---|

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November 18, 2019, re: **Site Specific Amendment to the Sign By-Law 399-2002, as amended – 2490 Sandalwood Parkway East – Ward 9 – St. Marguerite D'Youville R.C. Church** (File 26SI), be **referred** to the Council meeting of November 20, 2019.

Carried

5.2. Delegations re: **Supportive Housing (Group Home) Review: Interim Control By-Law Considerations**

1. Warren Parkes, Brampton resident (speaking notes provided Nov.18)
2. Al Nonis, Brampton resident (withdrawn Nov. 18)
3. Ali Mohammad, Brampton resident
4. Janice Dennis, Brampton resident

Item 16.1 was brought forward at this time.

The following motion was considered:

PDC186-2019 That the Planning and Development 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.

Carried

Following Closed Session, the Chair reported out that Committee considered a matter in Closed Session and direction was not provided to staff.

The following delegations addressed Committee and expressed their views, suggestions, concerns, and questions with respect to the pending group home at 23 Hillside Drive and the City's group home zoning regulations:

1. Warren Parkes, Brampton resident
2. Ali Mohammad, Brampton resident
3. Janice Dennis, Brampton resident
4. Lesley Nicol, Brampton resident

Items 10.2 and 13.1 were brought forward at this time.

The following motion was introduced with the operative clauses as follows:

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“Therefore, it is recommended that Council enact an Interim Control By-law substantially in accordance with the following:

1. Except as provided in Sections 1.1 and 1.2, and notwithstanding any other by-law to the contrary, all lands, buildings and structures within a residential zone category within the area set out in Schedule A (Area 10 on Schedule D of Zoning By-law 270-2004, as amended) to this By-law shall not be used for the purpose of a Supportive Housing Facility, a Group Home Type 1 or a Group Home Type 2.
 - 1.1. A retirement home, a nursing home and a senior citizen residence shall be permitted where the specified use is listed as a permitted use in the applicable zone;
 - 1.2. A Supportive Housing Facility, a Group Home Type 1 or Group Home Type 2 that lawfully existed on the date of the enactment of this interim control by-law shall be permitted so long as it continues to be used for that purpose.
2. This by-law expires six months from the date of its enactment and passage by Council.”

In response to questions from Committee, staff provided details on the technical aspects of the proposed interim control by-law and the effect on current and pending group homes.

The following motion was considered:

- PDC187-2019
1. That the report from M. Palermo, Policy Planner, Planning and Development Services, dated November 7, 2019, to the Planning and Development Committee Meeting of November 18, 2019, re: **Supportive Housing (Group Home) Review: Interim Control By-Law Considerations** be received;
 2. That the following delegations re: **Supportive Housing (Group Home) Review: Interim Control By-Law Considerations** to the Planning and Development Committee Meeting of November 18, 2019, be received:
 1. Warren Parkes, Brampton resident
 2. Ali Mohammad, Brampton resident
 3. Janice Dennis, Brampton resident
 4. Lesley Nicol, Brampton resident; and,

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- 3.. That the correspondence from Rebecca Altamira, Brampton resident, dated November 17, 2019, to the Planning and Development Committee Meeting of November 18, 2019, re: **23 Hillside Drive – Supportive Housing (Group Home) Review: Interim Control By-Law Considerations** be received.

Carried

The following motion was considered:

- PDC188-2019 WHEREAS The Council of the Corporation of the City of Brampton (“Council”) directed staff by resolution to review the City’s Group Home and Supportive Housing policies with respect to outdated policies;
- AND WHEREAS Council is concerned about inconsistencies in its existing by-laws and policies regarding supportive housing facilities including but not limited to the appropriateness of:
1. the minimum separation standards; and
 2. the caps on the number of facilities permitted in given areas;
- AND WHEREAS Council is concerned that the approval of applications for new supportive housing facilities prior to completion of the comprehensive review could thwart its long term land use planning objectives for supportive housing and undermine its ability to appropriately address the interests of existing and future residents of Brampton, including residents of supportive housing facilities;
- AND WHEREAS Section 38 of the *Planning Act*, R.S.O. 1990 c. P13, as amended, permits the municipality to pass an interim control by-law to be in effect for a period of time, not to exceed one year, to prohibit the use of land, building or structures for the operation of a Group Home Type 1, Group Home Type 2 and Supportive Housing Facility use;
- AND WHEREAS Council deems that while the City expeditiously completes the Study, an Interim Control By-law is necessary to prohibit the registration and creation of new Group Homes (Type 1 and Type 2) and Supportive Housing Facilities use;
- THEREFORE, it is recommended that Council enact an Interim Control By-law substantially in accordance with the following:

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1. Except as provided in Sections 1.1 and 1.2, and notwithstanding any other by-law to the contrary, all lands, buildings and structures within a residential zone category within the area set out in Schedule A (Area 10 on Schedule D of Zoning By-law 270-2004, as amended) to this By-law shall not be used for the purpose of a Supportive Housing Facility, a Group Home Type 1 or a Group Home Type 2.
 - 1.1 A retirement home, a nursing home and a senior citizen residence shall be permitted where the specified use is listed as a permitted use in the applicable zone;
 - 1.2 A Supportive Housing Facility, a Group Home Type 1 or Group Home Type 2 that lawfully existed on the date of the enactment of this interim control by-law shall be permitted so long as it continues to be used for that purpose.
2. This by-law expires six months from the date of its enactment and passage by Council.

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

<u>Yea</u>	<u>Nay</u>	<u>Absent</u>
Santos		Dhillon
Vicente		Singh
Whillans		
Palleschi		
Bowman		
Medeiros		
Williams		
Fortini		
		Carried
		8 Yeas
		0 Nays
		2 Absent

6. **Staff Presentations** – nil

7. **Planning**

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- 7.1. Report from R. Campbell, Supervisor, Zoning and Sign By-law Services, Building Division, dated October 10, 2019, re: **Site Specific Amendment to the Sign By-Law 399-2002, as amended – 8 Clipper Court – Mandarin Restaurant – Ward 3** (File 26SI)

See Item 5.1

The following motion was considered:

- PDC189-2019 1. That the report from R. Campbell, Supervisor, Zoning and Sign By-law Services, dated October 10, 2019, to the Planning and Development Services Committee Meeting of November 18, 2019, re: **Site Specific Amendment to the Sign By-Law 399-2002, as amended – 8 Clipper Court – Mandarin Restaurant – Ward 3** (File 26SI), 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 R. Campbell, Supervisor, Zoning and Sign By-law Services, Building Division, dated October 4, 2019, re: **Site Specific Amendment to the Sign By-Law 399-2002, as amended – 2490 Sandalwood Parkway – St. Marguerite D'Youville R.C. Church – Ward 9** (File 26SI)

Dealt with under Item 5.1 – Recommendation PDC185-2019

- 7.3. Report from R. Campbell, Supervisor, Zoning and Sign By-law Services, Building Division, dated September 30, 2019, re: **Site Specific Amendment to the Sign By-Law 399-2002, as amended -52 Quarry Edge Drive - Indigo - Ward 1** (File 26SI)

See Item 5.1

The following motion was considered:

- PDC190-2019 1. That the report from R. Campbell, Supervisor, Zoning and Sign By-law Services, dated September 30, 2019, to the Planning and Development Services Committee Meeting of November 18, 2019, re: **Site Specific Amendment to the Sign By-Law 399-2002, as amended – 52 Quarry Edge Drive – Indigo – Ward 1** (File 26SI), be received; and

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2. That the request for a Site Specific amendment to the Sign By-law 399-2002, be **refused**.

Carried

- 7.4. Report from R. Campbell, Supervisor, Zoning and Sign By-law Services, Planning and Development Services, dated November 1, 2019, re: **Site Specific Amendment to the Sign By-Law 399-2002, as amended – 9065 Airport Road Unit 20 – Giant Tiger – Ward 8** (File 26SI)

See Item 5.1

The following motion was considered:

- PDC191-2019
1. That the report from R. Campbell, Supervisor, Zoning and Sign By-law Services, dated November 7, 2019, to the Planning and Development Services Committee Meeting of November 18, 2019, re: **Site Specific Amendment to the Sign By-Law 399-2002, as amended – 9065 Airport Road Unit 20 – Giant Tiger – Ward 8** (File 26SI), 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

- * 7.5. Report from R. Campbell, Supervisor, Zoning and Sign By-law Services, Building Division, dated September 30, 2019, re: **Mural Approval – 8225 Financial Drive – Kelsey's – Ward 6** (File 26SI)

- PDC192-2019
1. That the report from R. Campbell, Supervisor, Zoning and Sign By-law Services, dated September 30, 2019, to the Planning and Development Services Committee Meeting of November 18, 2019, re: **Mural Approval – 8225 Financial Drive – Kelsey's – Ward 6** (File 26SI), be received; and,
 2. That approval be granted for corporate branding murals for their 8225 Financial Drive location provided that the mural images shall not be altered without further Council approval, the maximum height of lettering as specified the By-law is not exceeded, and the combined area of the signage and murals does not exceed the 20% maximum coverage allowable for a wall sign in the Sign By-law 399-2002, as amended.

Carried

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- * 7.6. Report from E. Corazzola, Manager, Zoning and Sign By-law Services, dated October 25, 2019, re: **North Bramalea United Church – Prayer Booth Mural Approval – 363 Howden Boulevard – Ward 7**

- PDC193-2019
1. That the report from E. Corazzola, Manager, Zoning and Sign By-law Services, Planning and Development Services, dated October 25, 2019, to the Planning and Development Committee Meeting of November 18, 2019, re: **North Bramalea United Church – Prayer Booth Mural Approval – 363 Howden Boulevard – Ward 7**, be received; and,
 2. That a mural in the form of a 4-sided decorative building wrap surrounding the temporary building (prayer booth) at 363 Howden Boulevard – North Bramalea Unit Church, including lettering with the phrases “24/7 Prayer” and “For Brampton and Beyond” and including the word “Hope” and reference to the website “unbc.ca”, be approved.

Carried

- 7.7. Report from A. Balram, Strategic Projects Coordinator, Planning and Development Services, dated October 10, 2019, re: **City-Initiated Official Plan Amendment to Remove Shale Protection Policies from North-West Brampton (Heritage Heights) – Ward 6**

Committee consideration of the matter included consensus to amend Clause 2 of the recommendations, to include “in principle,” to read as follows:

“That the City adopt the amendments, in principle, to the Official Plan as outlined in Attachment 2 to the report to favour urban uses and remove shale protection policies in North West Brampton.”

The following motion was considered:

- PDC194-2019
1. That the report from A. Balram, Strategic Projects Coordinator, Planning and Development Services Division, dated October 10, 2019 to the Planning and Development Committee Meeting of November 18, 2019, re: **City-initiated Official Plan Amendment to Remove Shale Protection Policies from North-West Brampton (Heritage Heights) – Ward 6**, be received;
 2. That the City adopt the amendments, in principle, to the Official Plan as outlined in Attachment 2 to the report to favour urban uses and remove shale protection policies in North West Brampton;

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3. That staff be directed to support the Region of Peel in the appeal of ROPA32 before the Local Planning Appeal Tribunal, by consolidating the appeal of ROPA32 with any appeal that may be filed in relation to the Official Plan Amendment proposed to be adopted in Recommendation 2 above, or seeking party status in the pending appeal of ROPA32.

Carried

- * 7.8. Report from A. McNeill, Strategic Leader, Planning and Development Services, dated October 16, 2019, re: **North West Brampton Planning Update – Ward 6**

PDC195-2019 That the report from A. McNeill, Strategic Leader, Planning and Development Services, dated October 16, 2019, to the Planning and Development Committee Meeting of November 18, 2019, re: **North West Brampton Planning Update – Ward 6**, be received.

Carried

- * 7.9. Report from N. Mahmood, Development Planner, Planning and Development Services, dated October 18, 2019, re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision – Korsiak Urban Planning – Mayfield Road Brampton Inc. (to permit single detached dwellings, Natural Heritage System (NHS) and a local park) – South of Mayfield Road, West of McLaughlin Road – Ward 6** (File C03W17.005)

PDC196-2019 1. That the report from N. Mahmood, Development Planner, Planning and Development Services, dated October 18, 2019, to the Planning and Development Committee Meeting of November 18, 2019, re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision – Korsiak Urban Planning – Mayfield Road Brampton Inc. (to permit single detached dwellings, Natural Heritage System (NHS) and a local park) – South of Mayfield Road, West of McLaughlin Road – Ward 6** (File C03W17.005), be received;

2. That the Application to Amend the Zoning By-law and Application for Draft Plan of Subdivision as submitted by Korsiak Urban Planning-Mayfield Road Brampton Inc., Ward 6 (C02W17.005 & 21T-17008B) be approved on the basis that it is consistent with the Provincial Policy Statement, complies with the Growth Plan for the Greater Golden Horseshoe, conforms to The Region of Peel Official Plan

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and the City's Official Plan, and represents good planning for the reasons set out in the Recommendation Report (dated 2018-03-26);

3. That the Zoning By-law amendment attached as Appendix 1 to the report be adopted; and,
4. That Council authorize the Mayor and Clerk to sign a subdivision agreement.

Carried

* 7.10. Report from C. Caruso, Central Area Planner, Planning and Development Services, dated October 25, 2019, re: **Facade Improvement Grant – 35-37 Queen Street West** (File BFIP-2019-0011)

- PDC197-2019
1. That the report from C. Caruso, Central Area Planner, Planning and Development Services, dated October 25, 2019, to the Planning and Development Committee Meeting of November 18, 2019, re: **Facade Improvement Grant – 35-37 Queen Street West** (File BFIP-2019-0011) be received;
 2. That application BFIP-2019-011 be approved for a maximum grant of \$30,000.00 under the Downtown Façade Improvement Program and that notwithstanding Section 2.4.2(d) of the Downtown Brampton Façade Improvement Program, the works eligible for the grant include works that commenced after the receipt of the Façade Improvement Application, but prior to the execution of a Façade Improvement Grant Agreement;
 3. That the approval of the application is subject to the applicant maintaining the rules of the program as set out in the approved Façade Improvement Implementation Guidelines and meeting the following conditions on or before February 7, 2020 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; and,

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4. That the Commissioner of Planning and Development Services Department be authorized to sign the Façade Improvement Program Agreement in relation to the approved project with content satisfactory to the Commissioner of the Planning and Development Services Department, or designate, and in a form approved by the City Solicitor, or designate, and that staff be authorized to take the necessary steps to implement the terms of the agreement.

Carried

8. Minutes

*** 8.1. Minutes – Cycling Advisory Committee – October 15, 2019**

PDC198-2019 That the **Minutes – Cycling Advisory Committee – October 15, 2019** to the Planning and Development Committee Meeting of November 18, 2019, Recommendations CYC016-2019 to CYC027-2019, be approved, as published and circulated.

Carried

The recommendations were approved as follows:

CYC016-2019 That the Agenda for the Cycling Advisory Committee Meeting of October 15, 2019, be approved, as amended as follows:

To add:

- 5.3 Verbal Update by Tammi Jackson, Legislative Coordinator, re: **The Cycling Advisory Committee Meeting Schedule.**
- 5.4 Verbal Update by Regional Councillor Santos, re **Williams Parkway Expansion**
- 5.5 Verbal Update by Regional Councillor Santos, re: **Event on Nov 4, 2019 – 905 Talks Climate Change with David Suzuki**
- 6.3. Verbal Update by Kevin Montgomery, Co-Chair, re: **Greenway Mobility Plan**
- 7.2. Correspondence from David Laing, Chair, Bike Brampton, re: **Bike Path in Brampton West**

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- CYC017-2019 1. That the presentation from Kevin Montgomery, Co-Chair, to the Cycling Advisory Committee Meeting of October 15, 2019, re: **Bike Bike North-East 2019 Conference** be received; and,
2. That every Cycling Advisory Committee meeting opens with the same Land Acknowledgement statement used to open Council meetings; and,
3. That the Cycling Advisory Committee recommends to all citizen-based advisory committees that they too open all meetings with the same Land Acknowledgement statement used to open Council meetings.
- CYC018-2019 That the Verbal Update from Tamara Kwast, Transportation Planner, Transportation Planning, Planning and Development Services, to the Cycling Advisory Committee Meeting of October 15, 2019, re: **Vision2040 1st Anniversary Event Active Transportation in Brampton – What’s Next?** be received.
- CYC019-2019 That the Verbal Update from Kevin Montgomery, Co-Chair, to the Cycling Advisory Committee Meeting of October 15, 2019, re: **Cycling Advisory Committee 2019-2020 Work Plan and Budget** be received.
- CYC020-2019 That the Verbal Update from Tammi Jackson, Legislative Coordinator, City Clerk’s Office, to the Cycling Advisory Committee Meeting of October 15, 2019, re: **The Cycling Advisory Committee Meeting Schedule** be received.
- CYC021-2019 1. That the Verbal Update by Regional Councillor Santos, to the Cycling Advisory Committee Meeting of October 15, 2019, re: **Williams Parkway Expansion** be received; and,
2. That it is the opinion of the Cycling Advisory Committee that Committee of Council endorse the following motion:
- Whereas:
- The 2040 Vision envisions Brampton as a place where safe, sustainable and integrated alternative travel choices to the private vehicle are available and states that a rethink of street design is at the top of the list for improving Brampton; and,

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The transportation priorities outlined in the 2040 Vision are: first walking, then cycling, transit, goods movement, and then shared vehicles and private vehicles; and,

The sections of Williams Parkway – an east-west minor arterial road with a right-of-way width of 36 meters – between McLaughlin Road and Humberwest Parkway were identified for widening to 6 lanes in the City's 2004 and subsequent Transportation Master Plans, to provide additional vehicular capacity in response to projected population and employment growth; and,

The proposed widening to six lanes was revisited in 2018 using updated demographic and traffic forecasts and applying a multimodal analysis approach, and recommended six lane widening with dedicated HOV/transit lanes plus continuous dedicated active transportation facilities on both sides; and,

A noise wall is currently being installed along Williams Parkway as is City practice prior to widening the road to 6 lanes; and,

Current research and evidence from other jurisdictions around the world demonstrates that investing in road expansions for vehicles does not solve congestion, and instead exacerbates the condition by attracting more traffic; and,

The Active Transportation Master Plan was endorsed by this Council and is supported by examples of best practises around the world, where active, non-vehicular travel modes are part of a comprehensive mobility network that facilitates the efficient and effective movement of people in cities; and,

The largest source of greenhouse gas emissions from human activities is from transportation and this Council unanimously passed a motion related to declaring a climate emergency and to achieving a climate change target of an 80 per cent Green House Gas reduction by 2050; and,

Council has voted in favour of adopting the Region of Peel's "Vision Zero" framework; and,

Residents across the city have been very vocal in regard to traffic calming needs;

Therefore, be it resolved that:

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1. Staff review the recommendations to widen sections of Williams Parkway from 4 to 6 lanes, and report back to Council in Q2 2020; and,
2. Staff review include a council workshop to solicit comments on options and opportunities for managing traffic congestion due to growth and for increasing and maximizing people-moving capacity in the Williams Parkway corridor, through travel demand management opportunities, improvements to active transportation (walking, cycling) and transit infrastructure and services, and operational interventions and improvements, in particular at intersections. The review should consider:
 - Impacts on the use of DC funding
 - Consideration of current strategic documents (Growth plan, OP, TMP, impact on existing EA's...)
 - Impacts on surrounding local streets for traffic
 - Impact on the Regional road network and goods movement
 - GHG considerations
 - Work that is done in partnership with the Region, utilities...
 - A review of the current 6 lane road widening projects that are underway and 'meantime' strategies (current EA's, land protection, utility relocation, design progression)
 - Strategy for a robust communication plan
3. The results of the staff review of Williams Parkway road widening be used to inform planning for similar contemplated 6 lane road widenings in the City of Brampton.

CYC022-2019	That the Verbal Update from Regional Councillor Santos, to the Cycling Advisory Committee Meeting of October 15, 2019, re: Event on Nov 4, 2019 – 905 Talks Climate change with David Suzuki be received.
CYC023-2019	That the Discussion at the request of Laura Bowman, Member, to the Cycling Advisory Committee Meeting of October 15, 2019, re: Fletchers Creek SNAP be received.
CYC024-2019	That the Verbal Update from Kevin Montgomery, Co-Chair, to the Cycling Advisory Committee Meeting of October 15, 2019, re: Greenway Mobility Plan be received.

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- CYC025-2019 That the correspondence from Vic Henderson, Brampton Resident, dated August 16, 2019, to the Cycling Advisory Committee Meeting of October 15, 2019, re: **Bike Path in Brampton West** be received.
- CYC026-2019 That the correspondence from David Laing, Chair, Bike Brampton, dated October 9, 2019, to the Cycling Advisory Committee Meeting of October 16, 2019, re: **City Proposes Traffic Calming Measures** be received.
- CYC027-2019 That the Cycling Advisory Committee do now adjourn to meet again on December 17, 2019, at 7:00 p.m.

9. Other/New Business – nil

10. Referred Matters

- 10.1. Report from C. Crozier, Manager, Planning and Development Services, dated October 23, 2019, re: **Residential Driveway Widenings Review and Recommendations (RM 83/2019)** (File G.DX)

Committee consideration included consensus to add the following clause to the recommendations to provide staff with additional time to address details of the proposed program:

“That a by-law be passed to amend the implementing By-law 105-2019, as amended, for the new Driveway Permit program, to further change the date upon which this by-law shall come into force and effect from November 22, 2019, to January 2, 2020.”

The following motion was considered:

- PDC199-2019 1. That the report from C. Crozier, Manager, Planning and Development Services, dated October 23, 2019, to the Planning and Development Committee Meeting of November 18, 2019, re: **Residential Driveway Widenings Review and Recommendations (RM 83/2019)** (File G.DX) be received;
2. That City staff modify the Driveway Permit Program application process to allow for the provision of alternatives to a legal lot survey if one is not available;
3. That City staff undertake a comprehensive education and awareness campaign to heighten public knowledge and understanding of homeowners and contractors, regarding the

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rules and regulations that apply to driveways, driveway widenings and the installation of paved walkways in the front yard;

4. That the standard notice clause related to widening of driveways imposed as a condition of draft approval for new residential subdivisions be revised to make reference to the requirement to obtain a driveway permit;
5. That By-law Enforcement Staff, with respect to driveway widths, continue with suspended enforcement until Spring 2020; and,
6. That the City Clerk provide a public list on the City's website of all Persons that apply for and receive a license under the Business Licensing By-law 332-2013, including all licenses for Driveway Paving Contractors.
7. That a by-law be passed to amend the implementing By-law 105-2019, as amended, for the new Driveway Permit program, to further change the date upon which this by-law shall come into force and effect from November 22, 2019, to January 2, 2020.

Carried

- 10.2. Report from M. Palermo, Policy Planner, Planning and Development Services, dated November 7, 2019, re: **Supportive Housing (Group Home) Review: Interim Control By-Law Considerations**

Dealt with under Item 5.2 – Recommendation PDC187-2019

11. **Deferred Matters** – nil

12. **Notice of Motion** – nil

13. **Correspondence**

- 13.1. Correspondence from Rebecca Altamira, Brampton resident, dated November 17, 2019, re: **23 Hillside Drive – Supportive Housing (Group Home) Review: Interim Control By-Law Considerations**

Dealt with under Item 5.2 – Recommendation PDC187-2019

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14. Councillor Question Period

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

- The City will engage in a fulsome communication campaign with respect to the passing of the Interim Control By-law regarding the review of the City's group home and supportive housing policies
- Recent coverage from various media outlets regarding the City's review of the group home and supportive housing policies will be provided to members

15. Public Question Period – nil

16. Closed Session

- 16.1. Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board.

Dealt with under Item 5.2 – Recommendation PDC186-2019

17. Adjournment

The following motion was considered:

PDC200-2019 That the Planning and Development Committee do now adjourn to meet again on Monday, December 2, 2019, at 7:00 p.m.

Carried

Regional Councillor M. Medeiros (Chair)



Monday, December 2, 2019

Members Present:

Regional Councillor M. Medeiros – Wards 3 and 4 (Chair)
Regional Councillor P. Fortini – Wards 7 and 8 (Vice-Chair)
Regional Councillor P. Vicente – Wards 1 and 5
Regional Councillor R. Santos – Wards 1 and 5
Regional Councillor M. Palleschi – Wards 2 and 6 (after
second recess, returned at 11:27 p.m. – personal)
Regional Councillor G. Dhillon – Wards 9 and 10 (arrived at
7:09 p.m. – personal)
City Councillor D. Whillans – Wards 2 and 6
City Councillor J. Bowman – Wards 3 and 4
City Councillor C. Williams – Wards 7 and 8
City Councillor H. Singh – Wards 9 and 10

Members Absent:

nil

Staff Present:

D. Barrick, Chief Administrative Officer
Planning and Development Services:
R. Forward, Commissioner
R. Conard, Director, Building, and Chief Building Official
A. Parsons, Director, Development Services
B. Bjerke, Director, Policy Planning
E. Corazzola, Manager, Zoning and Sign By-law Services
M. Palermo, Policy Planner
Corporate Services:
J. Zingaro, Deputy City Solicitor
G. D'Andrea, Legal Counsel
City Clerk's Office:
P. Fay, City Clerk
C. Gravlev, Deputy City Clerk
S. Danton, Legislative Coordinator
S. Pacheco, Legislative Coordinator

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The meeting was called to order at 7:00 p.m., recessed at 7:52 p.m., reconvened at 8:09 p.m., Committee recessed again at 11:01 p.m., reconvened at 11:13 p.m., and adjourned at 11:32 p.m.

1. Approval of Agenda

The following motion was considered:

PDC201-2019 That the Agenda for the Planning and Development Committee Meeting of December 2, 2019, be approved as published and circulated.

Carried

Note: Committee agreed to vary the order of the agenda and dealt with Items 7.5 to 7.9 prior to Item 7.4

Note: later in the meeting on a two thirds majority vote, Approval of the Agenda was reopened and the following delegation was added to the Agenda regarding Item 7.4 – **Draft Plan of Subdivision and Application to Amend the Official Plan and the Zoning By-law (to permit townhouse, single-detached, park, natural heritage and stormwater management uses) – Partacc Gate Kennedy Developments Inc. – Glen Schnarr & Associates Inc. – 17 Eddystone Drive – Southwest corner of Kennedy Road and Mayfield Road – Ward 2** (File C01E17.029 & 21T-17014B)

- Ned Ivanovich, Brampton resident

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

5.2. Delegations re. **Draft Plan of Subdivision and Application to Amend the Official Plan and the Zoning By-law (to permit townhouse, single-detached, park, natural heritage and stormwater management uses) – Partacc Gate Kennedy Developments Inc. – Glen Schnarr & Associates Inc. – 17 Eddystone Drive – Southwest corner of Kennedy Road and Mayfield Road – Ward 2** (File C01E17.029 & 21T-17014B):

7. Wayne Parson, Brampton resident
8. Dan Kraszewski, Brampton resident
9. Brian Greck, Brampton resident
10. Angela Greco, Brampton resident
11. Roy Prince, Brampton resident

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12. Mike Glover, Brampton resident
 13. Mark Johnson, Brampton resident
 14. Terri Caron, Brampton resident
 15. David Laing, Brampton resident
 16. Rajvir Ghuman, Brampton resident
 17. Kavika Bourbeau, Brampton resident
 18. Chris Gavaris, Brampton resident
 19. Loraine Regislord, Brampton resident
- 5.3. Delegation from Vneet Farwaha, Brampton resident, **re: City-initiated Zoning By-law Amendment Involving Pigeon Coop Setback**
- 5.4. Delegation from Swarswatti Persaud, Brampton resident, **re: Second Units – City Wide**
- 13.1. Correspondence re: **Draft Plan of Subdivision and Application to Amend the Official Plan and the Zoning By-law (to permit townhouse, single-detached, park, natural heritage and stormwater management uses) – Partacc Gate Kennedy Developments Inc. – Glen Schnarr & Associates Inc. – 17 Eddystone Drive – Southwest corner of Kennedy Road and Mayfield Road – Ward 2** (File C01E17.029 & 21T-17014B):
2. Tiera Sharma, Brampton resident, November 7, 2019, November 9, 2019, November 13, 2019, and November 15, 2019
 3. Ron and Linda Hoekam, Brampton residents, dated November 20, 2019
 4. Mike Glover, Brampton resident, dated November 9, 2019, and November 10, 2019
 5. Herb Goettmann, Brampton resident, dated November 11, 2019
 6. Isabel and Les Morgan, Brampton residents, dated November 11, 2019
 7. Haseeb Khan, Brampton resident, dated November 11, 2019
 8. Fred Mytrunec, Brampton resident, dated November 10, 2019
 9. Mike Dwyer, Brampton resident, dated November 10, 2019, November 14, 2019, and November 17, 2019
 10. Colin Mcausland, Brampton resident, dated November 10, 2019, and November 15, 2019
 11. Mark Johnson, Brampton resident, dated November 10, 2019

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12. Gerald Bolt, Brampton resident, dated November 10, 2019
 13. Chris and Shelley Gavaris, Brampton residents, dated November 10, 2019, November 15, 2019, and November 16, 2019
 14. Linda Longland, Brampton resident, dated November 9, 2019
 15. Tom Stewart, Brampton resident, dated November 9, 2019
 16. Azeez Bacchus, Brampton resident, dated November 8, 2019
 17. Wayne Parson, Brampton resident, dated November 19, 2019
 18. Kavika Bourbeau, Brampton resident, dated November 15, 2019
 19. Om Lakhina, Brampton resident, dated November 14, 2019
 20. Vito D'Alessandro, Brampton resident, dated November 15, 2019
 21. Pav Sharma, Brampton resident, dated November 15, 2019
 22. Ralph and Shirley Nanos, Brampton residents, dated November 28, 2019
- 13.2. Correspondence re: Report from S. Eshesh, Assistant Policy Planner, dated November 8, 2019, re: **City-Initiated Zoning By-law Amendment involving Pigeon Coop Setback Requirements:**
1. Sundeep Gill, Brampton resident, dated November 26, 2019
 2. Manpreet Gill, Brampton resident, dated November 26, 2019
 3. Bachittar Singh, Brampton resident, dated November 26, 2019
 4. Simran Dhanoa, Brampton resident, dated November 26, 2019
 5. Sunny Dhanoa, Brampton resident, dated November 26, 2019
 6. Luka Kapac, CNTU President, dated November 26, 2019
 7. Casey Nazir, Brampton resident, dated November 26, 2019
 8. Jatinder Gidda, Brampton resident, dated November 29, 2019
 9. Suzy Marques, Brampton resident, dated November 30, 2019
 10. Thomas Joseph, Brampton resident, dated December 1, 2019
 11. Marek and Agnieszka Prus, Brampton residents, dated December 1, 2019
 12. Sukhmander Gill, Brampton resident, dated November 27, 2019
 13. Jennifer Botelho, Brampton resident, dated December 2, 2019

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- 13.3. Correspondence from Swarswatti Persaud, Brampton resident, dated December 2, 2019, re: **Item 10.1 – Second Units – City Wide**

Additional Business and Changes related to the Published Agenda
(no vote was required):

- 8.1. **Minutes – Brampton Heritage Board – November 19, 2019**
- The minutes were published on the City's website on December 2, 2019

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.

(7.5, 7.7)

(Items 7.6, 7.8 and 7.9 were removed from consent)

4. Statutory Public Meeting Reports – nil

- 4.1. Report from S. Eshesh, Assistant Policy Planner, Planning and Development Services, dated November 8, 2019, re: **City-Initiated Official Plan Amendment to the Employment Area Policies – All Wards**

A member of the public requested a presentation on this item.

Shahinaz Eshesh, Assistant Policy Planner, Planning and Development Services, presented the technical aspects and next steps of the planning process.

Following the presentation, Sylvia Roberts, Brampton resident, noted her thoughts and opinions with respect to the subject amendment.

The following motion was considered:

- | | |
|-------------|--|
| PDC202-2019 | 1. That the report from S. Eshesh, Assistant Policy Planner, Planning and Development Services, dated November 8, 2019, to the Planning and Development Committee Meeting of December 2, 2019, re: City-Initiated Official Plan |
|-------------|--|

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Amendment to the Employment Land Policies – All Wards, be received;

2. That staff be directed to report back to Planning and Development Committee with the results of the Public Meeting and a staff recommendation; and,
3. That a copy of the report and Council resolution be forwarded to the Region of Peel for information.

Carried

- 4.2. Report from Y. Xiao, Development Planner, Planning and Development Services, dated November 8, 2019, re: **Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision – Candevcon Ltd. – 830460 Ontario Ltd. (to create twelve (12) single detached residential lots) – 150 Don Minaker Drive – East of McVean, North of Ebenezer Road – Ward 8** (File C09E06.008)

Members of the public requested a presentation on this item.

Yin Xiao, Development Planner, Planning and Development Services, presented the technical aspects and next steps of the planning process.

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

Naval Bajaj, Brampton resident, stated that the subject lands are not being maintained.

Jose Honorato, Brampton resident, expressed concern with the potential loss of privacy.

Mr. Kaleem, Brampton resident, noted concerns with the details of an agreement between the golf club and abutting property owners.

Committee consideration of the matter included questions of clarification with respect to the proposed amenity provision and design.

The following motion was considered:

- | | |
|-------------|---|
| PDC203-2019 | 1. That the report from Y. Xiao, Development Planner, Planning and Development Services, dated November 8, 2019, to the Planning and Development Committee Meeting of December 2, 2019, re: |
|-------------|---|

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Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision – Candevcon Ltd. – 830460 Ontario Ltd. (to create twelve (12) single detached residential lots) – 150 Don Minaker Drive – East of McVean, North of Ebenezer Road – Ward 8 (File C09E06.008) 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.

Carried

- 4.3. Report from B. Shah, Development Planner, Planning and Development Services, dated November 13, 2019, re: **Application to Amend the Official Plan, Zoning By-Law and Draft Plan of Subdivision (to develop 27 residential lots, 5 residential reserve blocks and 2 open space blocks) – Heritage Creditview Inc. – Glen Schnarr and Associates Inc. – East Side of Heritage Road, North of Embleton Road – Ward 6 (File OZS-2019-0003)**

No members of the public were present for this item and a presentation was not requested.

The following motion was considered:

- | | |
|-------------|---|
| PDC204-2019 | <ol style="list-style-type: none">1. That the report from B. Shah, Development Planner, Planning and Development Services, dated November 13, 2019, to the Planning and Development Committee Meeting of December 2, 2019, re: Application to Amend the Official Plan, Zoning By-Law and Draft Plan of Subdivision (to develop 27 residential lots, 5 residential reserve blocks and 2 open space blocks) – Heritage Creditview Inc. – Glen Schnarr and Associates Inc. – East Side of Heritage Road, North of Embleton Road – Ward 6 (File OZS-2019-0003) 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 |
|-------------|---|

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circulation of the application and comprehensive evaluation of the proposal.

Carried

- 4.4. Report from C. Caruso, Central Area Planner, Planning and Development Services, dated November 8, 2019, re: **Application to amend the Official Plan and Zoning By-law (to permit a 9-storey apartment building with 144 residential units and ground floor commercial area) – Glen Schnarr & Associates Inc. – 1317675 Ontario Inc. – 25 Kings Cross Road – Southwest corner of Kingscross Road and Kensington Road – Ward 7** (File C04E05.032)

Members of the public requested a presentation on this matter.

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

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

Anthony Siriani, Gagnon Walker Domes Ltd., noted concerns with the subject application.

Bill Dolan, on behalf of his client who owns abutting property, expressed concern and objection to the application.

The following motion was considered:

- PDC205-2019
1. That the report from C. Caruso, Central Area Planner, Planning and Development Services, dated November 8, 2019, to the Planning and Development Committee Meeting of December 2, 2019, re: **Application to amend the Official Plan and Zoning By-law (to permit a 9-storey apartment building with 144 residential units and ground floor commercial area) – Glen Schnarr & Associates Inc. – 1317675 Ontario Inc. – 25 Kings Cross Road – Southwest corner of Kingscross Road and Kensington Road – Ward 7** (File C04E05.032), 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.

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3. That the correspondence from Anthony Siriani, Gagnon Walker Domes Ltd., dated December 2, 2019, to the Planning and Development Committee Meeting of December 2, 2019, re: **Application to amend the Official Plan and Zoning By-law (to permit a 9-storey apartment building with 144 residential units and ground floor commercial area) – Glen Schnarr & Associates Inc. – 1317675 Ontario Inc. – 25 Kings Cross Road – Southwest corner of Kingscross Road and Kensington Road – Ward 7** (File C04E05.032), be received.

Carried

5. Delegations

- 5.1. Possible delegations re: **Site Specific Amendments to the Sign By-law:**
1. 80 Quarry Edge Drive – Walmart – Ward 1
2. 9455 Mississauga Rd – Walmart – Ward 4
3. 30 Coventry Road – Walmart – Ward 8

Note: Notice regarding these items was published on the City's website on November 21, 2019

In response to the Chair's inquiry, it was noted that no members of the public were present to address these items.

See Items 7.1 to 7.3

- 5.2. Delegations re. **Draft Plan of Subdivision and Application to Amend the Official Plan and the Zoning By-law (to permit townhouse, single-detached, park, natural heritage and stormwater management uses) – Partacc Gate Kennedy Developments Inc. – Glen Schnarr & Associates Inc. – 17 Eddystone Drive – Southwest corner of Kennedy Road and Mayfield Road – Ward 2** (File C01E17.029 & 21T-17014B):

The following delegations addressed Committee and expressed their views, suggestions, concerns, and questions with respect to the subject application:

1. Tiera Sharma, Brampton resident
2. Jillian Buntsma, Brampton resident
3. Damien Buntsma, Brampton resident
4. Sunil Saini, Brampton resident
5. Edward Weisz, President of Paradise Developments – Partacc Gate Kennedy Developments Inc.

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6. David Stewart, Principal of Williams & Stewart Associates Limited – Control Architect
7. Wayne Parson, Brampton resident
8. Dan Kraszewski, Brampton resident
9. Brian Greck, Brampton resident
10. Angela Greco, Brampton resident
11. Roy Prince, Brampton resident
12. Mike Glover, Brampton resident
13. Mark Johnson, Brampton resident
14. Terri Caron, Brampton resident
15. David Laing, Brampton resident
16. Rajvir Ghuman, Brampton resident
17. Kavika Bourbeau, Brampton resident
18. Chris Gavaris, Brampton resident
19. Loraine Regislord, Brampton resident
20. Ned Ivanovich, Brampton resident

During consideration of this matter, a Point of Order was raised by Regional Councillor Santos. The Chair granted leave for the Point of Order. Regional Councillor Santos advised members of the public to refrain from passing judgement on the proposed residential dwelling types.

Item 7.4 was brought forward at this time.

Committee consideration of the matter included:

- Design and layout details of the subject application
- Surrounding density and proposed density targets
- Appropriateness of the proposal
- Conformity and impact to the existing neighborhood
- History and revisions of the application
- Sustainability score
- Technical aspects and next steps in the planning process

The following motion was considered:

- PDC206-2019 1. That the following delegations to the Planning and Development Committee Meeting of December 2, 2019, re: **Draft Plan of Subdivision and Application to Amend the Official Plan and the Zoning By-law (to permit townhouse, single-detached, park, natural heritage and stormwater management uses) – Partacc Gate Kennedy Developments Inc. – Glen Schnarr & Associates Inc. – 17 Eddystone Drive – Southwest corner of Kennedy Road and Mayfield Road – Ward 2** (File C01E17.029 & 21T-17014B) be received:
1. Tiere Sharma, Brampton resident

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2. Jillian Buntsma, Brampton resident
 3. Damien Buntsma, Brampton resident
 4. Sunil Saini, Brampton resident
 5. Edward Weisz, President of Paradise Developments – Partacc Gate Kennedy Developments Inc.
 6. David Stewart, Principal of Williams & Stewart Associates Limited – Control Architect
 7. Wayne Parson, Brampton resident
 8. Dan Kraszewski, Brampton resident
 9. Brian Greck, Brampton resident
 10. Angela Greco, Brampton resident
 11. Roy Prince, Brampton resident
 12. Mike Glover, Brampton resident
 13. Mark Johnson, Brampton resident
 14. Terri Caron, Brampton resident
 15. David Laing, Brampton resident
 16. Rajvir Ghuman, Brampton resident
 17. Kavika Bourbeau, Brampton resident
 18. Chris Gavaris, Brampton resident
 19. Loraine Regislord, Brampton resident
 20. Ned Ivanovich, Brampton resident
2. That the following correspondence to the Planning and Development Committee Meeting of December 2, 2019, re: **Draft Plan of Subdivision and Application to Amend the Official Plan and the Zoning By-law (to permit townhouse, single-detached, park, natural heritage and stormwater management uses) – Partacc Gate Kennedy Developments Inc. – Glen Schnarr & Associates Inc. – 17 Eddystone Drive – Southwest corner of Kennedy Road and Mayfield Road – Ward 2** (File C01E17.029 & 21T-17014B) be received:
1. Bing Bai, Brampton resident, dated October 16, 2019
 2. Tiera Sharma, Brampton resident, dated June 18, 2019, November 7, 2019, November 9, 2019, November 13, 2019, and November 15, 2019
 3. Ron and Linda Hoekam, Brampton residents, dated November 20, 2019
 4. Mike Glover, Brampton resident, dated November 9, 2019, and November 10, 2019
 5. Herb Goettmann, Brampton resident, dated November 11, 2019
 6. Isabel and Les Morgan, Brampton residents, dated November 11, 2019
 7. Haseeb Khan, Brampton resident, dated November 11, 2019
 8. Fred Mytrunec, Brampton resident, dated November 10, 2019

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9. Mike Dwyer, Brampton resident, dated November 10, 2019, November 14, 2019, and November 17, 2019
10. Colin Mcausland, Brampton resident, dated November 10, 2019, and November 15, 2019
11. Mark Johnson, Brampton resident, dated November 10, 2019
12. Gerald Bolt, Brampton resident, dated November 10, 2019
13. Chris and Shelley Gavaris, Brampton residents, dated November 10, 2019, November 15, 2019, and November 16, 2019
14. Linda Longland, Brampton resident, dated November 9, 2019
15. Tom Stewart, Brampton resident, dated November 9, 2019
16. Azeez Bacchus, Brampton resident, dated November 8, 2019
17. Wayne Parson, Brampton resident, dated November 19, 2019
18. Kavika Bourbeau, Brampton resident, dated November 15, 2019
19. Om Lakhina, Brampton resident, dated November 14, 2019
20. Vito D'Alessandro, Brampton resident, dated November 15, 2019
21. Pav Sharma, Brampton resident, dated November 15, 2019
22. Ralph and Shirley Nanos, Brampton residents, dated November 28, 2019

Carried

The following motion was considered:

- PDC207-2019
1. That the report from S. Dykstra, Development Planner, Planning and Development Services, dated November 8, 2019, to the Planning and Development Committee Meeting of December 2, 2019, re: **Draft Plan of Subdivision and Application to Amend the Official Plan and the Zoning By-law (to permit townhouse, single-detached, park, natural heritage and stormwater management uses) – Partacc Gate Kennedy Developments Inc. – Glen Schnarr & Associates Inc. – 17 Eddystone Drive – Southwest corner of Kennedy Road and Mayfield Road – Ward 2 (File C01E17.029 & 21T-17014B)**, be received;
 2. That Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivisions applications submitted by Glen Schnarr & Associates Inc. on behalf of Partacc Gate Kennedy Developments Inc., Ward 2, File C01E17.029 and 21T-17014B, be approved, on the basis that they represent good planning, including that they are consistent with the Provincial Policy Statement, conforms to the Growth Plan for the

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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 November 8, 2019;

3. That the amendment to the Snelgrove – Heart Lake Secondary Plan attached as Appendix 10 to the report be adopted;
4. That the amendments to the Zoning By-law, generally in accordance with the attached Appendix 11 to the report be adopted; and,
5. That Council authorize the Mayor and Clerk to sign the subdivision agreement.

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

<u>Yea</u>	<u>Nay</u>	<u>Absent</u>
Singh	Dhillon	nil
Fortini	Williams	
Medeiros	Brown	
Bowman	Palleschi	
Vicente	Whillans	
Santos		
		Carried
		6 Yeas
		5 Nays
		0 Absent

- 5.3. Delegation from Vneet Farwaha, Brampton resident, **re: City-initiated Zoning By-law Amendment Involving Pigeon Coop Setback**

Items 7.8 and 13.2 were brought forward at this time

Committee consideration included consensus to defer the items to the Planning and Development Committee Meeting of January 13, 2020.

The following motion was considered:

- PDC208-2019 1. That the report from S. Eshesh, Assistant Policy Planner, Planning and Development Services, dated November 8, 2019, to the Planning and Development Committee Meeting of December 2, 2109, re: **City-Initiated Zoning By-law**

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Amendment involving Pigeon Coop Setback Requirements be deferred to the Planning and Development Committee Meeting of January 13, 2020.

2. That the delegation from Vneet Farwaha, Brampton resident, to the Planning and Development Committee Meeting of December 2, 2019, **re: City-initiated Zoning By-law Amendment Involving Pigeon Coop Setback be deferred** to the Planning and Development Committee Meeting of January 13, 2020; and,
3. That the following correspondence to the Planning and Development Committee Meeting of December 2, 2019, re: **Report from S. Eshesh, Assistant Policy Planner, dated November 8, 2019, re: City-Initiated Zoning By-law Amendment involving Pigeon Coop Setback Requirements be deferred** to the Planning and Development Committee Meeting of January 13, 2020:
 1. Sundeep Gill, Brampton resident, dated November 26, 2019
 2. Manpreet Gill, Brampton resident, dated November 26, 2019
 3. Bachittar Singh, Brampton resident, dated November 26, 2019
 4. Simran Dhanoa, Brampton resident, dated November 26, 2019
 5. Sunny Dhanoa, Brampton resident, dated November 26, 2019
 6. Luka Kapac, CNTU President, dated November 26, 2019
 7. Casey Nazir, Brampton resident, dated November 26, 2019
 8. Jatinder Gidda, Brampton resident, dated November 29, 2019
 9. Suzy Marques, Brampton resident, dated November 30, 2019
 10. Thomas Joseph, Brampton resident, dated December 1, 2019
 11. Marek and Agnieszka Prus, Brampton residents, dated December 1, 2019
 12. Sukhmander Gill, Brampton resident, dated November 27, 2019
 13. Jennifer Botelho, Brampton resident, dated December 2, 2019

Carried

- 5.4. Delegation from Swarswatti Persaud, Brampton resident, re: **Second Units – City Wide**

Swarswatti Persaud, Brampton resident, requested permission to renovate her basement to meet the second unit safety requirements, without the provision of an additional parking space. Ms. Persaud noted that her basement will not be a rental unit.

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Sylvia Roberts, Brampton resident, provided thoughts and opinions with respect to parking strategies and transit as it relates to second units.

Items 10.1 and 13.1 were brought forward at this time.

In response to questions from Committee, staff noted that there are safety measures in accordance with the Building Code, which Ms. Persaud may pursue. All applications for second unit dwellings are evaluated based on merit and conformity with governing requirements.

The following motion was considered:

- PDC209-2019
1. That the Report from B. Bjerke, Director, Policy Planning, Planning and Development Services, dated September 11, 2019, to the Planning and Development Committee Meeting of December 2, 2019, re: **Second Units – City-Wide** (RM 100/2019) be received;
 2. That staff be directed to hold a statutory public meeting with respect to a proposed amendment to the Zoning By-law to reduce or eliminate the parking requirement associated with the creation of a two-unit dwelling;
 3. That staff report back to the Planning and Development Committee with the results of the public meeting and recommendations with respect to a preferred option for reduction of parking requirements for two-unit dwellings;
 4. That staff be directed to undertake a Comprehensive Municipal Parking Strategy to identify potential actions, programs and strategies beyond the Zoning By-law to comprehensively address parking;
 5. That the delegation from Swarswatti Persaud, Brampton resident, to the Planning and Development Committee Meeting of December 2, 2019, re: **Second Units – City Wide** be received; and,
 6. That the correspondence from Swarswatti Persaud, Brampton resident, dated December 2, 2019, re: **Second Units – City Wide** be received.

Carried

6. Staff Presentations – nil

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7. Planning

- 7.1. Report from R. Campbell, Supervisor, Zoning and Sign By-law Services, Building Division, dated November 12, 2019, re: **Site Specific Amendment to the Sign By-Law 399-2002, as amended – 80 Quarry Edge Drive – Walmart – Ward 1** (File 26SI)

Note: notice regarding this matter was published on the City's website on November 21, 2019

See Item 5.1

The following motion was considered:

- PDC210-2019 1. That the report from R. Campbell, Supervisor, Zoning and Sign By-law Services, dated November 7, 2019, to the Planning and Development Services Committee Meeting of December 2, 2019, re: **Site Specific Amendment to the Sign By-Law 399-2002, as amended – 80 Quarry Edge Drive – Walmart – Ward 1** (File 26SI) 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 R. Campbell, Supervisor, Zoning and Sign By-law Services, Building Division, dated November 12, 2019, re: **Site Specific Amendment to the Sign By-Law 399-2002, as amended – 9455 Mississauga Road – Walmart – Ward 4** (File 26SI)

Note: notice regarding this matter was published on the City's website on November 21, 2019

See Item 5.1

The following motion was considered:

- PDC211-2019 1. That the report from R. Campbell, Supervisor, Zoning and Sign By-law Services, dated November 7, 2019, to the Planning and Development Services Committee Meeting of December 2, 2019, re: **Site Specific Amendment to the Sign By-Law 399-2002, as amended – 9455 Mississauga Road – Walmart – Ward 4** (File 26SI) be received; and

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2. That a by-law be passed to amend Sign By-law 399-2002, as amended, to permit the proposed site-specific amendment.

Carried

- 7.3. Report from R. Campbell, Supervisor, Zoning and Sign By-law Services, Building Division, dated November 12, 2019, re: **Site Specific Amendment to the Sign By-Law 399-2002, as amended – 30 Coventry Road – Walmart – Ward 8** (File 26SI)

Note: notice regarding this item was published on the City's website on November 21, 2019

See Item 5.1

The following motion was considered:

- | | |
|-------------|--|
| PDC212-2019 | <ol style="list-style-type: none">1. That the report from R. Campbell, Supervisor, Zoning and Sign By-law Services, dated November 7, 2019, to the Planning and Development Services Committee Meeting of December 2, 2019, re Site Specific Amendment to the Sign By-Law 399-2002, as amended – 30 Coventry Road – Walmart – Ward 8 (File 26SI) be received; and2. That a by-law be passed to amend Sign By-law 399-2002, as amended, to permit the proposed site-specific amendment. |
|-------------|--|

Carried

- 7.4. Report from S. Dykstra, Development Planner, Planning and Development Services, dated October 11, 2019, re: **Draft Plan of Subdivision and Application to Amend the Official Plan and the Zoning By-law (to permit townhouse, single-detached, park, natural heritage and stormwater management uses) – Partacc Gate Kennedy Developments Inc. – Glen Schnarr & Associates Inc. – 17 Eddystone Drive – Southwest corner of Kennedy Road and Mayfield Road – Ward 2** (File C01E17.029 & 21T-17014B)

Dealt with under Item 5.2 – Recommendation PDC207-2019

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- * 7.5. Report from A. Parsons, Director, Development Planning, Planning and Development Services, dated October 28, 2019, re: **Application to Amend the Official Plan and Zoning By-law (to permit the development of two residential lots) – Unique Builders Inc. – Glen Schnarr & Associates Inc. – 10612 Goreway Drive – West of Goreway Drive, North of the temporary Nelly Court cul-de-sac – Ward 10** (File C07E14.012)

- PDC213-2019
1. That the report from A. Parsons, Director, Development Planning, Planning and Development Services, dated October 28, 2019, re: **Application to Amend the Official Plan and Zoning By-law (to permit the development of two residential lots) – Unique Builders Inc. – Glen Schnarr & Associates Inc. – 10612 Goreway Drive – West of Goreway Drive, North of the temporary Nelly Court cul-de-sac – Ward 10** (File C07E14.012) be received;
 2. That the Official Plan Amendment and Zoning By-law Amendment applications submitted by Glen Schnarr & Associates Inc. on behalf of Unique Builders Inc., Ward: 10, File: C07E14.012, be approved, on the basis that they represent good planning, including that they are 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 October 28, 2019;
 3. That the amendment to the Official Plan, attached as Appendix 10 to the report be adopted; and,
 4. That the amendments to the Zoning By-law, attached as Appendix 11 to the report be adopted.

Carried

- 7.6. Report from N. Chadda, Development Planner, Planning and Development Services, dated November 5, 2019, re: **Request for Exemption from Section 22(2.1.1) of the Planning Act to Facilitate Making an Application to Amend the Secondary Plan Area 3: Bramalea (to permit the development of a seven (7) storey residential apartment building) – Gagnon Walker Domes Ltd. – Crown-Jewel Corp. – 80 Bramalea Road – Ward 7** (File PRE19.033)

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In response to questions from Committee, staff noted that an Interim Control By-law, in effect in the surrounding area, does not apply to the subject lands; and that if granted, the application will go through the normal planning process.

The following motion was considered:

- PDC214-2019
1. That the report from N. Chadda, Development Planner, Planning and Development Services, dated November 5, 2019, re: **Request for Exemption from Section 22(2.1.1) of the Planning Act to Facilitate Making an Application to Amend the Secondary Plan Area 3: Bramalea (to permit the development of a seven (7) storey residential apartment building) – Gagnon Walker Domes Ltd. – Crown-Jewel Corp. – 80 Bramalea Road – Ward 7** (File PRE19.033), be received; and,
 2. That the application by GAGNON WALKER DOMES LTD - CROWN-JEWEL CORPORATION, PRE19.033, be exempt from Section 22(2.1.1) of the *Planning Act*, as it does not undermine or frustrate the intent of the recently approved Bramalea Secondary Plan (SPA3).

Carried

- * 7.7. Report from B. Shah, Development Planner, Planning and Development Services, dated November 13, 2019, re: **Application to Amend the Zoning By-law (to lift a Holding Zone to allow for a development of 15 townhouse dwellings) – Brar, Gurdurshan – Candevcon Ltd. – 10764 Bramalea Road – Ward 9** (File OZS-2019-0008)

- PDC215-2019
1. That the report from B. Shah, Development Planner, Planning and Development Services, dated November 13, 2019, to the December 2, 2019, Planning and Development Committee Meeting, re: **Application to Amend the Zoning By-law (to lift a Holding Zone to allow for a development of 15 townhouse dwellings) – Brar, Gurdurshan – Candevcon Ltd – 10764 Bramalea Road – Ward 9** (File OZS-2019-0008) be received; and,
 2. That a by-law be passed to amend the Comprehensive Zoning By-law 270-2004, as amended, attached to the report as Appendix 3.

Carried

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- 7.8. Report from S. Eshesh, Assistant Policy Planner, dated November 8, 2019, re: **City-Initiated Zoning By-law Amendment involving Pigeon Coop Setback Requirements**

Dealt with under Item 5.3 – Recommendation PDC208-2019

- 7.9. Report from R. Conard, Chief Building Official, Director, Building Division, dated November 8, 2019, re: **Second Unit Registration Process**

In response to questions from Committee, staff noted that technology to streamline the second unit permit process is being investigated; and an inspection may not be required if the owner can provide a valid record of inspection.

The following motion was considered:

- PDC216-2019 That the report from R. Conard, Chief Building Official, Director, Building Division, dated November 8, 2019, to the Planning and Development Meeting of December 2, 2019, re: **Second Unit Registration Process**, be received.

Carried

8. Minutes

8.1. Minutes – Brampton Heritage Board – November 19, 2019

- PDC217-2019 That the **Minutes – Brampton Heritage Board – November 19, 2019** to the Planning and Development Committee Meeting of December 2, 2019, Recommendations HB069-2019 to HB076-2019 be approved as published and circulated.

Carried

The recommendations were approved as follows:

- HB069-2019 That the agenda for the Brampton Heritage Board Meeting of November 19, 2019 be approved as amended, as follows:

To add:

- 10.4. Discussion Item at the Request of Regional Councillor Vicente, re: **172 Church Street East – Ward 1;**

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- 10.5. Verbal Advisory from the City Clerk's Office, re: **Resignation from Membership on the Brampton Heritage Board – Judy Wilde**; and,
- 10.6. Discussion Item at the Request of Steve Collie, Board Member, re: **Brampton Heritage Board's Annual "Highlight on Heritage" Event.**

HB070-2019 That the **Minutes of the Heritage Resources Sub-Committee Meeting of October 10, 2019**, to the Brampton Heritage Board Meeting of November 19, 2019, be received.

- HB071-2019 1. That the report from Antonietta Minichillo, Manager, Community Innovation and Resilience, Planning and Development Services, to the Brampton Heritage Board Meeting of November 19, 2019, re: **Amendment to the Conditions for Alteration of a Designated Heritage Property – 160 Salvation Road – Ward 6** (File HE.x)., be received; and,
2. That condition 2.c.ii. of the recommendation HB064-2019 from the Brampton Heritage Board Meeting of October 15, 2019 approved by the Planning and Development Committee on October 21, 2019 under recommendation PDC170-2019 and by the Council of The Corporation of the City of Brampton on October 23, 2019, pursuant to Resolution C400-2019 no longer be required as a condition to approve the Heritage Permit Application for the alterations of the designated heritage property at 160 Salvation Road received on August 28, 2019 and October 4, 2019 in accordance with section 33 of the *Ontario Heritage Act*.

- HB072-2019 1. That the report Pascal Doucet, Heritage Planner, Planning and Development Services, dated November 12, 2019, to the Brampton Heritage Board Meeting of November 19, 2019, re: **Heritage Permit Application – Demolition of Existing Buildings and Construction of a New Building in the Village of Churchville Heritage Conservation District – 1183 Martin's Boulevard – Ward 6** (File H.Ex), be received;
2. That the Heritage Permit Application for the demolition of existing buildings, construction of a new building and alterations of the heritage property at 1183 Martin's Boulevard be approved in accordance with section 42 of the

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Ontario Heritage Act (the “Act”) and subject to the following terms and conditions:

- a. That the demolition of existing buildings, construction of a new detached house with an attached garage and alterations to the heritage property at 1183 Martin’s Boulevard be carried out substantially in accordance with the Site Plan Drawing and Elevation Drawings prepared by Cantam Group Ltd., dated September 18, 2019 and November 7, 2019, date-revised November 13, 2019 and November 14, 2019, on file with the Policy Planning Division of the Planning and Development Services Department and attached hereto as appendix C, with the exception of the garage massing between the garage doors and the soffit, the amount of stucco on the exterior walls, the window proportions and locations on the front elevation, the design of the front entrance door and the driveway configuration;
- b. That the impact of the garage massing above the garage doors be mitigated by covering the gable of the garage with wood or fiber cement shingle siding or wood or fiber cement board and batten siding and by a providing a window scaled to the dwelling between the garage doors and the soffit;
- c. That the amount of stucco be reduced on the exterior walls by incorporating other high quality materials such as brick and/or wood or fiber cement board and batten siding to the satisfaction of heritage planning staff and urban design staff;
- d. That the proportions of the upper window above the front porch be revised to reflect the vertical taller than wide rectangular dimensions in accordance with section 5.5.4 of the Village of Churchville Heritage Conservation District Plan;
- e. That the owner/applicant work with heritage planning staff to reconfigure the proportions of the windows on the west gable of the front elevation and the driveway leading to the attached garage;

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- f. That all windows on the front and side elevations be sash windows with true divided lites (TDL) or simulated divides lites (SDL);
- g. That the final design of the front entrance door be compatible with the prevalent style of entrance doors found on the other front elevations of dwelling on Martin's Boulevard to the satisfaction of heritage planning staff;
- h. That any gas and hydro services meters and utilities not be visible from Martin's Boulevard;
- i. That prior to the issuance of any permit for the alteration of the heritage property or for the construction of any building or structure for all or any part of the property at 1183 Martin's Boulevard, including a heritage permit or a building permit, the owner shall:
 - i. Provide full building permit drawings including a final Site Plan, a final Landscape Plan, floor plans and final elevation drawings;
 - ii. Illustrate to scale on the building permit drawings the location and appearance of the gutters, rainwater leaders and gas and hydro services;
 - iii. Provide final elevation drawings stamped and approved by Urban Design staff in accordance with the Architectural Control Review process; and
 - iv. Provide archaeological assessment(s) and associated letter(s) of acceptance from the Ministry of Tourism, Culture and Sport (MTCS) for the whole property confirming that the property has met all archaeological licencing and conservation requirements in accordance with the *Ontario Heritage Act* and the Standards and Guidelines for Consultant Archaeologists; and
- j. That the Owner notifies heritage planning staff from Policy Planning the Planning & Development Services Department within thirty (30) days of completion of the construction of the new detached house; and

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3. That heritage planning staff from Policy Planning in the Planning and Development Department be directed and authorized to inspect the property at 1183 Martin's Boulevard upon completion of the construction of the new detached house and at least once within six (6) months from the date of council approving the work referenced herein in Recommendation 2.a. for the demolition of existing buildings, construction of a new building and alterations to the heritage property.

HB073-2019

1. That the report from Cassandra Jasinski, Heritage Planner, Planning and Development Services, dated November 7, 2019, re: **Heritage Permit Application – Interior Renovation and Addition to the Doherty-Fitzpatrick House – Ward 10** (File HE.x).report from Cassandra Jasinski, Heritage Planner, Planning and Development Services, dated November 7, 2019, to the Brampton Heritage Board Meeting of November 19, 2019, re: **Heritage Permit Application – Interior Renovation and Addition to the Doherty-Fitzpatrick House – Ward 10 (HE.x 10100 The Gore Road)**, be received; and
2. That the Heritage Permit application be approved, subject to the following terms and conditions:
 - a. That prior to the issuance of the Building Permit, the final drawings for the project be circulated to City of Brampton Heritage staff for review and approval;
 - b. That the final specifications for exterior cladding, windows, and roofing of the addition, and new wood trim and interior wood doors inside the Doherty-Fitzpatrick House be to the satisfaction of City of Brampton Heritage staff;
 - c. That where replacement is required of any wood elements, this be documented to the satisfaction of City of Brampton Heritage staff;
 - d. That City of Brampton Heritage staff be notified prior to the commencement of any work that is not identified as part of the Heritage Permit Application to obtain approval under Section 33 of the *Ontario Heritage Act*, for review and documentation; and,

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- e. That the work be carried out substantially in accordance with the heritage permit application and the drawings prepared by +VG Architects dated November 4, 2019.

- HB074-2019 That the verbal advisory from the City Clerk's Office, to the Brampton Heritage Board Meeting of November 19, 2019, re: **Resignation from Membership on the Brampton Heritage Board – Judy Wilde**, be received;
- That Ms. Wilde's resignation be accepted with regret; and,
- That Ms. Wilde be thanked for her participation during her time as a Member of the Brampton Heritage Board.
- HB075-2019 That the Brampton Heritage Board organize and participate in the Board's Annual **"Highlight on Heritage"** Event during the current Term of Council (2018-2022).
- HB076-2019 1. That the Brampton Heritage Board Meeting of December 17, 2019 be cancelled; and,
2. That the Brampton Heritage Board do now adjourn to meet again on Tuesday, January 21, 2020 at 7:00 p.m. or at the call of the Chair.

8.2. Minutes – Age-Friendly Brampton Advisory Committee – November 19, 2019

- PDC218-2019 That the **Minutes – Age-Friendly Brampton Advisory Committee – November 19, 2019** to the Planning and Development Committee Meeting of December 2, 2019, Recommendations AFC027-2019 to AFC031-2019 be approved as published and circulated.

Carried

The recommendations were approved as follows:

- AFC027-2019 That the agenda for the Age-Friendly Brampton Advisory Committee Meeting of November 19, 2019, be approved, as published and circulated.
- AFC028-2019 That the presentation by Tristan Costa, Planner, Community Innovation & Resilience, Planning and Development Services, to the Age-Friendly Brampton Advisory Committee Meeting of

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November 19, 2019, re: **Nurturing Neighbourhoods Program** be received.

AFC029-2019 That the presentation by Daniella Balasal, Policy Planner, Planning and Development Services, to the Age-Friendly Brampton Advisory Committee Meeting of November 19, 2019, re: **City of Brampton's Affordable Housing Strategy** be received.

AFC030-2019 That the update from Daniella Balasal, Policy Planner, Planning and Development Services, to the Age-Friendly Brampton Advisory Committee Meeting of November 19, 2019, re:

- **CARP Seniors Fair**
- **Age-Friendly Directory**
- **Implementation & Corporate Reporting**
- **Youth Symposium**, be received.

AFC031-2019 That the Age-Friendly Brampton Advisory Committee do now adjourn to meet again on Tuesday, January 21, 2020 at 7:00 p.m.

9. **Other/New Business** – nil

10. **Referred Matters**

10.1. Report from B. Bjerke, Director, Policy Planning, Planning and Development Services, dated September 11, 2019, re: **Second Units – City-Wide** (RM 100/2019)

Dealt with under Item 5.4 – Recommendation PDC209-2019

11. **Deferred Matters**

12. **Notice of Motion**

13. **Correspondence**

13.1. Correspondence re: **Draft Plan of Subdivision and Application to Amend the Official Plan and the Zoning By-law (to permit townhouse, single-detached, park, natural heritage and stormwater management uses) – Partacc Gate Kennedy Developments Inc. – Glen Schnarr & Associates Inc. – 17 Eddystone Drive – Southwest corner of Kennedy Road and Mayfield Road – Ward 2** (File C01E17.029 & 21T-17014B):

1. **Bing Bai, Brampton resident, dated October 16, 2019**

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2. Tiere Sharma, Brampton resident, dated June 18, 2019, November 7, 2019, November 9, 2019, November 13, 2019, and November 15, 2019
3. Ron and Linda Hoekam, Brampton residents, dated November 20, 2019
4. Mike Glover, Brampton resident, dated November 9, 2019, and November 10, 2019
5. Herb Goettmann, Brampton resident, dated November 11, 2019
6. Isabel and Les Morgan, Brampton residents, dated November 11, 2019
7. Haseeb Khan, Brampton resident, dated November 11, 2019
8. Fred Mytrunec, Brampton resident, dated November 10, 2019
9. Mike Dwyer, Brampton resident, dated November 10, 2019, November 14, 2019, and November 17, 2019
10. Colin Mcausland, Brampton resident, dated November 10, 2019, and November 15, 2019
11. Mark Johnson, Brampton resident, dated November 10, 2019
12. Gerald Bolt, Brampton resident, dated November 10, 2019
13. Chris and Shelley Gavaris, Brampton residents, dated November 10, 2019, November 15, 2019, and November 16, 2019
14. Linda Longland, Brampton resident, dated November 9, 2019
15. Tom Stewart, Brampton resident, dated November 9, 2019
16. Azeez Bacchus, Brampton resident, dated November 8, 2019
17. Wayne Parson, Brampton resident, dated November 19, 2019
18. Kavika Bourbeau, Brampton resident, dated November 15, 2019
19. Om Lakhina, Brampton resident, dated November 14, 2019
20. Vito D'Alessandro, Brampton resident, dated November 15, 2019
21. Pav Sharma, Brampton resident, dated November 15, 2019
22. Ralph and Shirley Nanos, Brampton residents, dated November 28, 2019

Dealt with under Item 5.2 – Recommendation PDC206-2019

- 13.2. Correspondence re: Report from S. Eshesh, Assistant Policy Planner, dated November 8, 2019, re: **City-Initiated Zoning By-law Amendment involving Pigeon Coop Setback Requirements:**
1. Sundeep Gill, Brampton resident, dated November 26, 2019
 2. Manpreet Gill, Brampton resident, dated November 26, 2019
 3. Bachittar Singh, Brampton resident, dated November 26, 2019
 4. Simran Dhanoa, Brampton resident, dated November 26, 2019
 5. Sunny Dhanoa, Brampton resident, dated November 26, 2019
 6. Luka Kapac, CNTU President, dated November 26, 2019
 7. Casey Nazir, Brampton resident, dated November 26, 2019
 8. Jatinder Gidda, Brampton resident, dated November 29, 2019
 9. Suzy Marques, Brampton resident, dated November 30, 2019
 10. Thomas Joseph, Brampton resident, dated December 1, 2019
 11. Marek and Agnieszka Prus, Brampton residents, dated December 1, 2019

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12. Sukhmander Gill, Brampton resident, dated November 27, 2019

13. Jennifer Botelho, Brampton resident, dated December 2, 2019

Dealt with under Item 5.2 – Recommendation PDC208-2019

- 13.3. Correspondence from Swarswatti Persaud, Brampton resident, dated December 2, 2019, re: **Second Units – City Wide**

Dealt with under Item 5.4 – Recommendation PDC209-2019

14. **Councillor Question Period** – nil

15. **Public Question Period** – nil

16. **Closed Session** – nil

17. **Adjournment**

PDC219-2019 That the Planning and Development Committee do now adjourn to meet again on Monday, January 13, 2020, at 7:00 p.m.

Carried

Regional Councillor M. Medeiros (Chair)