



Monday, January 13, 2020

Members Present:

Regional Councillor M. Medeiros – Wards 3 and 4 (Chair)
(Left Meeting at 8:29 p.m., returned at 8:35 p.m. – personal)
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 (left at 8:56
p.m. – personal)
City Councillor D. Whillans – Wards 2 and 6
City Councillor J. Bowman – Wards 3 and 4 (Chaired
Meeting from 8:29 p.m. to 8:35 p.m.)
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:
A. Parsons, Director, Development Services
B. Bjerke, Director, Policy Planning
E. Corazzola, Manager, Zoning and Sign By-law Services
D. VanderBerg, Manager, Development Services
Y. Yeung, Manager, Urban Design
C. Caruso, Central Area Planner
Corporate Services:
A. Wilson-Peebles, Legal Counsel
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 9:29 p.m.

1. Approval of Agenda

The following motion was considered:

PDC001-2020 That the Agenda for the Planning and Development Committee Meeting of January 13, 2020, be approved as published and circulated.

Carried

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 10.1 – **Pigeon Coop Setback Requirements:**

- Jermaine Chambers, 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):

5.1. Delegations re: **Pigeon Coop Setback Requirements:**

2. Agnieszka Prus, Brampton resident
3. Harpreet Grewal, Brampton resident and member of Flying Tippler Club of North America
4. Karandeep Kambo, Brampton resident and member of Flying Tippler Club of North America

13.2. Correspondence re: **Pigeon Coop Setback Requirements:**

1. Maria Noel Arbelo, Brampton resident, dated January 12, 2020
2. Sybil Coelho, Brampton resident, dated January 12, 2020
3. Natalie Jaikaran, Brampton resident, dated January 12, 2020
4. Jackie Stone, Brampton resident, dated January 13, 2020
5. Simone Chin, Brampton resident, dated January 13, 2020
6. Delroba Jalali, Brampton resident, dated January 13, 2020
7. Ryan Coelho, Brampton resident, dated January 13, 2020
8. Jatinder Gidda, Brampton resident, dated January 13, 2020

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.

(8.1)

(13.1 was removed from consent)

4. Statutory Public Meeting Reports

- 4.1. Staff report re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision (to permit a mixed-use development) – SvN Architects + Planners – RioCan Management Inc. – 499 Main Street South – North of Steeles Avenue, West of Main Street South – Ward 3** (File OZS-2019-009)

Members of the public requested a presentation on this item.

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

Shonda Wang, SVN Architects + Planners and Anna Madeira, Quadrangle Architects, presented details of the design and massing of the subject proposal.

Following the presentation, the following members of the public addressed Committee and expressed their views, suggestions, concerns and questions with respect to the subject application:

- Sylvia Roberts, Brampton resident
- Kim Thomson, Brampton resident
- Jeff Thomson, Brampton resident

Staff noted at that all supporting documents in relation to the application are available for viewing on the City's website.

The following motion was considered:

- | | |
|-------------|---|
| PDC002-2020 | <ol style="list-style-type: none">1. That the staff report titled: Application to Amend the Zoning By-law / Draft Plan of Subdivision, SvN Architects + Planners – RioCan Management Inc., 499 Main Street South, Ward 3 (I 139/2019 and File OZS-2019-0009), to the Planning and Development Committee Meeting of January 13, 2020, 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 |
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recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Carried

5. Delegations

5.1. Delegations re: **Pigeon Coop Setback Requirements**

1. Vneet Farwaha, Brampton resident
2. Agnieszka Prus, Brampton resident
3. Harpreet Grewal, Brampton resident and Club Member of the Flying Tippler Club of North America
4. Karandeep Kambo, Brampton resident and Club Member of the Flying Tippler Club of North America

See Items 10.1 and 13.2

Note: 5.1-1referred to this meeting pursuant to Clause 2 of Recommendation PDC208-2019, as follows:

- | | |
|-------------|---|
| PDC208-2019 | 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; |
|-------------|---|

The following delegations expressed their views, concerns, and suggestions with respect to the subject matter:

1. Vneet Farwaha, Brampton resident
2. Agnieszka Prus, Brampton resident
3. Harpreet Grewal, Brampton resident and Club Member of the Flying Tippler Club of North America
4. Karandeep Kambo, Brampton resident and Club Member of the Flying Tippler Club of North America
5. Jermaine Chambers, Brampton resident

Items 10.1 and 13.2 were brought forward at this time.

The following motion was introduced:

1. **THAT** the report from Shahinaz Eshesh, Assistant Policy Planner, Planning and Development Services, dated November 8, 2019, to the Planning and Development

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Committee Meeting of December 2, 2019 entitled, re:
Recommendation Report City-Initiated Zoning By-law
Amendment involving Pigeon Coop Setback
Requirements – All Wards, be received;

2. **THAT** the City-Initiated Zoning By-law, set out in Appendix 2, be approved, subject to an amendment to establish a set back to any other dwelling unit, school, or any building used for residential, institutional or commercial purpose, **of 20 feet** except where such dwelling or building is occupied exclusively by the property owner or keeper of the pigeons and other persons residing in the same dwelling unit, on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, conforms to the A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019), the Region of Peel Official Plan and the City's Official Plan for the reasons set out in this Report; and
3. **THAT** the amendment to the Zoning By-law, set out in Appendix 2, be enacted subject to the amendment to establish a set back to any other dwelling unit, school, or any building used for residential, institutional or commercial purpose, **of 20 feet** except where such dwelling or building is occupied exclusively by the property owner or keeper of the pigeons and other persons residing in the same dwelling unit.

Committee consideration of the matter included questions of clarification with respect to pigeon coop licensing, and by-law restrictions and enforcement.

The following motion was considered:

- PDC003-2020 1. That the following delegations to the Planning and Development Committee Meeting of January 13, 2020, re: **Pigeon Coop Setback Requirements** be received:
1. Vneet Farwaha, Brampton resident
 2. Agnieszka Prus, Brampton resident
 3. Harpreet Grewal, Brampton resident and Club Member of the Flying Tippler Club of North America
 4. Karandeep Kambo, Brampton resident and Club Member of the Flying Tippler Club of North America
 5. Jermaine Chambers, Brampton resident

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2. 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 January 13, 2020, re: **City-Initiated Zoning By-law Amendment involving Pigeon Coop Setback Requirements – All Wards**, be received;
3. That the City-Initiated Zoning By-law, set out in Appendix 2, be approved, subject to an amendment to establish a set-back to any other dwelling unit, school, or any building used for residential, institutional or commercial purpose, of 20 feet except where such dwelling or building is occupied exclusively by the property owner or keeper of the pigeons and other persons residing in the same dwelling unit, on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, conforms to the A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019), the Region of Peel Official Plan and the City's Official Plan for the reasons set out in this Report; and
4. That the amendment to the Zoning By-law, set out in Appendix 2, be enacted subject to the amendment to establish a set-back to any other dwelling unit, school, or any building used for residential, institutional or commercial purpose, of 20 feet except where such dwelling or building is occupied exclusively by the property owner or keeper of the pigeons and other persons residing in the same dwelling unit.
5. That the following correspondence to the Planning and Development Committee Meeting of January 13, 2020, re: **City-Initiated Zoning By-law Amendment involving Pigeon Coop Setback Requirements** be received:
 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
 14. Maria Noel Arbelo, Brampton resident, dated January 12, 2020
 15. Sybil Coelho, Brampton resident, dated January 12, 2020

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- 16. Natalie Jaikaran, Brampton resident, dated January 12, 2020
- 17. Jackie Stone, Brampton resident, dated January 13, 2020
- 18. Simone Chin, Brampton resident, dated January 13, 2020
- 19. Delroba Jalali, Brampton resident, dated January 13, 2020
- 20. Ryan Coelho, Brampton resident, dated January 13, 2020
- 21. Jatinder Gidda, Brampton resident, dated January 13, 2020

Carried

5.2. Delegation from Sylvia Roberts, Brampton resident, re: **Master Plans and Development Review Timelines**

Sylvia Roberts, Brampton resident, expressed thoughts, opinions and suggestions with respect to the City's various Master Plans and development review timelines.

Staff noted that a comprehensive review of many Master Plans is currently underway, and that recommendations will be brought to Committee throughout the process. Information regarding the reviews is available on the City's website.

The following motion was considered:

- PDC004-2020 That the delegation from Sylvia Roberts, Brampton resident, to the Planning and Development Committee Meeting of January 13, 2020, re: **Master Plans and Development Review Timelines** be received.

Carried

5.3. Delegation from Kevin Montgomery and Stephen Laidlaw, Co-Chairs, Cycling Advisory Committee, re: **2019 Report – Looking Ahead into 2020**

Kevin Montgomery and Stephen Laidlaw, Co-Chairs, Cycling Advisory Committee, presented an overview of the Committee's 2019 accomplishments and highlighted upcoming events and initiatives.

Committee expressed gratitude and appreciation for the Cycling Advisory Committee's hard work and dedication.

The following motion was considered:

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PDC005-2020 That the delegation from Kevin Montgomery and Stephen Laidlaw, Co-Chairs, Cycling Advisory Committee, to the Planning and Development Committee Meeting of January 13, 2020, re: **2019 Report – Looking Ahead into 2020** be received.

Carried

6. Staff Presentations

6.1. Presentation by Yvonne Yeung, Manager, Urban Design, Planning and Development Services, re: **Queen Street East Community Planning Permit System**

Yvonne Yeung, Manager, Urban Design, Planning and Development Services, presented an overview of the Queen Street East Community Planning Permit System, including highlights of the provincially designated urban growth centre's features and opportunities.

Item 7.1 was brought forward at this time.

Committee consideration of the matter included questions of clarification with respect to timelines and next steps in the process.

The following motion was considered:

- PDC006-2020 1. That the presentation by Yvonne Yeung, Manager, Urban Design, Planning and Development Services, re: **Queen Street East Community Planning Permit System – Wards 1 and 3** be received.
2. That the staff report to the Planning and Development Committee Meeting of January 13, 2020, re: **Queen Street East Community Planning Permit System By-law – Wards 1 and 3 (R 307/2019)** be received;
3. That the boundary of the Queen Street East Community Planning Permit System By-law, attached to the report as Appendix 1, be approved;
4. That the Preliminary Queen Street East Precinct Plan, attached to the report as Appendix 2, provide the foundation for the preparation of the Community Planning Permit System By-law;

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5. That a Community Engagement Strategy be prepared to ensure that there is public awareness of the Community Planning Permit System By-law for Queen Street East; and,
6. That staff be directed to begin the public consultation process on the Community Planning Permit System By-law for Queen Street East and that Planning and Development Services Department staff report back to Planning and Development Committee with the results of the initial public consultation in Q2 2020.

Carried

7. Planning

- 7.1. Staff report re: **Queen Street East Community Planning Permit System By-law – Wards 1 and 3**

Dealt with under Item 6.1 – Recommendation PDC006-2020

8. Minutes

- * 8.1. **Minutes – Cycling Advisory Committee – December 17, 2019**

PDC007-2020 That the **Minutes – Cycling Advisory Committee – December 17, 2019** to the Planning and Development Committee Meeting of January 13, 2020, Recommendations CYC027-2019 to CYC035-2019 be approved as published and circulated.

Carried

The recommendations were approved as follows:

CYC027-2019 That the Agenda for the Cycling Advisory Committee Meeting of December 17, 2019, be approved, as amended as follows:

To add:

- 5.2. Report by Kevin Montgomery, Co-Chair, and Rani Gill, Member, dated December 15, 2019, re: **Brampton Cycling Advisory Committee Work Plan - 2019/2020.**

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- CYC028-2019 1. That the presentation from Stephen Laidlaw, Co-Chair, to the Cycling Advisory Committee Meeting of December 17, 2019, re: **Public Bicycle Repair Stands** be received; and,
2. It is the position of the Brampton Cycling Advisory Committee that staff investigate the possibility of installing public bicycle repair stands across the city and report back on the findings.
- CYC029-2019 That the Verbal Update from Kevin Montgomery, Co-Chair, to the Cycling Advisory Committee Meeting of December 17, 2019, re: **Bicycle Friendly Intersections Workshop** be received.
- CYC030-2019 1. That the report from Kevin Montgomery, Co-Chair and Rani Gill, Member, dated December 15, 2019, to the Cycling Advisory Committee Meeting of December 17, 2019, re: **Brampton Cycling Advisory Committee Work Plan - 2019/2020** be received; and,
2. That the Brampton Cycling Advisory Committee liaise with other groups and organizations where possible and makes sense for the Community program, engagement/advice (e.g., BikeBrampton Community Cycling Program).
- CYC031-2019 That the Cycling Advisory Committee 2020 Meeting Schedule, to the Cycling Advisory Committee Meeting of December 17, 2019, be received.
- CYC032-2019 That the Discussion at the request of Lisa Stokes, Member, to the Cycling Advisory Committee Meeting of December 17, 2019, re: **311 - How to Report and What to Report** be received.
- CYC033-2019 That the report from Kevin Montgomery, Co-Chair, to the Cycling Advisory Committee Meeting of December 17, 2019, re: **End-Of-Year Report for 2019** be received.
- CYC034-2019 1. That the correspondence from Shauna Danton, Legislative Coordinator, dated December 4, 2019, to the Cycling Advisory Committee meeting of December 17, 2019, re: **Selection of Member to the Transit Advisory Committee** be received; and,
2. That the following Committee Member be selected to be a representative on the Transit Advisory Committee:
1. Kevin Montgomery.

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CYC035-2019 That the Cycling Advisory Committee do now adjourn to meet again on February 18, 2020, at 7:00 p.m.

9. Other/New Business – nil

10. Referred Matters

10.1. Pigeon Coop Setback Requirements (R 354/2019):

1. Staff report re: **City-Initiated Zoning By-law Amendment involving Pigeon Coop Setback Requirements**
2. Correspondence re: Report titled: **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

Note: Referred to this meeting pursuant to Recommendation PDC208-2019 as follows:

- | | |
|-------------|---|
| PDC208-2019 | <ol style="list-style-type: none">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 Zoning By-law 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 |
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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, 2109, 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

Dealt with under Item 5.1 – Recommendation PDC003-2020

11. **Deferred Matters** – nil
12. **Notice of Motion** – nil

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13. Correspondence

- 13.1. Correspondence from Allan Thompson, Mayor, Town of Caledon, dated December 19, 2019, re: **Staff Report 2019-0256: GTA West Transportation Corridor Environmental Assessment Study – Stage 2 Process Update (C 1/2020)**

In response to a question from Committee regarding Caledon's comments and potential impacts on City of Brampton employment lands (particularly within Wards 2 and 9), staff advised the matter would be reviewed and if necessary, a communication to the Province and neighboring municipalities could be prepared for the Council meeting outlining the City's request to protect the designated employment lands within the subject corridor.

The following motion was considered:

- PDC008-2020 That the correspondence from Allan Thompson, Mayor, Town of Caledon, dated December 19, 2019, to the Planning and Development Committee Meeting of January 13, 2020, re: **Staff Report 2019-0256: GTA West Transportation Corridor Environmental Assessment Study – Stage 2 Process Update (C 1/2020)** be received.

Carried

- 13.2. Correspondence re: **Pigeon Coop Setback Requirements:**
1. Maria Noel Arbelo, Brampton resident, dated January 12, 2020
 2. Sybil Coelho, Brampton resident, dated January 12, 2020
 3. Natalie Jaikaran, Brampton resident, dated January 12, 2020
 4. Jackie Stone, Brampton resident, dated January 13, 2020
 5. Simone Chin, Brampton resident, dated January 13, 2020
 6. Delroba Jalali, Brampton resident, dated January 13, 2020
 7. Ryan Coelho, Brampton resident, dated January 13, 2020
 8. Jatinder Gidda, Brampton resident, dated January 13, 2020

See Items 5.1 and 10.1

Dealt with under Item 5.1 – Recommendation PDC003-2020

- 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:

PDC009-2020 That the Planning and Development Committee do now adjourn to
meet again on Monday, February 10, 2020, at 7:00 p.m.

Carried

Regional Councillor M. Medeiros (Chair)



Monday, February 10, 2020

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 H. Singh – Wards 9 and 10

Members Absent:

Regional Councillor G. Dhillon – Wards 9 and 10 (other municipal business)
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
A. Parsons, Director, Development Services
B. Bjerke, Director, Policy Planning
Y. Yeung, Manager, Urban Design
M. Gervais, Policy Planner
M. Sian, 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., recessed at 8:40 p.m., Committee reconvened at 8:50 p.m., and adjourned at 9:52 p.m.

1. Approval of Agenda

The following motion was considered:

PDC010-2020 That the Agenda for the Planning and Development Committee Meeting of February 10, 2020, be approved as published and circulated.

Carried

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

Re: 7.1 – City of Brampton Urban Design Review Panel: Pilot Project Evaluation and Related Recommendations (R 446/2019 and J.BC)

- Eric Turcotte, Chair, Urban Design Review Panel

Re: 7.4 – Application to Amend the Official Plan and Zoning By-law (to permit additional highway commercial uses – facilitate the development of two buildings: (1) one storey retail plaza consisting of nine units including a private school outdoor play area and (2) one storey drive-thru restaurant) – Khangura, Harkit – Gagnon Walker Domes Ltd. – South West of Highway 50 – Ward 10 (R 453/2019 and File C11E08.006)

- Rosalia La Corte, Brampton resident

Re: 8.1 – Minutes – Brampton Heritage Board – January 21, 2020 – Recommendation HB004-2020:

- Allan McLelland, Brampton resident
- Mark Avery, Weston Consulting
- Paul Willoughby, Brampton resident

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

5.1 – Delegation from Palvinder Gill, Brampton resident, re: Minutes – Brampton Heritage Board – January 21, 2020 – Recommendation HB004-2020 – 9393 McLaughlin Road

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6.1 – Presentation by Dalia Bhay, Urban Designer, Planning and Development Services, re: **City of Brampton Urban Design Review Panel: Pilot Project Evaluation and Related Recommendations**

- Yvonne Yeung, Manager, Urban Design, Planning and Development Services, presented the item

7.4. – Staff report re: **Application to Amend the Official Plan and Zoning By-law (to permit additional highway commercial uses – facilitate the development of two buildings: (1) one storey retail plaza consisting of nine units including a private school outdoor play area and (2) one storey drive-thru restaurant) – Khangura, Harkit – Gagnon Walker Domes Ltd. – South West of Highway 50 – Ward 10 (R 453/2019 and File C11E08.006)**

- The following replacement pages were published on the City's website on February 7, 2020:
 - 7.4-2 – to reflect the correct GFA
 - 7.4-3 – to reflect the correct GFA
 - 7.4-10 – to provide the most recent Concept Site Plan
 - 7.4-13 – to provide the correct Secondary Plan

13.2 – Correspondence re: **Application to Amend the Official Plan and Zoning By-law (to permit an eight-storey condominium building with 82 residential units in conjunction with service commercial uses) – Soneil Clarence Inc. – Glen Schnarr & Associates Inc. – South side of Clarence Street, West of Sterne Avenue and East of Erlesmere Avenue – Ward 3 (I 138/2019 and File OZS-2019-0006):**

1. Petition of objection, containing approximately 200 signatures, dated February 7, 2020, submitted by Jose Echandi, Brampton resident
Note: The first page of the petition was provided for reference.
The complete petition is available for inspection in the Clerk's Office during regular business hours.
2. John and Christine Kentner, dated February 7, 2020

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.

(Item 7.5 was removed from consent)
(Items 7.2 and 10.1 were added to consent)

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4. Statutory Public Meeting Reports

4.1. Staff report re: City-Initiated Amendment to the Zoning By-law – Two-Unit Dwelling Parking Requirements – City-wide (I 136/2019)

Michelle Gervais, Policy 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 and expressed their views, suggestions, concerns and questions with respect to the subject zoning by-law amendment:

- Jotvinder Sodhi, Brampton resident
- Kirandeep Sidhu, Brampton resident
- Avneet Singh, Brampton resident
- Dinesh Reddy, Brampton resident
- Pat McGrail, Brampton resident
- Sarthak Shah, Brampton resident
- Kuldeep Boopari, Brampton resident

Staff responded to questions of clarification with respect on-street parking by-laws and enforcement, and the timeline of the planning process.

The following motion was considered:

- PDC011-2020
1. That the staff report titled: **City Initiated Amendment to the Zoning By-law – Two-Unit Dwelling Parking Requirements – City-Wide (I 136/2019)**, to the Planning and Development Committee Meeting of February 10, 2020, 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,
 3. That the following delegations re: **City Initiated Amendment to the Zoning By-law – Two-Unit Dwelling Parking Requirements – City-Wide (I 136/2019)**, to the Planning and Development Committee Meeting of February 10, 2020, be received:
 1. Jotvinder Sodhi, Brampton resident
 2. Kirandeep Sidhu, Brampton resident
 3. Avneet Singh, Brampton resident
 4. Dinesh Reddy, Brampton resident
 5. Pat McGrail, Brampton resident
 6. Sarthak Shah, Brampton resident
 7. Kuldeep Boopari, Brampton resident

Carried

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- 4.2. Staff report re: **Application for a Proposed Zoning By-law Amendment (to permit a Transportation Terminal and to rezone the property from Agricultural to Industrial site specific) – Glen Schnarr & Associates Inc. – East & West Inc. – West Side of Regional Road 50 and North of Old Castlemore Road – Ward 10 (I 135/2019 and File C11E11.002)**

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

Item 13.1 was brought forward at this time.

The following motion was considered:

- PDC012-2020
1. That the report titled: **Application for a Proposed Zoning By-law Amendment (to permit a Transportation Terminal and to rezone the property from Agricultural to Industrial site specific) – Glen Schnarr & Associates Inc. – East & West Inc. – West Side of Regional Road 50 and North of Old Castlemore Road – Ward 10 (I 135/2019 and File C11E11.002)**, to the Planning and Development Committee Meeting of February 10, 2020, 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 staff recommendation, subsequent to the completion of the circulation of the application and comprehensive evaluation of the proposal; and,
 3. That the correspondence from Frances and James Johnston, Brampton residents, dated January 13, 2020, re: **Application for a Proposed Zoning By-law Amendment (to permit a Transportation Terminal and to rezone the property from Agricultural to Industrial site specific) – Glen Schnarr & Associates Inc. – East & West Inc. – West Side of Regional Road 50 and North of Old Castlemore Road – Ward 10 (I 135/2019 and File C11E11.002)** to the Planning and Development Committee Meeting of February 10, 2020, be received.

Carried

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- 4.3. Staff report re: **Application to Amend the Official Plan and Zoning By-law (to permit an eight-storey condominium building with 82 residential units in conjunction with service commercial uses) – Soneil Clarence Inc. – Glen Schnarr & Associates Inc. – South side of Clarence Street, West of Sterne Avenue and East of Erlsemere Avenue – Ward 3 (I 138/2019 and File OZS-2019-0006)**

Manpreet Sian, 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 and expressed their views, suggestions, concerns and questions with respect to the subject application:

- Jose Echandi, Brampton resident
- Susan Laberge, Brampton resident
- Sandy Dinis, Brampton resident
- Janina Brooks, Brampton resident
- Naria Faranzeh, Brampton resident
- Antonio Di Gregorio, Brampton resident
- Dave Tennant, Brampton resident
- Stu Campbell, Brampton resident
- John Marskell, Brampton resident
- Una Tennant, Brampton resident
- Andrew Antrobus-Kelly, Brampton resident
- Christine Kentner, Brampton resident
- Hayley John, Brampton resident
- B. Ward, Brampton resident
- Joanne Ryan, Brampton resident
- Shirley Cook, Brampton resident

Staff responded to questions of clarification with respect to the development application review and approval process, applicant-submitted studies and reports, and the anticipated recommendation report return date.

Item 13.2 was brought forward at this time.

The following motion was considered:

- | | |
|-------------|--|
| PDC013-2020 | 1. That the staff report titled: Application to Amend the Official Plan and Zoning By-law (to permit an eight-storey condominium building with 82 residential units in conjunction with service commercial uses) – Soneil Clarence Inc. – Glen Schnarr & Associates Inc. – South side of Clarence Street, West of Sterne Avenue and East of Erlsemere Avenue – Ward 3 (I 138/2019 and File OZS- |
|-------------|--|

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2019-0006), to the Planning and Development Committee Meeting of February 10, 2020, 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;
3. That the following correspondence re: **Application to Amend the Official Plan and Zoning By-law (to permit an eight-storey condominium building with 82 residential units in conjunction with service commercial uses) – Soneil Clarence Inc. – Glen Schnarr & Associates Inc. – South side of Clarence Street, West of Sterne Avenue and East of Erlsemere Avenue – Ward 3 (I 138/2019 and File OZS-2019-0006)**, to the Planning and Development Committee Meeting of February 10, 2020, be received:
 1. Petition of objection, containing approximately 200 signatures, dated February 7, 2020, submitted by Jose Echandi, Brampton resident
 2. John and Christine Kentner, dated February 7, 2020; and,
4. That the following delegations re: **Application to Amend the Official Plan and Zoning By-law (to permit an eight-storey condominium building with 82 residential units in conjunction with service commercial uses) – Soneil Clarence Inc. – Glen Schnarr & Associates Inc. – South side of Clarence Street, West of Sterne Avenue and East of Erlsemere Avenue – Ward 3 (I 138/2019 and File OZS-2019-0006)**, to the Planning and Development Committee Meeting of February 10, 2020, be received:
 1. Jose Echandi, Brampton resident
 2. Susan Laberge, Brampton resident
 3. Sandy Dinis, Brampton resident
 4. Janina Brooks, Brampton resident
 5. Naria Faranzeh, Brampton resident
 6. Antonio Di Gregorio, Brampton resident
 7. Dave Tennant, Brampton resident
 8. Stu Campbell, Brampton resident
 9. John Marskell, Brampton resident
 10. Una Tennant, Brampton resident
 11. Andrew Antrobus-Kelly, Brampton resident
 12. Christine Kentner, Brampton resident
 13. Hayley John, Brampton resident
 14. B. Ward, Brampton resident

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- 15. Joanne Ryan, Brampton resident
- 16. Shirley Cook, Brampton resident

Carried

5. Delegations

- 5.1. Delegation from Palvinder Gill, Brampton resident, re: **Minutes – Brampton Heritage Board – January 21, 2020 – Recommendation HB004-2020 – 9393 McLaughlin Road**

Palvinder Gill, Brampton resident, expressed his support of the proposed intention to designate 9393 McLaughlin Road (Fletcher Mud Brick House) under Part IV, Section 29 of the *Ontario Heritage Act*.

Brampton Heritage Board Recommendation HB004-2020 (see item 8.1) was brought forward at this time.

Committee consideration of the matter included consensus that recommendation HB004-2020, of the subject minutes be deferred to the next available meeting of the Planning and Development meeting for consideration, and that staff notify the property owners to be present and delegate should they wish to do so.

The following motion was considered:

- PDC014-2020 1. That the delegation from Palvinder Gill, Brampton resident, re: **Minutes – Brampton Heritage Board – January 21, 2020 – Recommendation HB004-2020 – 9393 McLaughlin Road** to the Planning and Development Committee Meeting of February 10, 2020, be received; and,
2. That Brampton Heritage Board Recommendation HB004-2020, as follows, be **deferred** to the Planning and Development Committee Meeting of March 9, 2020, for consideration and that staff notify the property owners to be present and delegate should they wish to do so:

- HB004-2020 1. That the report titled: **Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 9393 McLaughlin Road (Fletcher Mud Brick House) – Ward 1** (File HE.x)., to the Brampton Heritage Board Meeting of January 21, 2020, be received; and,

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2. That the designation of the property at 9393 McLaughlin Road under Part IV, Section 29 of the *Ontario Heritage Act* (the “Act”) be approved; and,
3. That staff be authorized to publish and serve the Notice of Intention to designate the property at 9393 McLaughlin Road in accordance with the requirements of the Act; and,
4. That, in the event that no objections to the designation are received, a by-law be passed to designate the subject property;
5. That, in the event that any objections to the designation are received, staff be directed to refer the proposed designation to the Ontario Conservation Review Board; and,
6. That staff be authorized to attend any hearing process held by the Conservation Review Board in support of Council’s decision to designate the subject property.

Carried

5.2. Delegations re: **Minutes – Brampton Heritage Board – January 21, 2020 – Recommendation HB002-2020:**

- Allen McClelland, Brampton resident
- Mark Avery, Weston Consulting
- Paul Willoughby, Brampton resident

The following delegations provided their opinions and suggestions with respect to Brampton Heritage Board Recommendation HB002-2020 – Heritage Impact Assessment – 67 Main Street South – Ward 3:

- Allen McClelland, Brampton resident
- Mark Avery, Weston Consulting
- Paul Willoughby, Brampton resident

Brampton Heritage Board Recommendation HB002-2020 (see Item 8.1) was brought forward at this time. Committee discussed the jurisdiction of the Heritage Board to address Committee of Adjustment matters and whether to delete Clause 3 of Recommendation HB002-2020.

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A motion was introduced to amend Recommendation HB002-2020 by adding the following clauses:

- “4. That the Heritage Impact Assessment, dated, 2019 prepared by MW Hall Corporation, attached as Appendix A to the report be received and that the recommendations and mitigation options contained therein, and additional recommendations put forward by Heritage staff at the City of Brampton, be approved;
- 5. That, should Committee of Adjustment applications A19-121 and B19-017 be approved:
 - a. Prior to Site Plan approval, a Heritage Permit application be submitted for the construction of the new detached dwelling and a decision rendered by Council;
 - b. The design of the dwelling adhere to the recommendations set out in the Heritage Impact Assessment and any additional measures put forward by Heritage staff;
 - c. The building envelope be reduced to be in keeping with the character of the existing cultural heritage resource located at 67 Main Street South;
 - d. The dwelling be designed to avoid impact to as much mature vegetation as possible on the property;
 - e. The footprint of the house be located in line with the built heritage resource located at 67 Main Street South in order to further limit any view of the new dwelling from Main Street South;
 - f. The historic laneway on the property, which provides the existing lot with access to Main Street South and Elizabeth Street South, be conserved and maintained at its current width without curbs; and,
 - g. The foundations of the former outbuilding, currently incorporated as part of landscaping, be protected throughout construction.”

The following motion was considered:

- PDC015-2020 1. That the following delegations re: **Brampton Heritage Board Recommendation HB002-2020 – Heritage Impact Assessment – 67 Main Street South – Ward 3** to the Planning and Development Committee Meeting of February 10, 2020, be received:
- 1. Allen McClelland, Brampton resident
 - 2. Mark Avery, Weston Consulting
 - 3. Paul Willoughby, Brampton resident

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2. That Brampton Heritage Board Recommendation HB002-2020 be approved as amended to add the following:
 4. That the Heritage Impact Assessment, dated, 2019 prepared by MW Hall Corporation, attached as Appendix A to this report be received and that the recommendations and mitigation options contained therein, and additional recommendations put forward by Heritage staff at the City of Brampton, be approved;
5. That, should Committee of Adjustment applications A19-121 and B19-017 be approved:
 - a. Prior to Site Plan approval, a Heritage Permit application be submitted for the construction of the new detached dwelling and a decision rendered by Council;
 - b. The design of the dwelling adhere to the recommendations set out in the Heritage Impact Assessment and any additional measures put forward by Heritage staff;
 - c. The building envelope be reduced to be in keeping with the character of the existing cultural heritage resource located at 67 Main Street South;
 - d. The dwelling be designed to avoid impact to as much mature vegetation as possible on the property;
 - e. The footprint of the house be located in line with the built heritage resource located at 67 Main Street South in order to further limit any view of the new dwelling from Main Street South;
 - f. The historic laneway on the property, which provides the existing lot with access to Main Street South and Elizabeth Street South, be conserved and maintained at its current width without curbs; and,
 - g. The foundations of the former outbuilding, currently incorporated as part of landscaping, be protected throughout construction.

Carried

6. Staff Presentations

- 6.1. Presentation by Dalia Bhay, Urban Designer, Planning and Development Services, re: **City of Brampton Urban Design Review Panel: Pilot Project Evaluation and Related Recommendations**

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Yvonne Yeung, Manager, Urban Design, Planning and Development Services, presented an overview of the Urban Design Review Panel that included details on the scope, membership, priority areas and project evaluation.
Item 7.1 was brought forward at this time

Eric Turcotte, Chair, Brampton Urban Design Review Panel, provided an introduction and overview of the report.

The following motion was considered:

- PDC016-2020
1. That that presentation by Yvonne Yeung, Manager, Urban Design, Planning and Development Services, re: **City of Brampton Urban Design Review Panel: Pilot Project Evaluation and Related Recommendations** to the Planning and Development Committee Meeting of February 10, 2020, be received;
 2. That the delegation from Eric Turcotte, Chair, Urban Design Review Panel, re: **City of Brampton Urban Design Review Panel: Pilot Project Evaluation and Related Recommendations (R 446/2019 and J.BC)** to the Planning and Development Committee Meeting of February 10, 2020, be received;
 3. That the staff report titled: **City of Brampton Urban Design Review Panel: Pilot Project Evaluation and Related Recommendations (R 446/2019 and J.BC)** to the Planning and Development Committee Meeting of February 10, 2020, be received; and,
 4. That the successful results of the Urban Design Review Panel (UDRP) pilot project be endorsed and that staff be authorized to continue with the Brampton Urban Design Review Panel on a permanent basis.

Carried

7. Planning

- 7.1. Staff report re: **City of Brampton Urban Design Review Panel: Pilot Project Evaluation and Related Recommendations (R 446/2019 and J.BC)**

Dealt with under Item 6.1 – Recommendation PDC016-2020

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* 7.2. Staff report re: **City-Initiated Official Plan Amendment to the Employment Land Policies – All Wards (R 418/2019 and File OZS-2019-0015)**

- PDC017-2020
1. That the staff report titled: **City-Initiated Official Plan Amendment to the Employment Land Policies – All Wards (R 418/2019 and File OZS-2019-0015)**, be received;
 2. That the proposed City-Initiated Official Plan Amendment attached to the report as Appendix 1, be approved on the basis it represents good planning, including that regard has been had to all matters of Provincial Interest as set out in Section 2 of the *Planning Act*, that it is consistent with the Provincial Policy Statement and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019), and that it conforms to the Region of Peel Official Plan and the City of Brampton's Official Plan for the reasons set out in Appendix 6; and,
 3. That the Official Plan Amendment, attached to the report as Appendix 1, be adopted.

Carried

7.3. Staff report re: **Application to Amend the Official Plan and Zoning By-law (to permit a three storey building containing office, medical office and commercial/retail uses) – Malwa Management and Construction Ltd. – Gagnon Walker Domes Ltd. – 10394 Hurontario Street – Ward 2 (R 16/2020 and File C01W12.014)**

Committee consideration of the matter included consensus with respect to the following:

- that the matter be referred to staff for further consideration
- that the following be added as Clause 5 to the recommendations:
 5. That no further notice or public meeting be required for the attached Zoning B-law Amendment pursuant to Section 34(17) of the Planning Act, R.S.O. c.P. 13, as amended.

The following motion was considered:

- PDC018-2020
1. That the report titled: **Application to Amend the Official Plan and Zoning By-law (to permit a three storey building containing office, medical office and commercial/retail uses) – Malwa Management and Construction Ltd. – Gagnon Walker Domes Ltd. – 10394 Hurontario Street – Ward 2 (R 16/2020 and File**

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C01W12.014) to the Planning and Development Committee Meeting of February 10, 2020, be **referred** to staff for further consideration; and,

2. That the following be added as Clause 5 to the recommendations:
 5. That no further notice or public meeting be required for the attached Zoning B-law Amendment pursuant to Section 34(17) of the Planning Act, R.S.O. c.P. 13, as amended.

Carried

- 7.4. Staff report re: **Application to Amend the Official Plan and Zoning By-law (to permit additional highway commercial uses – facilitate the development of two buildings: (1) one storey retail plaza consisting of nine units including a private school outdoor play area and (2) one storey drive-thru restaurant) – Khangura, Harkit – Gagnon Walker Domes Ltd. – South West of Highway 50 – Ward 10 (R 453/2019 and File C11E08.006)**

Rosalia La Corte, Brampton resident, expressed concerns and suggestions with respect to the subject application.

The following motion was considered:

- PDC019-2020
1. That the staff report titled: **Application to Amend the Official Plan and Zoning By-law (to permit additional highway commercial uses – facilitate the development of two buildings: (1) one storey retail plaza consisting of nine units including a private school outdoor play area and (2) one storey drive-thru restaurant) – Khangura, Harkit – Gagnon Walker Domes Ltd. – South West of Highway 50 – Ward 10 (R 453/2019 and File C11E08.006)** to the Planning and Development Committee Meeting of February 10, 2020, be received;
 2. That the applications to amend the Official Plan and Zoning By-law submitted by Gagnon Walker Domes Limited on behalf of Khangura, Harkit, Ward: 10, File: C11E08.006, 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, February 10, 2020;

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3. That the amendments to the Bram East Secondary Plan Area 41(a) in accordance with the attached as Appendix 12 to the report be adopted;
4. That the amendments to the Zoning By-law, in accordance with the attached Appendix 13 to the report be adopted;
5. That pursuant to Section 34 (17) of the Planning Act, R.S.O. c. P13 no further notice of public meeting is required; and,
6. That the delegation from Rosalia La Corte, Brampton resident, re: **Application to Amend the Official Plan and Zoning By-law (to permit additional highway commercial uses – facilitate the development of two buildings: (1) one storey retail plaza consisting of nine units including a private school outdoor play area and (2) one storey drive-thru restaurant) – Khangura, Harkit – Gagnon Walker Domes Ltd. – South West of Highway 50 – Ward 10 (R 453/2019 and File C11E08.006)** to the Planning and Development Committee Meeting of February 10, 2020, be received.

Carried

- 7.5. Staff report re: **Comprehensive Zoning By-law Review – Status Update and Proposed Amendments to the City’s Zoning By-law Parking Standards (R 440/2019)**

In response to questions from Committee, staff provided details on communication strategies with the public and stakeholders, and confirmed that alternative parking provisions are being considered.

The following motion was considered:

- PDC020-2020
1. That the staff report re: **Comprehensive Zoning By-law Review – Status Update and Proposed Amendments to the City’s Zoning By-law Parking Standards (R 440/2019)** be received;
 2. That staff be directed to hold a statutory public meeting with respect to the proposed amendments to the City’s Zoning By-law parking standards; and,
 3. That staff report back to the Planning and Development Committee with the results of the public meeting and final recommendations with respect to the proposed amendments to the City’s Zoning By-law Parking Standards.

Carried

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8. Minutes

8.1. Minutes – Brampton Heritage Board – January 21, 2019

Note:

- Recommendation HB002-2020 was amended pursuant to Recommendation PDC015-2020 (see Item 5.2)
- Recommendation HB004-2020 was deferred to the Planning and Development Committee Meeting of March 9, 2020, pursuant to Recommendation PDC014-2020 (see Item 5.1)
- Recommendation HB005-2020 was approved by Council on January 22, 2020, pursuant to Council Resolution C012-2020

The following motion was considered:

PDC021-2020 That the **Minutes – Brampton Heritage Board – January 21, 2020**, Recommendations HB001-2020, HB003-2020 and HB006-2020 to HB008-2020, be approved as outlined in the minutes, and that Recommendation HB002-2020 be approved as amended pursuant to Recommendation PDC015-2020.

Carried

The recommendations were approved, as amended, as follows:

HB001-2020 That the agenda for the Brampton Heritage Board Meeting of January 21, 2020 be approved, as published and circulated.

- HB002-2020 1. That the following delegations and correspondence, to the Brampton Heritage Board Committee Meeting of January 21, 2020, re: **Heritage Impact Assessment – 67 Main Street South – Ward 3** (File HE.x) be received:
1. Christine Helik and John Helik
 2. Allen McClelland and Carol McClelland
2. That the report titled: **Heritage Impact Assessment – 67 Main Street South – Ward 3 (HE.x 67 Main Street South)**, to the Brampton Heritage Board Meeting of January 21, 2020, be received;
3. That it is the opinion of the Brampton Heritage Board that Committee of Adjustment applications A19-121 and B19-017 not be supported;

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4. That the Heritage Impact Assessment, dated, 2019 prepared by MW Hall Corporation, attached as Appendix A to this report be received and that the recommendations and mitigation options contained therein, and additional recommendations put forward by Heritage staff at the City of Brampton, be approved; and,
5. That, should Committee of Adjustment applications A19-121 and B19-017 be approved:
 - a. Prior to Site Plan approval, a Heritage Permit application be submitted for the construction of the new detached dwelling and a decision rendered by Council;
 - b. The design of the dwelling adhere to the recommendations set out in the Heritage Impact Assessment and any additional measures put forward by Heritage staff;
 - c. The building envelope be reduced to be in keeping with the character of the existing cultural heritage resource located at 67 Main Street South;
 - d. The dwelling be designed to avoid impact to as much mature vegetation as possible on the property;
 - e. The footprint of the house be located in line with the built heritage resource located at 67 Main Street South in order to further limit any view of the new dwelling from Main Street South;
 - f. The historic laneway on the property, which provides the existing lot with access to Main Street South and Elizabeth Street South, be conserved and maintained at its current width without curbs; and,
 - g. The foundations of the former outbuilding, currently incorporated as part of landscaping, be protected throughout construction.

HB003-2020 That the **Minutes of the Heritage Resources Sub-Committee Meeting of January 9, 2020**, to the Brampton Heritage Board Meeting of January 21, 2020, be received.

HB004-2020 Deferred to the Planning and Development Committee Meeting of March 9, 2020, pursuant to Recommendation PDC014-2020 (see Item 5.1)

HB005-2020 Approved by Council on January 22, 2020, pursuant to Council Resolution C012-2020, as follows:

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C012-2020

1. That the City Clerk's Transmittal Memo titled: **Brampton Heritage Board Meeting – January 21, 2020 – Amendment to By-law Designating 11223 Torbram Road (Hewson Farm) for its Cultural Heritage Value or Interest – Ward 10 (O 233/2019)** (File HE.x), to the Council Meeting of January 22, 2020, be received;
2. That the following recommendation from the Brampton Heritage Board Meeting of January 21, 2020 be approved:

- HB005-2020
1. That the report titled: **Amendment to By-law Designating 11223 Torbram Road for its Cultural Heritage Value or Interest – 11223 Torbram Road (Hewson Farm) - Ward 10 (He.x 11223 Torbram Road)**, to the Brampton Heritage Board Meeting of January 21, 2020, be received;
 2. That the amendment to By-law Number 20-2018, a by-law to designate the property at 11223 Torbram Road as being of cultural heritage value or interest be approved substantially in accordance with Appendices C, D and E to this Report;
 3. That staff be authorized to give the owner of the designated property at 11223 Torbram Road written notice of the proposed amendment in accordance with the requirements of the Ontario Heritage Act; and
 4. That following the expiry of the appeal period, a by-law be passed to amend By-law Number 20-2018, substantially in accordance with Appendices C, D and E to this Report.

HB006-2020

That the Verbal Update by Paul Willoughby, Board Member, to the Brampton Heritage Board Meeting of January 21, 2020, re: **11962 The Gore Road – Ward 10** be received.

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HB007-2020 That the Brampton Heritage Board proceed into Closed Session to discuss matters pertaining to the following:

- 15.1 Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board - Local Planning Appeal Tribunal matter.

HB008-2020 That the Brampton Heritage Board do now adjourn to meet again on Tuesday, February 18, 2020 at 7:00 p.m. or at the call of the Chair.

9. Other/New Business – nil

10. Referred Matters

- * 10.1. Staff report re: **Options and Implications of Establishing a Planning Advisory Committee – City-wide (RM 76/2019 and J.BD PAC)**

- PDC022-2020 1. That the staff report titled: **Options and Implications of Establishing a Planning Advisory Committee – City-wide (RM 76/2019 and J.BD PAC)**, to the Planning and Development Committee Meeting of February 10, 2020, be received; and,
2. That staff be directed to undertake additional and/or enhanced public engagement with respect to land use planning through the current Official Plan Review and to revise policies with respect to public engagement, as part of the new Official Plan.

Carried

11. Deferred Matters – nil

12. Notice of Motion – nil

13. Correspondence

- 13.1. Correspondence from Frances and James Johnston, Brampton residents, dated January 13, 2020, re: **Application for a Proposed Zoning By-law Amendment (to permit a Transportation Terminal and to rezone the property from Agricultural to Industrial site specific) – Glen Schnarr & Associates Inc. – East & West Inc. –**

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**West Side of Regional Road 50 and North of Old Castlemore Road – Ward 10
(I 135/2019 and File C11E11.002)**

Dealt with under Item 4.2 – Recommendation PDC012-2020

- 13.2. Correspondence re: **Application to Amend the Official Plan and Zoning By-law (to permit an eight-storey condominium building with 82 residential units in conjunction with service commercial uses) – Soneil Clarence Inc. – Glen Schnarr & Associates Inc. – South side of Clarence Street, West of Sterne Avenue and East of Erlsemere Avenue – Ward 3 (I 138/2019 and File OZS-2019-0006):**

1. Petition of objection, containing approximately 200 signatures, dated February 7, 2020, submitted by Jose Echandi, Brampton resident

Note: The first page only was provided for reference. The complete petition is available for inspection in the Clerk's Office during regular business hours.

2. John and Christine Kentner, dated February 7, 2020

Dealt with under Item 4.3 – Recommendation PDC013-2020

14. **Councillor Question Period** – nil

15. **Public Question Period** – nil

16. **Closed Session** – nil

17. **Adjournment**

The following motion was considered:

PDC023-2020 That the Planning and Development Committee do now adjourn to meet again on Monday, March 9, 2020, at 7:00 p.m.

Carried

Regional Councillor M. Medeiros (Chair)



Monday, March 9, 2020

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 G. Dhillon – Wards 9 and 10 (arrived at
7:06 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:

Regional Councillor M. Palleschi – Wards 2 and 6 (personal)

Staff Present:

D. Barrick, Chief Administrative Officer
Planning and Development Services:
R. Forward, Commissioner
D. VanderBerg, Manager, Development Services
C. Caruso, Central Area Planner
C. Jasinski, Heritage Planner
Corporate Services:
J. Zingaro, Deputy City Solicitor
City Clerk's Office:
P. Fay, City Clerk
S. Danton, Legislative Coordinator

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The meeting was called to order at 7:00 p.m. and adjourned at 8:35 p.m.

1. Approval of Agenda

PDC024-2020 That the Agenda for the Planning and Development Committee Meeting of March 9, 2020, be approved, as amended as follows:

To add:

- 5.2. Delegation from Filomena Petrelli, property owner, 9393 McLaughlin Road, re: Item 11.1 – **Heritage Board Recommendation HB004-2020**

Carried

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:

- Re: **Application to Amend the Zoning By-law (to permit the development of 12-storey and 26-storey residential buildings containing approximately 395 units) – Investors Group Trust Company Ltd. – Glen Schnarr & Associates Inc. – 2 & 4 Hanover Road – Ward 7 (R 455/2019 and File C04E06.027)**
- Delegation from Colin Chung, Glen Schnarr & Associates Inc.

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

- Re: Delegations re: **Application to Amend the Zoning By-law (to permit the development of 12-storey and 26-storey residential buildings containing approximately 395 units) – Investors Group Trust Company Ltd. – Glen Schnarr & Associates Inc. – 2 & 4 Hanover Road – Ward 7 (R 455/2019 and File C04E06.027):**
2. Donna Young, Brampton resident
 3. Laurie Boasie, Brampton resident
 4. Helen Warner, Committee at Carriage Walk South, Peel Condominium Corporation 358
 5. Jeff Comeau, Brampton resident

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

3. Consent

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

(7.2, 7.3, 8.1, 8.2)

4. Statutory Public Meeting Reports

4.1. Staff report re: Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision (to permit 232 single detached dwellings, a parkette, a school block, stormwater management blocks, open space and environmental buffer blocks, future commercial blocks, and a future residential condominium block) – Malone Given Parsons – Ashley Oaks Homes – 8331 Heritage Road – North of Steeles Avenue West on the East side of Heritage Road – Ward 6 (I 7/2020 and File C05W02.008)

A presentation was not requested on this item.

The following members of the public addressed Committee and expressed their suggestions and concerns with the subject application:

- Bruce Reed, Bruce Reed Realty
- Murray Cook, Brampton resident

The following motion was considered:

- PDC025-2020 1. That the staff report re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision (to permit 232 single detached dwellings, a parkette, a school block, stormwater management blocks, open space and environmental buffer blocks, future commercial blocks, and a future residential condominium block) – Malone Given Parsons – Ashley Oaks Homes – 8331 Heritage Road – North of Steeles Avenue West on the East side of Heritage Road – Ward 6 (I 7/2020 and File C05W02.008)** to the Planning and Development Committee Meeting of March 9, 2020, be received;
2. That Planning and Development Services staff be directed to report back to the Planning and Development Committee

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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 re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision (to permit 232 single detached dwellings, a parkette, a school block, stormwater management blocks, open space and environmental buffer blocks, future commercial blocks, and a future residential condominium block) – Malone Given Parsons – Ashley Oaks Homes – 8331 Heritage Road – North of Steeles Avenue West on the East side of Heritage Road – Ward 6 (I 7/2020 and File C05W02.008)** to the Planning and Development Committee Meeting of March 9, 2020, be received:
 1. Bruce Reed, Bruce Reed Realty
 2. Murray Cook, Brampton resident

Carried

- 4.2. Staff report re: **Application to Amend the Zoning By-Law (to permit a Place of Worship) – Candevcon Ltd. – Shri Maha Kali Ammaa Mandir Hindu Association – 0 Mayfield Road – West of Goreway Drive, South of Mayfield Road – Ward 10 (I 12/2020 and File C07E17.009)**

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

The following motion was considered:

- | | |
|-------------|---|
| PDC026-2020 | <ol style="list-style-type: none">1. That the staff report titled: Application to Amend the Zoning By-Law (to permit a Place of Worship) – Candevcon Ltd. – Shri Maha Kali Ammaa Mandir Hindu Association – 0 Mayfield Road – West of Goreway Drive, South of Mayfield Road – Ward 10 (I 12/2020 and File C07E17.009), to the Planning and Development Committee Meeting of March 9, 2020, 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. Staff report re: **Application to Amend the Zoning By-law and Draft Plan of Subdivision (to permit 1,241 residential units, 3 open space blocks, and 1 new public road) – Daniels HR Corporation – Glen Schnarr & Associates Inc. – North side of Bovaird Drive, West of Creditview Road – Ward 6 (I 8/2020 and File OZS-2019-0007)**

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

The following motion was considered:

- PDC027-2020 1. That the staff report re: **Application to Amend the Zoning By-law and Draft Plan of Subdivision (to permit 1241 residential units, 3 open space blocks, and 1 new public road) – Daniels HR Corporation – Glen Schnarr & Associates Inc. – North side of Bovaird Drive, west of Creditview Road – Ward 6 (I 8/2020 and File OZS-2019-0007)** to the Planning and Development Committee Meeting of March 9, 2020, 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

- 4.4. Staff report re: **Application to Amend the Zoning By-law (Temporary Use) to permit re-zoning for a medical office and pharmacy with residence above – Candevcon Ltd. – 10209 Bramalea Road – East side of Bramalea Road and North of Peter Robinson Boulevard – Ward 9 (I 3/2020 and File OZS-2020-0001)**

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

The following motion was considered:

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- PDC028-2020
1. That the staff report re: **Application to Amend the Zoning By-law (Temporary Use) to permit re-zoning for a medical office and pharmacy with residence above – Candevcon Ltd. – 10209 Bramalea Road – East side of Bramalea Road and North of Peter Robinson Boulevard – Ward 9 (I 3/2020 and File OZS-2020-0001)** to the Planning and Development Committee Meeting of March 9, 2020, 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 re: **Application to Amend the Zoning By-law (to permit the development of 12-storey and 26-storey residential buildings containing approximately 395 units) – Investors Group Trust Company Ltd. – Glen Schnarr & Associates Inc. – 2 & 4 Hanover Road – Ward 7 (R 455/2019 and File C04E06.027):**
1. Chad Mills, Brampton resident
 2. Donna Young, Brampton resident
 3. Laurie Boasie, Brampton resident
 4. Helen Warner, Committee at Carriage Walk South, Peel Condominium Corporation 358
 5. Jeff Comeau, Brampton resident

The following delegations addressed Committee and expressed their views, suggestions, concerns and questions with respect to the subject zoning by-law amendment:

- Donna Young, Brampton resident
- Laurie Boasie, Brampton resident
- Helen Warner and Richard Gauthier, Committee at Carriage Walk South, Peel Condominium Corporation 358
- Jeff Comeau, Brampton resident
- Colin Chung, Glen Schnarr & Associates Inc.

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

- Status of the application and the site plan process
- Safety measures including on-site security and perimeter fencing

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- Parking provisions
- Traffic impacts and mitigation efforts
- Property and amenity maintenance
- Intensification and access to transit
- Urban Design Review Panel review of the application

In response to a request from Committee, Colin Chung, Glen Schnarr & Associates Inc., noted that a traffic impact study reported no adverse impacts to local traffic. A meeting with area residents will be arranged in which residents will be invited to share their input. The traffic impact study will be made available at the meeting and to those interested in viewing it.

Items 7.1 and 13.1 were brought forward at this time.

The following motion was considered:

- PDC029-2020
1. That the staff report re: **Application to Amend the Zoning By-law (to permit the development of 12-storey and 26-storey residential buildings containing approximately 395 units) – Investors Group Trust Company Ltd. – Glen Schnarr & Associates Inc. – 2 & 4 Hanover Road – Ward 7 (R 455/2019 and File C04E06.027)** to the Planning and Development Committee Meeting of March 9, 2020, be received;
 2. That the Zoning By-law Amendment application submitted by Glen Schnarr & Associates Inc. on behalf of Investors Group Trust Company Ltd., Ward: 7, File: C04E06.027, 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, the City's Official Plan, and for the reasons set out in the Recommendation Report;
 3. That the amendments to the Zoning By-law generally in accordance with the attached Appendix 11 to the report be adopted;
 4. That the following delegations re: **Application to Amend the Zoning By-law (to permit the development of 12-storey and 26-storey residential buildings containing approximately 395 units) – Investors Group Trust Company Ltd. – Glen Schnarr & Associates Inc. – 2 & 4 Hanover Road – Ward 7 (R 455/2019 and File C04E06.027)** to the Planning and Development Committee Meeting of March 9, 2020, be received:

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1. Donna Young, Brampton resident
 2. Laurie Boasie, Brampton resident
 3. Helen Warner and Richard Gauthier, Committee at Carriage Walk South, Peel Condominium Corporation 358
 4. Jeff Comeau, Brampton resident
 5. Colin Chung, Glen Schnarr & Associates Inc.; and,
5. That the correspondence from Gail McIndoe, Brampton resident, dated February 14, 2020, re: **Application to Amend the Zoning By-law (to permit the development of 12-storey and 26-storey residential buildings containing approximately 395 units) – Investors Group Trust Company Ltd. – Glen Schnarr & Associates Inc. – 2 & 4 Hanover Road – Ward 7 (R 455/2019 and File C04E06.027)** to the Planning and Development Committee Meeting of March 9, 2020, be received.

Carried

- 5.2. Delegation from Filomena Petrelli, property owner, 9393 McLaughlin Road, re: Item 11.1 – **Heritage Board Recommendation HB004-2020**

Filomena Petrelli, Owner, 9393 McLaughlin Road, expressed concerns and suggestions with respect to the potential Designation under Part IV, Section 29 of the *Ontario Heritage Act* of the Fletcher Mud Brick House located at 9393 McLaughlin Road.

Item 11.1 was brought forward at this time.

In response to questions from Committee, staff noted potential uses for the mud brick house and confirmed that staff will work with the property owner towards a mutually beneficial solution.

The following motion was considered:

- PDC030-2020 1. That **Brampton Heritage Board Recommendation HB004-2020**, as follows, to the Planning and Development Committee Meeting of March 9, 2020, be approved:
- HB004-2020 1. That the report titled: **Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 9393 McLaughlin Road (Fletcher Mud Brick House) – Ward 1** (File HE.x)., to the

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Brampton Heritage Board Meeting of January 21, 2020, be received; and,

2. That the designation of the property at 9393 McLaughlin Road under Part IV, Section 29 of the *Ontario Heritage Act* (the “Act”) be approved; and,
 3. That staff be authorized to publish and serve the Notice of Intention to designate the property at 9393 McLaughlin Road in accordance with the requirements of the *Act*; and,
 4. That, in the event that no objections to the designation are received, a by-law be passed to designate the subject property;
 5. That, in the event that any objections to the designation are received, staff be directed to refer the proposed designation to the Ontario Conservation Review Board; and,
 6. That staff be authorized to attend any hearing process held by the Conservation Review Board in support of Council's decision to designate the subject property
2. That the delegation from Filomena Petrelli, Owner, 9393 McLaughlin Road, re: **Heritage Board Recommendation HB004-2020**, to the Planning and Development Committee Meeting of March 9, 2020, be received.

Carried

6. Staff Presentations – nil

7. Planning

- 7.1. Staff report re: **Application to Amend the Zoning By-law (to permit the development of 12-storey and 26-storey residential buildings containing approximately 395 units) – Investors Group Trust Company Ltd. – Glen Schnarr & Associates Inc. – 2 & 4 Hanover Road – Ward 7 (R 455/2019 and File C04E06.027)**
Dealt with under Item 5.1 – Recommendation PDC029-2020

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- * 7.2. Staff report re: **Application to Amend the Zoning By-law (to permit food processing use) – Caplink Limited – Weston Consulting – 45 West Drive – East of West Drive between Orenda Road and Clark Boulevard – Ward 2 (R 438/2020 and File C03E03.001)**

- PDC031-2020
1. That the report titled: **Application to Amend the Zoning By-law (to permit food processing use) – Caplink Limited – Weston Consulting – 45 West Drive – East of West Drive between Orenda Road and Clark Boulevard – Ward 2 (R 438/2020 and File C03E03.001)** to the Planning and Development Committee Meeting of March 9, 2020, be received;
 2. That the Zoning By-law Amendment application submitted by Weston Consulting on behalf of Caplink Limited, Ward: 3, File: C03E03.001, 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 February 14, 2020; and,
 3. That the amendments to the Zoning By-law, generally in accordance with the attached Appendix 10 to the report be adopted.

Carried

- * 7.3. Staff report re: **Application to Amend the Zoning By-law (to permit the development of a 23-storey, 190-unit, mixed use building) – 1189389 Ontario Inc. – G-Force Planners & Consultants – 7800 & 7890 Hurontario Street – Ward 4 (R 19/2020 and File T01W14.010)**

- PDC032-2020
1. That the report titled: **Application to Amend the Zoning By-law (to permit the development of a 23-storey, 190-unit, mixed use building) – 1189389 Ontario Inc. – G-Force Planners & Consultants – 7800 & 7890 Hurontario Street – Ward 4 (R 19/2020 and File T01W14.010)**, to the Planning and Development Committee Meeting of March 9, 2020, be received;
 2. That the Zoning By-law Amendment application submitted by G-Force Planners & Consultants, on behalf of 1189389

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Ontario Incorporated, Ward: 4, File: T01W14.010, 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, the City's Official Plan, and for the reasons set out in the Recommendation Report;

3. That the amendments to the Zoning By-law, generally in accordance with the attached Appendix 11 to the report, be forwarded to Council for adoption after the Region of Peel provides written confirmation that the Functional Servicing Report is acceptable for the purpose of approving the Zoning By-law Amendment; and,
4. That no further notice or public meeting be required for the attached Zoning B-law Amendment pursuant to Section 34(17) of the Planning Act, R.S.O. c.P. 13, as amended.

Carried

8. Minutes

*** 8.1. Minutes – Age-Friendly Brampton Advisory Committee – January 21, 2020**

PDC033-2020 That the **Minutes – Age-Friendly Brampton Advisory Committee – January 21, 2020**, recommendations AFC001-2020 to AFC006-2020, to the Planning and Development Committee Meeting of March 9, 2020, be approved as published and circulated.

Carried

The recommendations were approved as follows:

- | | |
|-------------|---|
| AFC001-2020 | That the agenda for the Age Friendly Brampton Advisory Committee meeting of January 21, 2020, be approved, as published and circulated. |
| AFC002-2020 | That the presentation by Andrew McNeill, Strategic Leader, Policy Planning, to the Brampton Sports Hall of Fame Committee meeting of January 21, 2020, re: Age-Friendly Committee – Brampton 2040 Plan be received. |
| AFC003-2020 | That the presentation by Stavroula Kassaris, Policy Planner, Environment and Development, to the Age-Friendly Brampton Advisory |

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Committee meeting of January 21, 2020, re: Measuring the Sustainability of New Development be received.

AFC004-2020 That the following items to the Age-Friendly Brampton Advisory Committee be deferred to the meeting of March 24, 2020:

5.1 Update from Tristan Costa, Policy Planner, re: Workplace Diversity and Inclusion Strategy and Work Plan

6.1 Discussion at the request of Bob Pesant, Co-Chair, re: Update regarding Employee Survey on Inclusion and Diversity

AFC005-2020 1. That the correspondence from S. Danton, Legislative Coordinator, City Clerk's Office, dated January 6, 2020, to the Age-Friendly Brampton Advisory Committee meeting of January 21, 2020, re: Brampton Transit Advisory Committee – Appointment of Representative be received; and

2. That Myrna Adams, Brampton Seniors Council, be appointed to the Brampton Transit Advisory Committee, as the representative from the Age-Friendly Brampton Advisory Committee for the term ending November 14, 2022.

AFC006-2020 That the Age-Friendly Brampton Advisory Committee do now adjourn to meet again on Tuesday, March 24, 2020 at 7:00 p.m.

*** 8.2. Minutes – Brampton Heritage Board – February 18, 2019**

PDC034-2020 That the **Minutes – Brampton Heritage Board – February 18, 2019**, recommendations HB009-2020 to HB013-2020, to the Planning and Development Committee Meeting of March 9, 2020, be approved as published and circulated.

Carried

The recommendations were approved as follows:

HB009-2020 That the agenda for the Brampton Heritage Board Meeting of February 18, 2020 be approved as published and circulated.

HB010-2020 That the staff Memorandum re: **11962 The Gore Road – Ward 10** (File HE.x), to the Brampton Heritage Board Meeting of February 18, 2020, be received.

HB011-2020 1. That the staff report titled re: **Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 10020**

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Mississauga Road - Ward 6 (File HE.x), to the Brampton Heritage Board Meeting of February 18, 2020, be received; and,

2. That the designation of the property at 10020 Mississauga Road under Part IV, Section 29 of the Ontario Heritage Act (the "Act") be approved;
3. That staff be authorized to publish and serve the Notice of Intention to designate the property at 10020 Mississauga Road in accordance with the requirements of the Act;
4. That, in the event that no objections to the designation are received, a by-law be passed to designate the subject property;
5. That, in the event that any objections to the designation are received, staff be directed to refer the proposed designation to the Ontario Conservation Review Board; and,
6. That staff be authorized to attend any hearing process held by the Conservation Review Board in support of Council's decision to designate the subject property.

HB012-2020 That the Verbal Update from Steve Collie, Member, re: **Follow-up to Highlight on Heritage Event - Saturday, February 8, 2020**, to the Brampton Heritage Board Meeting of February 18, 2020, be received.

HB013-2020 That the Brampton Heritage Board do now adjourn to meet again on Tuesday, March 24, 2020 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. **Heritage Board Recommendation HB004-2020, as follows:**

- | | |
|------------|--|
| HB004-2020 | 1. That the report titled: Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 9393 |
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McLaughlin Road (Fletcher Mud Brick House) – Ward 1
(File HE.x)., to the Brampton Heritage Board Meeting of January 21, 2020, be received; and,

2. That the designation of the property at 9393 McLaughlin Road under Part IV, Section 29 of the *Ontario Heritage Act* (the “Act”) be approved; and,
3. That staff be authorized to publish and serve the Notice of Intention to designate the property at 9393 McLaughlin Road in accordance with the requirements of the *Act*; and,
4. That, in the event that no objections to the designation are received, a by-law be passed to designate the subject property;
5. That, in the event that any objections to the designation are received, staff be directed to refer the proposed designation to the Ontario Conservation Review Board; and,
6. That staff be authorized to attend any hearing process held by the Conservation Review Board in support of Council’s decision to designate the subject property.

Note: deferred to this meeting pursuant to the following Recommendation:

- PDC014-2020
1. That the delegation from Palvinder Gill, Brampton resident, re: **Minutes – Brampton Heritage Board – January 21, 2020 – Recommendation HB004-2020 – 9393 McLaughlin Road** to the Planning and Development Committee Meeting of February 10, 2020, be received; and,
 2. That Brampton Heritage Board Recommendation HB004-2020, as follows, be **deferred** to the Planning and Development Committee Meeting of March 9, 2020, for consideration and that staff notify the property owners to be present and delegate should they wish to do so:

HB004-2020 1. That the report titled: **Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 9393 McLaughlin Road (Fletcher Mud Brick House) – Ward 1** (File HE.x)., to the Brampton Heritage Board Meeting

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- of January 21, 2020, be received; and,
2. That the designation of the property at 9393 McLaughlin Road under Part IV, Section 29 of the *Ontario Heritage Act* (the “Act”) be approved; and,
 3. That staff be authorized to publish and serve the Notice of Intention to designate the property at 9393 McLaughlin Road in accordance with the requirements of the Act; and,
 4. That, in the event that no objections to the designation are received, a by-law be passed to designate the subject property;
 5. That, in the event that any objections to the designation are received, staff be directed to refer the proposed designation to the Ontario Conservation Review Board; and,
 6. That staff be authorized to attend any hearing process held by the Conservation Review Board in support of Council’s decision to designate the subject property.

Dealt with under Item 5.2 – Recommendation PDC030-2020

12. Notice of Motion – nil

13. Correspondence

- 13.1. Correspondence from Gail McIndoe, Brampton resident, dated February 14, 2020, re: **Application to Amend the Zoning By-law (to permit the development of 12-storey and 26-storey residential buildings containing approximately 395 units) – Investors Group Trust Company Ltd. – Glen Schnarr & Associates Inc. – 2 & 4 Hanover Road – Ward 7 (R 455/2019 and File C04E06.027)**

Dealt with under Item 5.1 – Recommendation PDC029-2020

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14. Councillor Question Period – nil

15. Public Question Period

In response to a question from Sylvia Roberts, Brampton resident, regarding consideration for the historical context of Bramalea, staff noted that development proposals have consideration for the heritage and intended built form appearance of their subject area.

16. Closed Session – nil

17. Adjournment

The following motion was considered:

PDC035-2020 That the Planning and Development Committee do now adjourn to meet again on Monday, March 23, 2020, at 1:00 p.m.

Carried

Regional Councillor M. Medeiros (Chair)

Monday, June 8, 2020

Members Present via Electronic Meeting Participation:

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:

D. Barrick, Chief Administrative Officer
Planning and Economic Development:
R. Forward, Commissioner
A. Parsons, Director, Development Services
R. Conard, Director of Building, and Chief Building Official
Yin Xiao, Development Planner
Kelly Henderson, Development Planner
Rob Nykyforchyn, Development Planner
Cynthia Owusu-Gyimah, Development Planner
Dan Watchorn, Development Planner
City Clerk's Office:
P. Fay, City Clerk
C. Gravlev, Deputy City Clerk
S. Danton, Legislative Coordinator

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Note: In consideration of the current COVID-19 public health orders prohibiting public gatherings of more than 5 people and requirements for physical distancing between persons, in-person attendance at this Committee of Council meeting was limited to Members of Council and essential City staff only. Physical distancing was maintained in Council Chambers at all times during the meeting.

The meeting was called to order at 7:00 p.m. and adjourned at 8:32 p.m.

1. Call to Order

As this meeting of the Planning and Development Committee was conducted with electronic participation by Members of Council, the meeting started with the City Clerk calling the roll for attendance at the meeting, as follows:

Members present during roll call: Councillor Santos, Councillor Vicente, Councillor Whillans, Councillor Palleschi, Councillor Bowman, Councillor Medeiros, Councillor Williams, Councillor Fortini, Councillor Singh, Councillor Dhillon

Members absent during roll call: nil

2. Approval of Agenda

The following motion was considered:

PDC036-2020	That the Agenda for the Planning and Development Committee Meeting of June 8, 2020, be approved as published and circulated.
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Carried

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

- 14.2. Correspondence, re: **Proposed Draft Plan of Subdivision (to create blocks on a plan of subdivision in order to facilitate a specific type of condominium [common element] townhouse development) – Candevcon Ltd. – Sunfield Investments (McMurchy) Inc. – 57 McMurchy Ave. South – West side of McMurchy Ave. South, south of Queen St. West – Ward 3 (I 38/2020 and OZS-2020-006)**
 - 2. Michael Ben, Brampton resident, dated May 27, 2020

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3. John Armstrong, Brampton resident, dated May 19, 2020

14.3. Correspondence re: **Application to Amend the Official Plan, Secondary Plan and Zoning By-law (to permit a 5 storey self-storage Building) – Smartcentres Inc. – 370 Main Street North – Ward 1 (I 21/2020 and OZS-2020-0003):**

5. Randy Barnett, Brampton resident, dated May 30, 2020

6. Maureen Sim, Brampton resident, dated June 5, 2020

14.4. Correspondence from Paul Miledi, Brampton resident, dated June 5, 2020, re: Staff report re: **Application to Amend the Official Plan and Zoning By-Law (to permit the development of a business park, comprising of office and warehouse space) – Glen Schnarr & Associates Inc. (c/o Quarre Properties Inc. & Heartland (Seven) Limited) – Prologis & Orlando – South of Countryside Drive, both sides of Coleraine Drive – Ward 10 (I 50/2020 and C11E15.002)**

3. **Declarations of Interest under the Municipal Conflict of Interest Act** – nil

4. **Consent**

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

(9.1)

5. **Statutory Public Meeting Reports**

5.1. Staff report re: **Application to Amend the Zoning By-Law (to permit a residential development consisting of 237 townhouse units and a public park) – Mattamy (Credit River) Limited – Korsiak Urban Planning – 10201 Mississauga Road and 0 Mississauga Road – East of Mississauga Road, South of Canadian National Railway Line – Ward 6 (I 28/2020 and OZS-2020-0004)**

Yin Xiao, Development Planner, Planning and Economic Development, presented an overview of the application that included location of the subject lands, area context, design details, current land use designations, preliminary issues, technical considerations, concept plan, next steps and contact information.

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Following the presentation, it was indicated that there were no questions of clarification from Committee or pre-registered delegations.

Item 14.1 was brought forward at this time.

Note: Later in the meeting, additional correspondence was introduced regarding this item. See Public Question Period – Recommendation PDC044-2020

The following motion was considered:

- PDC037-2020
1. That the staff report re: **Application to Amend the Zoning By-Law (to permit a residential development consisting of 237 townhouse units and a public park) – Mattamy (Credit River) Limited – Korsiak Urban Planning – 10201 Mississauga Road and 0 Mississauga Road – East of Mississauga Road, South of Canadian National Railway Line – Ward 6 (I 28/2020 and OZS-2020-0004)** to the Planning and Development Committee Meeting of June 8, 2020, 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 Anthony Melo, Brampton resident, dated May 24, 2020, re: **Application to Amend the Zoning By-Law (to permit a residential development consisting of 237 townhouse units and a public park) – Mattamy (Credit River) Limited – Korsiak Urban Planning – 10201 Mississauga Road and 0 Mississauga Road – East of Mississauga Road, South of Canadian National Railway Line – Ward 6 (I 28/2020 and OZS-2020-0004)** to the Planning and Development Committee Meeting of June 8, 2020, be received.

Carried

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- 5.2. Staff report re: **Proposed Draft Plan of Subdivision (to create blocks on a plan of subdivision in order to facilitate a specific type of condominium [common element] townhouse development) – Candevcon Ltd. – Sunfield Investments (McMurchy) Inc. – 57 McMurchy Ave. South – West side of McMurchy Ave. South, south of Queen St. West – Ward 3 (I 38/2020 and OZS-2020-006)**

Kelly Henderson, Development Planner, Planning and Economic Development, presented an overview of the application that included location of the subject lands, area context, design details, current land use designations, preliminary issues, technical considerations, concept plan, next steps and contact information.

Following the presentation, it was indicated that there were no questions of clarification from Committee or pre-registered delegations.

Item 14.2 was brought forward at this time.

The following motion was considered:

- PDC038-2020
1. Staff report re: **Proposed Draft Plan of Subdivision - (to create blocks on a plan of subdivision in order to facilitate a specific type of condominium – common element – townhouse development) – Candevcon Ltd. – Sunfield Investments (McMurchy) Inc. – 57 McMurchy Ave. S. – West side of McMurchy Ave. S, south of Queen St. W. – Ward 3 (I 38/2020 and OZS-2020-006)** to the Planning and Development Committee Meeting of June 8, 2020, 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 correspondence re: **Proposed Draft Plan of Subdivision (to create blocks on a plan of subdivision in order to facilitate a specific type of condominium [common element] townhouse development) – Candevcon Ltd. – Sunfield Investments (McMurchy) Inc. – 57 McMurchy Ave. South – West side of McMurchy Ave. South, south of Queen St. West – Ward 3 (I 38/2020 and OZS-2020-006)** to the Planning and Development Committee Meeting of June 8, 2020, be received:
 1. Anthony Melo, Brampton resident, dated May 24, 2020
 2. Michael Ben, Brampton resident, dated May 27, 2020
 3. John Armstrong, Brampton resident, dated May 19, 2020

Carried

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- 5.3. Staff report re: **Application to Amend the Official Plan and Zoning By-Law (to permit the development of a business park, comprising of office and warehouse space) – Glen Schnarr & Associates Inc. (c/o Quarre Properties Inc. & Heartland (Seven) Limited) – Prologis & Orlando – South of Countryside Drive, both sides of Coleraine Drive – Ward 10 (I 50/2020 and C11E15.002)**

Rob Nykyforchyn, Development Planner, Planning and Economic Development, presented an overview of the application that included location of the subject lands, area context, design details, current land use designations, preliminary issues, technical considerations, concept plan, next steps and contact information.

Following the presentation, it was indicated that there were no questions of clarification from Committee or pre-registered delegations.

Item 14.4 was brought forward at this time.

The following motion was considered:

- PDC039-2020
1. That the staff report re: **Application to Amend the Official Plan and Zoning By-Law (to permit the development of a business park, comprising of office and warehouse space) – Glen Schnarr & Associates Inc. (c/o Quarre Properties Inc. & Heartland (Seven) Limited) – Prologis & Orlando – South of Countryside Drive, both sides of Coleraine Drive – Ward 10 (I 50/2020 and C11E15.002)**, to the Planning and Development Committee Meeting of June 8, 2020, be received; and,
 2. That Planning and Economic Development Department staff be directed to report back to the Planning and Development Services Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.
 3. That the correspondence from Paul Miledi, Brampton resident, dated June 5, 2020, re: Staff report re: **Application to Amend the Official Plan and Zoning By-Law (to permit the development of a business park, comprising of office and warehouse space) – Glen Schnarr & Associates Inc. (c/o Quarre Properties Inc. & Heartland (Seven) Limited) – Prologis & Orlando – South of Countryside Drive, both sides of Coleraine Drive – Ward 10 (I 50/2020 and C11E15.002)** to the Planning and Development Committee Meeting of June 8, 2020, be received.

Carried

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- 5.4. Staff report re: **Application to Amend the Zoning By-law and Draft Plan of Subdivision (to permit 17 single detached dwelling lots, six part lots and a restoration/enhancement block with associated buffer blocks) – 2185715 Ontario Inc. – Candevcon Ltd. – 11570 McVean Drive – West side of McVean Drive, between Countryside Road and Mayfield Road – Ward 10 (I 36/2020 and C08E17.012)**

Cynthia Owusu-Gyimah, Development Planner, Planning and Economic Development, presented an overview of the application that included location of the subject lands, area context, design details, current land use designations, preliminary issues, technical considerations, concept plan, next steps and contact information.

Following the presentation, it was indicated that there were no questions of clarification from Committee or pre-registered delegations.

The following motion was considered:

- PDC040-2020
1. That the staff report re: **Application to Amend the Zoning By-law and Draft Plan of Subdivision (to permit 17 single detached dwelling lots, six part lots and a restoration/enhancement block with associated buffer blocks) – 2185715 Ontario Inc. – Candevcon Ltd. – 11570 McVean Drive – West side of McVean Drive, between Countryside Road and Mayfield Road – Ward 10 (I 36/2020 and C08E17.012)** to the Planning and Development Services Committee Meeting of June 8, 2020, 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. Staff report re: **Application to Amend the Official Plan, Secondary Plan and Zoning By-law (to permit a 5 storey self-storage Building) – Smartcentres Inc. – 370 Main Street North – Ward 1 (I 21/2020 and OZS-2020-0003)**

Daniel Watchorn, Development Planner, Planning and Economic Development, presented an overview of the application that included location of the subject lands, area context, design details, current land use designations, preliminary issues, technical considerations, concept plan, next steps and contact information.

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A pre-recorded presentation by the applicants was presented at this time. The presentation by Jinny Tran, Smartcentres Inc., and Stephanie Kwast, Bousfields Inc., provided details on the history of Smartcentres Inc. and Smartstop Self Storage, details of the design, integration into the surrounding land uses, landscaping and traffic circulation details.

Following the presentations, it was indicated that there were no pre-registered delegations.

Committee requested that environmentally sustainable features, including energy use, be incorporated in the design of the proposed building.

Item 14.3 was brought forward at this time.

The following motion was considered:

- PDC041-2020
1. That the staff report re: **Application to Amend the Official Plan, Secondary Plan and Zoning By-law (To permit a 5 Storey Self Storage Building) – Smartcentres Inc. – 370 Main Street North – Ward 1 (I 21/2020 and OZS-2020-0003)** to the Planning and Development Committee Meeting of June 8, 2020, 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 re: **Application to Amend the Official Plan, Secondary Plan and Zoning By-law (to permit a 5 storey self-storage Building) – Smartcentres Inc. – 370 Main Street North – Ward 1 (I 21/2020 and OZS-2020-0003)** to the Planning and Development Committee Meeting of June 8, 2020, be received:
 1. Mike and Janet Daurio, Brampton residents, dated March 17, 2020
 2. Rishi Bhatti, Brampton resident, dated March 17, 2020
 3. Beverly Mooney, Brampton resident, dated March 22, 2020
 4. Nanette Doherty, Brampton resident, dated March 22, 2020
 5. Randy Barnett, Brampton resident, dated May 30, 2020
 6. Maureen Sim, Brampton resident, dated June 5, 2020

Carried

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6. **Delegations** – nil

7. **Staff Presentations** – nil

8. **Planning**

8.1. Staff report re: **Second Unit Registration Update - All Wards (I 16/2020)**

Committee consideration of the matter included questions of clarification with respect to:

- Maximum occupancy
- Second Unit Guide for homeowners
- Parking provisions
- Construction and inspections
- Drywall and plumbing
- Safety inspection app - Mobile Inspect
 - Uses and capabilities
 - Financing and licensing fees

The following motion was introduced:

“That staff report back by July 2020 on how ‘Mobile Inspect’ can provide applicant changes required from inspections through email.”

The following motion was considered:

- PDC042-2020
1. That the staff report re: **Second Unit Registration Updates – All Wards (I 16/2020)**, to the Planning and Development Committee Meeting of June 8, 2020, be received; and
 2. That staff report back by July 2020 on how ‘Mobile Inspect’ can provide applicant changes required from inspections through email.

Carried

9. **Minutes**

^9.1. **Minutes – Cycling Advisory Committee – February 18, 2020**

- PDC043-2020
- That the **Minutes of the Cycling Advisory Committee Meeting of February 18, 2020**, Recommendations CYC-2020 to CYC-2020, to the Planning and Development Committee Meeting of June 8, 2020, be approved as published and circulated.

Carried

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The recommendations were approved as follows:

- CYC001-2020 That the agenda for the Cycling Advisory Committee meeting of February 18, 2020, be approved as published and circulated.
- CYC002-2020 That the delegation by David Laing, Chair, BikeBrampton, to the Cycling Advisory Committee meeting of February 18, 2020, re: **Community Cycling Program Review, Current Results and Future Plans** be received.
- CYC003-2020 1. That the discussion at the request of Kevin Montgomery, Co-Chair, to the Cycling Advisory Committee Meeting of February 18, 2020, re: **Winter Maintenance** be received;
2. That the Cycling Advisory Committee establish a sub-committee to discuss winter maintenance along recreational trails/pathways and sidewalks;
3. That the following Committee members be appointed to the sub-committee:
- Alina Grzejszczak
- Laura Bowman
- Stephen Laidlaw; and
4. That the Brampton Transit Advisory Committee and the Accessible Advisory Committee be invited to participate in the sub-committee meetings.
- CYC004-2020 1. That the verbal update by Tamara Kwast, Transportation Planner, Planning and Development Services, to the Cycling Advisory Committee Meeting of February 18, 2020, re: **Update and Request for Volunteers for Bike The Creek 2020 for Specific Tasks** be received; and
2. That Dayle Laing, Member, be selected to represent the Cycling Advisory Committee at the Bike the Creek Planning Committee meetings.
- CYC005-2020 That the Cycling Advisory Committee do now adjourn to meet again on April 21, 2020 at 7:00 p.m.

10. **Other/New Business** – nil

11. **Referred Matters** – nil

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12. **Deferred Matters** – nil

13. **Notice of Motion** – nil

14. **Correspondence**

14.1. Correspondence from Anthony Melo, Brampton resident, dated May 24, 2020, re: **Application to Amend the Zoning By-Law (to permit a residential development consisting of 237 townhouse units and a public park) – Mattamy (Credit River) Limited – Korsiak Urban Planning – 10201 Mississauga Road and 0 Mississauga Road – East of Mississauga Road, South of Canadian National Railway Line – Ward 6 (I 28/2020 and OZS-2020-0004)**

Dealt with under Item 5.1 – Recommendation PDC037-2020

14.2. Correspondence, re: **Proposed Draft Plan of Subdivision (to create blocks on a plan of subdivision in order to facilitate a specific type of condominium [common element] townhouse development) – Candevcon Ltd. – Sunfield Investments (McMurchy) Inc. – 57 McMurchy Ave. South – West side of McMurchy Ave. South, south of Queen St. West – Ward 3 (I 38/2020 and OZS-2020-006)**

1. Anthony Melo, Brampton resident, dated May 24, 2020
2. Michael Ben, Brampton resident, dated May 27, 2020
3. John Armstrong, Brampton resident, dated May 19, 2020

Dealt with under Item 5.2 – Recommendation PDC038-2020

14.3. Correspondence re: **Application to Amend the Official Plan, Secondary Plan and Zoning By-law (to permit a 5 storey self-storage Building) – Smartcentres Inc. – 370 Main Street North – Ward 1 (I 21/2020 and OZS-2020-0003):**

1. Mike and Janet Daurio, Brampton residents, dated March 17, 2020
2. Rishi Bhatti, Brampton resident, dated March 17, 2020
3. Beverly Mooney, Brampton resident, dated March 22, 2020
4. Nanette Doherty, Brampton resident, dated March 22, 2020
5. Randy Barnett, Brampton resident, dated May 30, 2020
6. Maureen Sim, Brampton resident, dated June 5, 2020

Dealt with under Item 5.5 – Recommendation PDC041-2020

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- 14.4. Correspondence from Paul Miledi, Brampton resident, dated June 5, 2020, re: Staff report re: **Application to Amend the Official Plan and Zoning By-Law (to permit the development of a business park, comprising of office and warehouse space) – Glen Schnarr & Associates Inc. (c/o Quarre Properties Inc. & Heartland (Seven) Limited) – Prologis & Orlando – South of Countryside Drive, both sides of Coleraine Drive – Ward 10 (I 50/2020 and C11E15.002)**

Dealt with under Item 5.3 – Recommendation PDC039-2020

15. **Councillor Question Period** – nil

16. **Public Question Period**

The public was given the opportunity to submit questions via e-mail to the City Clerk's Office regarding any decisions made during the meeting.

At this time, P. Fay, City Clerk, noted that correspondence was received by the City Clerk's Office regarding Item 5.1. – **Application to Amend the Zoning By-Law (to permit a residential development consisting of 237 townhouse units and a public park) – Mattamy (Credit River) Limited – Korsiak Urban Planning – 10201 Mississauga Road and 0 Mississauga Road – East of Mississauga Road, South of Canadian National Railway Line – Ward 6 (I 28/2020 and OZS-2020-0004)**

See Item 5.1

The following motion was considered:

- PDC044-2020 That the correspondence from Andrew Walker, Gagnon Walker Domes, dated May 28, 2020, re: **Application to Amend the Zoning By-Law (to permit a residential development consisting of 237 townhouse units and a public park) – Mattamy (Credit River) Limited – Korsiak Urban Planning – 10201 Mississauga Road and 0 Mississauga Road – East of Mississauga Road, South of Canadian National Railway Line – Ward 6 (I 28/2020 and OZS-2020-0004)** to the Planning and Development Committee Meeting of June 22, 2020, be received.

Carried

P. Fay, City Clerk, confirmed that no questions were submitted regarding decisions made during this meeting.

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17. **Closed Session** – nil

18. **Adjournment**

The following motion was considered:

PDC045-2020	That the Planning and Development Committee do now adjourn to meet again on Monday, June 22, 2020, at 7:00 p.m. or at the call of the Chair.
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Carried

Regional Councillor M. Medeiros (Chair)

Monday, June 22, 2020

Members Present via Electronic Participation:

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 (joined the meeting at 7:08 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 (joined the meeting at 7:30 p.m.)
City Councillor H. Singh – Wards 9 and 10

Members Absent: nil

Staff Present:

D. Barrick, Chief Administrative Officer
Planning, Building and Economic Development:
R. Forward, Commissioner
A. Parsons, Director, Development Services
R. Conard, Director of Building, and Chief Building Official
E. Corazzola, Manager, Zoning and Sign By-law Services
D. VanderBerg, Manager, Development Services
D. Balasal, Policy Planner
N. Rea, Policy Planner
S. Dykstra, Development Planner
H. Katyal, Development Planner
C. Owusu-Gyimah, Development Planner
K. Henderson, Development Planner
City Clerk's Office:
P. Fay, City Clerk
C. Gravlev, Deputy City Clerk
S. Danton, Legislative Coordinator

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Note: In consideration of the current COVID-19 public health orders prohibiting public gatherings of more than 5 people and requirements for physical distancing between persons, in-person attendance at this Committee of Council meeting was limited to Members of Council and essential City staff only. Physical distancing was maintained in Council Chambers at all times during the meeting.

The meeting was called to order at 7:03 p.m., and adjourned at 10:12 p.m.

1. Call to Order

As this meeting of the Planning and Development Committee was conducted with electronic participation by Members of Council, the meeting started with the City Clerk calling the roll for attendance at the meeting, as follows:

Members present during roll call: Councillor Santos, Councillor Vicente, Councillor Whillans, Councillor Palleschi, Councillor Bowman, Councillor Medeiros, Councillor Fortini, and Councillor Singh

Members absent during roll call: Councillor Dhillon, Councillor Williams

2. Approval of Agenda

The following motion was considered:

PDC046-2020 That the Agenda for the Planning and Development Committee Meeting of June 22, 2020, be approved, as amended, as follows:

To add:

- 10.1. Discussion at the request of Regional Councillor Vicente, re:
**Right-of-Way Widenings in the Village of Churchville
Conservation District.**

Carried

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

- 6.4. Delegation from Harpreet Sidhu and Yuvraj Chhina, property owners, 12 Church Street East, re: **Façade Improvement Grant – 12 Church Street East – East of Main Street**

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North, on the north side of Church Street East – Ward 1 (File BFIP-2019-009 and R68/2020)

- 6.5. Delegations re: **Application to Amend the Official Plan, Zoning By-Law and Proposed Draft Plan of Subdivision (to permit the development of a mix of detached, semi-detached and townhouse dwellings) - Glen Schnarr & Associates Inc. – Havenwood Properties (Central) Ltd. – East of Financial Drive, North of Steeles Avenue West – Ward 4 (I 39/2020 and File C04W02.006):**
1. Mohammad Al Abid, Brampton resident,
 2. Gokhan Shevket, Brampton resident
 3. Harpuneet Singh, Brampton resident
 4. Ujjal Mondal, Brampton resident
 5. Harbinder Panesar, Brampton resident
 6. Iqbal Brar, Brampton resident
- 6.6. Delegation from Akash Girn, Brampton resident, re: **Application to Amend the Zoning By-law (to permit 90 stacked townhouses) – Glen Schnarr & Associates Inc. – Kaneff Properties Ltd. – Block 102, Plan 43M-2015 and Block 27, Plan 43M-1990 – South side of Financial Drive, West of Mississauga Road – Ward 6 (I 37/2020 and File C05W03.008)**
- 6.7. Delegations re: **City-Initiated Amendment to the Zoning By-law – Two Unit Dwelling Parking Provisions – City Wide (R 15/2020)**
1. Jaswinder Pal Mokha, Brampton resident,
 2. Arvinder Kaur, Brampton resident
- 6.8. Delegation from Pritam Singh, Brampton resident, re: **City-initiated Amendment to the Zoning By-Law to Adjust Parking Permissions within Special Policy Area 16 in the Bram East Secondary Plan – Area 41 (I 26/2020)**
- 14.1. Correspondence re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision (to permit a residential townhouse development consisting of 43 townhouse units and 10 semi-detached dwelling units) – Coscorp Wanless Inc. – Weston Consulting Group Inc. – 1265, 1279, 1303, and 1323 Wanless Drive – South of Wanless Drive between Creditview Road and Chinguacousy Road – Ward 6 (I 30/2020 and File C03W15.008):**

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4. Ajindrapal Singh and Gurdeep Kaur, Brampton residents, dated June 16, 2020
 5. Arthur Abelha, Brampton resident, dated June 17, 2020
 6. Vamshidhar Reddy Chintalacheruvu and Bhagyalakshmi Puccha, Brampton residents, dated June 17, 2020
 7. Samir Mansuri, Brampton resident, dated June 5, 2020
 8. Menelaos and Sandy Tsontzidis, Brampton residents, dated June 18, 2020
 9. Vinay Chandra Gudipadu Narendranath and Lakshmi Sandhyasree Petluri, Brampton residents, dated June 19, 2020
 10. Karen Houlahan and Scott Stewart, Brampton residents, dated June 19, 2020
 11. Pratish Goshalia and Sapna Shah, Brampton residents, dated June 19, 2020
 12. Stephen Cecutti and Despina Spencer, Brampton residents, dated June 19, 2020
 13. James and Lourdes Sandra Fernandes, Brampton resident, dated June 19, 2020
 14. Ninder Singh and Puneet Hayer, Brampton residents, dated June 18, 2020
 15. John Moffat, Brampton resident, dated June 19, 2020
 16. Chitrassen Bhikajee, Brampton resident, dated June 22, 2020
- 14.2. Correspondence re: **Application to Amend the Official Plan, Zoning By-Law and Proposed Draft Plan of Subdivision (to permit the development of a mix of detached, semi-detached and townhouse dwellings) - Glen Schnarr & Associates Inc. – Havenwood Properties (Central) Ltd. – East of Financial Drive, North of Steeles Avenue West – Ward 4 (I 39/2020 and File C04W02.006):**
2. David Rantisi, Brampton resident, dated June 16, 2020
 3. Mohammad Al Abid, Brampton resident, dated May 21, 2020
 4. Khulud Bint Sheeraz, Brampton resident, dated June 9, 2020
 5. Ivraj Kanwar and Rupinder Mangat, Brampton residents, dated June 10, 2020
 6. Dharampal Jatana, Brampton resident, dated June 5, 2020
 7. Ujjal Mondal, Brampton resident, dated June 4, 2020
 8. Salem Khan, Brampton resident, dated June 18, 2020
 9. Marlene Heath, Brampton resident, dated June 15, 2020
 10. Prab Dhami, Brampton resident, dated June 17, 2020
 11. Rupinder Girm, Brampton resident, dated June 18, 2020
 12. Baljit Virk, Brampton resident, dated June 19, 2020

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13. Gokhan and Heather Shevket, Brampton residents, dated June 19, 2020
14. Ron Singh, Brampton resident, dated June 19, 2020
15. Harpuneet Singh, Brampton resident, dated June 19, 2020
16. Amir Moin and Zain Amir, Brampton residents, dated June 19, 2020
17. Iqbal Brar, Brampton resident, dated June 19, 2020
18. Chris Bejnar, Brampton resident, dated June 22, 2020

- 14.3. Correspondence re: **Application to Amend the Zoning By-law (to permit 90 stacked townhouses) – Glen Schnarr & Associates Inc. – Kaneff Properties Ltd. – Block 102, Plan 43M-2015 and Block 27, Plan 43M-1990 – South side of Financial Drive, West of Mississauga Road – Ward 6 (I 37/2020 and File C05W03.008):**
 2. Michael and Maria D'Souza, Brampton residents, dated June 15, 2020
 3. Jagjit Kang, Brampton resident, dated June 19, 2020

- 14.4. Correspondence re: **Application to Amend the Zoning By-law (to permit a concrete batching plant) – 2487557 Ontario Inc. – Gagnon Walker Domes Ltd. – 50 Wentworth Court – Ward 8 (I 40/2020 and File OZS-2020-0002):**
 1. Peter Lisena, V.M.P.L Investments Company Ltd., dated June 16, 2020
 2. Frank Falvo, Falco Steel Fabricators Inc., dated June 18, 2020
 3. Livio Paniconi, Cori Investments Inc., dated June 18, 2020
 4. Hugo Sorenson, Oaken Holdings Inc., dated June 19, 2020
 5. Gigi Vanacore, Gigi Importing Ltd., dated June 22, 2020

- 14.5. Correspondence from Sarthak Shah, Brampton resident, dated June 18, 2020, re: Staff report re: **City-Initiated Amendment to the Zoning By-law – Two Unit Dwelling Parking Provisions – City Wide (R 15/2020)**

3. **Declarations of Interest under the Municipal Conflict of Interest Act** – nil

4. **Consent**
 - ^ The following items listed with a caret (^) were considered to be routine and non-controversial by the Committee and were approved at one time.

(Items 8.5, 8.6, 8.7, 8.8, 8.9, and 8.10 were removed from consent)

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5. Statutory Public Meeting Reports

5.1. Staff report re: City-initiated Amendment to the Zoning By-Law to Adjust Parking Permissions within Special Policy Area 16 in the Bram East Secondary Plan – Area 41 (I 26/2020)

Natasha Rea, Policy Planner, Planning, Building and Economic Development, presented an overview of the proposed amendment that included location of the subject lands, area context, history, next steps and contact information.

Pritam Singh, Brampton resident, outlined his understanding of the proposal, and staff confirmed it to be correct in terms of what is proposed in the draft amendment.

The following motion was considered:

- PDC047-2020
1. That the staff report re: **City-initiated Amendment to the Zoning By-Law to Adjust Parking Permissions within Special Policy Area 16 in the Bram East Secondary Plan – Area 41 (I 26/2020)**, to the Planning and Development Services Committee Meeting of June 22, 2020, be received;
 2. That staff be directed to report back to Planning and Development Services Committee with the results of the Public Meeting and a staff recommendation;
 3. That a copy of the report and Council resolution be forwarded to the Region of Peel for information; and,
 4. That the delegation from Pritam Singh, Brampton resident, re: **City-initiated Amendment to the Zoning By-Law to Adjust Parking Permissions within Special Policy Area 16 in the Bram East Secondary Plan – Area 41 (I 26/2020)**, to the Planning and Development Services Committee Meeting of June 22, 2020, be received.

Carried

5.2. Staff report re: Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision (to permit a residential townhouse development consisting of 43 townhouse units and 10 semi-detached dwelling units) – Coscorp Wanless Inc. – Weston Consulting Group Inc. – 1265, 1279, 1303, and 1323 Wanless Drive – South of Wanless Drive between Creditview Road and Chinguacousy Road – Ward 6 (I 30/2020 and File C03W15.008)

Stephen Dykstra, Development Planner, Planning, Building and Economic

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Development, presented an overview of the application that included location of the subject lands, area context, design details, current land use designations, preliminary issues, technical considerations, concept plan, next steps and contact information.

Michael Vani, Weston Consulting, provided an overview of the amended application.

The following the following members of the public addressed Committee and expressed their views, suggestions, concerns and questions with respect to the subject application:

- Scott Stewart, Brampton resident
- Despina Spencer, Brampton resident
- John Moffat, Brampton resident

Committee noted the difficulty in processing infill development applications and questioned how to address abutting properties that paid a premium to back onto green space.

The following motion was considered:

- PDC048-2020
1. That the staff report re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision (to permit a residential townhouse development consisting of 43 townhouse units and 10 semi-detached dwelling units) – Coscorp Wanless Inc. – Weston Consulting Group Inc. – 1265, 1279, 1303, and 1323 Wanless Drive – South of Wanless Drive between Creditview Road and Chinguacousy Road – Ward 6 (I 30/2020 and File C03W15.008)** to the Planning and Development Committee Meeting of June 22, 2020, 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;
 3. That the following delegations re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision (to permit a residential townhouse development consisting of 43 townhouse units and 10 semi-detached dwelling units) – Coscorp Wanless Inc. – Weston Consulting Group Inc. – 1265, 1279, 1303, and 1323 Wanless Drive – South of Wanless Drive between Creditview Road and Chinguacousy Road –**

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Ward 6 (I 30/2020 and File C03W15.008) to the Planning and Development Committee Meeting of June 22, 2020, be received:

1. Michael Vani, Weston Consulting
2. Scott Stewart, Brampton resident
3. Despina Spencer, Brampton resident
4. John Moffat, Brampton resident

4. That the following correspondence re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision (to permit a residential townhouse development consisting of 43 townhouse units and 10 semi-detached dwelling units) – Coscorp Wanless Inc. – Weston Consulting Group Inc. – 1265, 1279, 1303, and 1323 Wanless Drive – South of Wanless Drive between Creditview Road and Chinguacousy Road – Ward 6 (I 30/2020 and File C03W15.008)** to the Planning and Development Committee Meeting of June 22, 2020, be received:
 1. Mahfuzur Rahman Khalili, Brampton resident, dated June 4, 2020
 2. Nelson Chan, Brampton resident, dated June 4, 2020
 3. Harpal Jhooty, Brampton resident, dated June 11, 2020
 4. Ajindrapal Singh and Gurdeep Kaur, Brampton residents, dated June 16, 2020
 5. Arthur Abelha, Brampton resident, dated June 17, 2020
 6. Vamshidhar Reddy Chintalacheruvu and Bhagyalakshmi Puccha, Brampton residents, dated June 17, 2020
 7. Samir Mansuri, Brampton resident, dated June 5, 2020
 8. Menelaos and Sandy Tsontzidis, Brampton residents, dated June 18, 2020
 9. Vinay Chandra Gudipadu Narendranath and Lakshmi Sandhyasree Petluri, Brampton residents, dated June 19, 2020
 10. Karen Houlahan and Scott Stewart, Brampton residents, dated June 19, 2020
 17. Pratish Goshalia and Sapna Shah, Brampton residents, dated June 19, 2020
 18. Stephen Cecutti and Despina Spencer, Brampton residents, dated June 19, 2020
 19. James and Lourdes Sandra Fernandes, Brampton resident, dated June 19, 2020
 20. Ninder Singh and Puneet Hayer, Brampton residents, dated June 18, 2020
 21. John Moffat, Brampton resident, dated June 19, 2020
 22. Chitrassen Bhikajee, Brampton resident, dated June 22, 2020.

Carried

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- 5.3. Staff report re: **Application to Amend the Official Plan, Zoning By-Law and Proposed Draft Plan of Subdivision (to permit the development of a mix of detached, semi-detached and townhouse dwellings) - Glen Schnarr & Associates Inc. – Havenwood Properties (Central) Ltd. – East of Financial Drive, North of Steeles Avenue West – Ward 4 (I 39/2020 and File C04W02.006)**

Himanshu Katyal, Development Planner, Planning, Building and Economic Development, presented an overview of the application that included location of the subject lands, area context, design details, current land use designations, preliminary issues, technical considerations, concept plan, next steps and contact information.

The following the following members of the public addressed Committee and expressed their views, suggestions, concerns and questions with respect to the subject application:

- Mohammad Al Abid, Brampton resident
- Gokhan Shevket, Brampton resident
- Harpuneet Singh, Brampton resident
- Harbinder Panesar, Brampton resident
- Ron Singh, Brampton resident
- Akash Grin, Brampton resident, via pre-recorded video

Staff responded to questions of clarification from Committee with respect to the history of the surrounding land uses and builder premiums.

The following motion was considered:

- PDC049-2020
1. That the staff report re: **Application to Amend the Official Plan, Zoning By-Law and Proposed Draft Plan of Subdivision (to permit the development of a mix of detached, semi-detached and townhouse dwellings) – Glen Schnarr & Associates Inc. – Havenwood Properties (Central) Ltd. – East of Financial Drive, North of Steeles Avenue West – Ward 4 (I 39/2020 and File C04W02.006)** to the Planning and Development Committee Meeting of June 22, 2020, 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;
 3. That the following delegations re: **Application to Amend the Official Plan, Zoning By-Law and Proposed Draft Plan of Subdivision (to permit the development of a mix of detached, semi-detached and townhouse dwellings) –**

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Glen Schnarr & Associates Inc. – Havenwood Properties (Central) Ltd. – East of Financial Drive, North of Steeles Avenue West – Ward 4 (I 39/2020 and File C04W02.006)

to the Planning and Development Committee Meeting of June 22, 2020, be received:

- Mohammad Al Abid, Brampton resident
- Gokhan Shevket, Brampton resident
- Harpuneet Singh, Brampton resident
- Harbinder Panesar, Brampton resident
- Ron Singh, Brampton resident
- Akash Grin, Brampton resident, via pre-recorded video

4. That the following correspondence re: **Application to Amend the Official Plan, Zoning By-Law and Proposed Draft Plan of Subdivision (to permit the development of a mix of detached, semi-detached and townhouse dwellings) – Glen Schnarr & Associates Inc. – Havenwood Properties (Central) Ltd. – East of Financial Drive, North of Steeles Avenue West – Ward 4 (I 39/2020 and File C04W02.006)** to the Planning and Development Committee Meeting of June 22, 2020, be received:
1. Lolita Chaudry and Faisal Khan, Brampton residents, dated June 8, 2020
 2. David Rantisi, Brampton resident, dated June 16, 2020
 3. Mohammad Al Abid, Brampton resident, dated May 21, 2020
 4. Khulud Bint Sheeraz, Brampton resident, dated June 9, 2020
 5. Ivraj Kanwar and Rupinder Mangat, Brampton residents, dated June 10, 2020
 6. Dharampal Jatana, Brampton resident, dated June 5, 2020
 7. Ujjal Mondal, Brampton resident, dated June 4, 2020, and presentation slides, dated June 22, 2020
 8. Salem Khan, Brampton resident, dated June 18, 2020
 9. Marlene Heath, Brampton resident, dated June 15, 2020
 10. Prab Dhami, Brampton resident, dated June 17, 2020
 11. Rupinder Girm, Brampton resident, dated June 18, 2020
 12. Baljit Virk, Brampton resident, dated June 19, 2020
 13. Gokhan and Heather Shevket, Brampton residents, dated June 19, 2020
 14. Ron Singh, Brampton resident, dated June 19, 2020
 15. Harpuneet Singh, Brampton resident, dated June 19, 2020
 16. Amir Moin and Zain Amir, Brampton residents, dated June 19, 2020
 17. Iqbal Brar, Brampton resident, dated June 19, 2020
 18. Chris Bejnar, Brampton resident, dated June 22, 2020.

Carried

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- 5.4. Staff report re: **Application to Amend the Zoning By-law (to permit 90 stacked townhouses) – Glen Schnarr & Associates Inc. – Kaneff Properties Ltd. – Block 102, Plan 43M-2015 and Block 27, Plan 43M-1990 – South side of Financial Drive, West of Mississauga Road – Ward 6 (I 37/2020 and File C05W03.008)**

Kelly Henderson, Development Planner, Development Planner, Planning, Building and Economic Development, presented an overview of the application that included location of the subject lands, area context, design details, current land use designations, preliminary issues, technical considerations, concept plan, next steps and contact information

Delegation 6.6 was listed with respect to this item, in error, and was dealt with under item 5.3 – Recommendation PDC049-2020.

Following the presentation, it was indicated that there were no questions of clarification from Committee or pre-registered delegations.

The following motion was considered:

- PDC050-2020
1. That the staff report re: **Application to Amend the Zoning By-law (to permit 90 stacked townhouses) – Glen Schnarr & Associates Inc. – Kaneff Properties Ltd. – Block 102, Plan 43M-2015 and Block 27, Plan 43M-1990 – South side of Financial Drive, West of Mississauga Road – Ward 6 (I 37/2020 and File C05W03.008)** to the Planning and Development Committee Meeting of June 22, 2020, 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 correspondence re: **Application to Amend the Zoning By-law (to permit 90 stacked townhouses) – Glen Schnarr & Associates Inc. – Kaneff Properties Ltd. – Block 102, Plan 43M-2015 and Block 27, Plan 43M-1990 – South side of Financial Drive, West of Mississauga Road – Ward 6 (I 37/2020 and File C05W03.008)** to the Planning and Development Committee Meeting of June 22, 2020, be received:
 1. Harpreet Gill, Brampton resident, dated June 6, 2020
 2. Michael and Maria D'Souza, Brampton residents, dated June 15, 2020
 3. Jagjit Kang, Brampton resident, dated June 19, 2020.

Carried

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- 5.5. Staff report re: **Application to Amend the Zoning By-law (to permit a concrete batching plant) – 2487557 Ontario Inc. – Gagnon Walker Domes Ltd. – 50 Wentworth Court – Ward 8 (I 40/2020 and File OZS-2020-0002)**

Cynthia Owusu-Gyimah, Development Planner, Development Planner, Planning, Building and Economic Development, presented an overview of the application that included location of the subject lands, area context, design details, current land use designations, preliminary issues, technical considerations, concept plan, next steps and contact information

Following the presentation, it was indicated that there were no questions of clarification from Committee or pre-registered delegations.

The following motion was considered:

- PDC051-2020
1. That the staff report re: **Application to Amend the Zoning By-law (to permit a concrete batching plant) – 2487557 Ontario Inc. – Gagnon Walker Domes Ltd. – 50 Wentworth Court – Ward 8 (I 40/2020 and File OZS-2020-0002)**, to the Planning and Development Committee Meeting of June 22, 2020, 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 correspondence re: **Application to Amend the Zoning By-law (to permit a concrete batching plant) – 2487557 Ontario Inc. – Gagnon Walker Domes Ltd. – 50 Wentworth Court – Ward 8 (I 40/2020 and File OZS-2020-0002)**, to the Planning and Development Committee Meeting of June 22, 2020, be received:
 1. Peter Lisena, V.M.P.L Investments Company Ltd., dated June 16, 2020
 2. Frank Falvo, Falco Steel Fabricators Inc., dated June 18, 2020
 3. Livio Paniconi, Cori Investments Inc., dated June 18, 2020
 4. Hugo Sorenson, Oaken Holdings Inc., dated June 19, 2020
 5. Gigi Vanacore, Gigi Importing Ltd., dated June 22, 2020.

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6. Delegations

- 6.1. Possible delegations re: **Site Specific Amendments to the Sign By-law:**
- 1. 2850 Queen Street East – Ward 8**
 - 2. 17 Ray Lawson Boulevard – Ward 4**

Note: Notice regarding these items was published on the City's website on June 12, 2020.

In response to the Chair's inquiry, it was indicated that no questions or pre-registered delegations were received by the City Clerk's Office.

See Items 8.1 and 8.2

- 6.2. Delegation re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision (to permit a residential townhouse development consisting of 43 townhouse units and 10 semi-detached dwelling units) – Coscorp Wanless Inc. – Weston Consulting Group Inc. – 1265, 1279, 1303, and 1323 Wanless Drive – South of Wanless Drive between Creditview Road and Chinguacousy Road – Ward 6 (I 30/2020 and File C03W15.008):**
- 1. Tejas Jani, Brampton resident (will not be present to delegate)**
 - 2. Scott Stewart, Brampton resident (speaking notes provided)**
 - 3. Despina Spencer, Brampton resident**

Dealt with under Item 5.2 – recommendation PDC048-2020

- 6.3. Delegation from Ryan Guetter, Weston Consulting, re: **Request for an Exemption from Section 22(2.1.1) of the Planning Act (to allow an application to amend the Brampton Flowertown Secondary Plan Area 6 to be submitted that will facilitate the development of 26 back-to-back townhouse units and 3 standard condominium townhouse units) – Sunfield Homes – Weston Consulting – 172 Church Street East – Ward 1 (R 126/2020 and PRE-2019-0023)**

Dealt with under Item 8.3 – Recommendation PDC054-2020

- 6.4. Delegation from Harpreet Sidhu and Yuvraj Chhina, property owners, 12 Church Street East, re: **Façade Improvement Grant – 12 Church Street East – East of Main Street North, on the north side of Church Street East – Ward 1 (File BFIP-2019-009 and R68/2020)**

Dealt with under Item 8.4 – Recommendation PDC055-2020

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- 6.5. Delegations re: **Application to Amend the Official Plan, Zoning By-Law and Proposed Draft Plan of Subdivision (to permit the development of a mix of detached, semi-detached and townhouse dwellings) - Glen Schnarr & Associates Inc. – Havenwood Properties (Central) Ltd. – East of Financial Drive, North of Steeles Avenue West – Ward 4 (I 39/2020 and File C04W02.006):**
1. Mohammad Al Abid, Brampton resident,
 2. Gokhan Shevket, Brampton resident
 3. Harpuneet Singh, Brampton resident
 4. Ujjal Mondal, Brampton resident
 5. Harbinder Panesar, Brampton resident
 6. Iqbal Brar, Brampton resident

Dealt with under Item 5.3 – Recommendation PDC049-2020

- 6.6. Delegation from Akash Girn, Brampton resident, re: **Application to Amend the Zoning By-law (to permit 90 stacked townhouses) – Glen Schnarr & Associates Inc. – Kaneff Properties Ltd. – Block 102, Plan 43M-2015 and Block 27, Plan 43M-1990 – South side of Financial Drive, West of Mississauga Road – Ward 6 (I 37/2020 and File C05W03.008)**

Dealt with under Item 5.3 – Recommendation PDC049-2020

- 6.7. Delegations re: **City-Initiated Amendment to the Zoning By-law – Two Unit Dwelling Parking Provisions – City Wide (R 15/2020)**
1. Jaswinder Pal Mokha, Brampton resident,
 2. Arvinder Kaur, Brampton resident

Dealt with under Item 8.5 – Recommendation PDC057-2020

- 6.8. Delegation from Pritam Singh, Brampton resident, re: **City-initiated Amendment to the Zoning By-Law to Adjust Parking Permissions within Special Policy Area 16 in the Bram East Secondary Plan – Area 41 (I 26/2020)**

Dealt with under Item 5.1 – Recommendation PDC047-2020

7. **Staff Presentations** – nil

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8. Planning

- 8.1. Staff report re: **Site Specific Amendment to the Sign By-Law 399-2002, as amended – 2850 Queen Street East – Canadian Tire – Ward 8 (R 246/2020 and File 26SI)**

See Item 6.1

Note: notice regarding this matter was published on the City's website on June 12, 2020

The following motion was considered:

- PDC052-2020 1. That the staff report re: **Site Specific Amendment to Sign By-Law 399-2002, as amended, Canadian Tire - 2850 Queen Street East – Ward 8 (R 246/2020)**, to the Planning and Development Services Committee Meeting of June 22, 2020, 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

- 8.2. Staff report re: **Site Specific Amendment to the Sign By-Law 399-2002 – 17 Ray Lawson Boulevard – Unit 9 – Metrolinx – Ward 4 (R 61/2020 and File 26SI)**

See Item 6.1

Note: notice regarding this matter was published on the City's website on June 12, 2020

The following motion was considered:

- PDC053-2020 1. That the staff report re: **Site Specific Amendment to the Sign By-Law 399-2002 – 17 Ray Lawson Boulevard – Unit 9 – Metrolinx – Ward 4 (R 61/2020 and File 26SI)** to the Planning and Development Committee Meeting of June 22, 2020, 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

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- 8.3. Staff report re: **Request for an Exemption from Section 22(2.1.1) of the Planning Act (to allow an application to amend the Brampton Flowertown Secondary Plan Area 6 to be submitted that will facilitate the development of 26 back-to-back townhouse units and 3 standard condominium townhouse units) – Sunfield Homes – Weston Consulting – 172 Church Street East – Ward 1 (R 126/2020 and PRE-2019-0023)**

Ryan Guetter, Weston Consulting, provided details on the proposed development and outlined a justification for the requested exemption.

The following motion was considered:

- PDC054-2020
1. That the staff report re: **Request for an Exemption from Section 22(2.1.1) of the Planning Act (to allow an application to amend the Brampton Flowertown Secondary Plan Area 6 to be submitted that will facilitate the development of 26 back-to-back townhouse units and 3 standard condominium townhouse units) – Sunfield Homes – Weston Consulting – 172 Church Street East – Ward 1 (R 126/2020 and PRE-2019-0023)** to the Planning and Development Committee Meeting of June 22, 2020, be received;
 2. That Council exempt the Secondary Plan Amendment application at 172 Church Street East (File No.: Pre-2019-0023) from Section 22(2.1.1) of the *Planning Act*; and,
 3. That the delegation from Ryan Guetter, Weston Consulting, re: **Request for an Exemption from Section 22(2.1.1) of the Planning Act (to allow an application to amend the Brampton Flowertown Secondary Plan Area 6 to be submitted that will facilitate the development of 26 back-to-back townhouse units and 3 standard condominium townhouse units) – Sunfield Homes – Weston Consulting – 172 Church Street East – Ward 1 (R 126/2020 and PRE-2019-0023)** to the Planning and Development Committee Meeting of June 22, 2020, be received.

Carried

- 8.4. Staff report re: **Façade Improvement Grant – Sidhu, Harpreet – 12 Church Street East – East of Main Street North, on the north side of Church Street East – Ward 1 (File BFIP-2019-009 and R68/2020)**

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Harpreet Sidhu, property owner, 12 Church Street East, provided a history of incidents that have occurred at the property and noted the improvements made to the building and grounds.

In response to questions from Committee, staff explained the recommendations in the subject report, and provided details on the process and requirements of the Façade Improvement grant program.
The following motion was considered:

The following motion was considered:

- PDC055-2020
1. That the staff report re: **Façade Improvement Grant, Sidhu, Harpreet – 12 Church Street East – Ward 1 (R68/2020 and File BFIP-2019-009)** to the Planning and Development Committee Meeting of June 22, 2020, be received;
 2. That application BFIP-2019-0009 (12 Church Street East) be **refused** for a grant under the Downtown Façade Improvement Program as the request does not satisfy the eligibility criteria for the Downtown Brampton Façade Improvement Program and is not consistent with the Downtown Façade Improvement Design Guidelines; and,
 3. That the delegation from Harpreet Sidhu, property owner, 12 Church Street East, re: **Façade Improvement Grant – 12 Church Street East – East of Main Street North, on the north side of Church Street East – Ward 1 (File BFIP-2019-009 and R68/2020)** to the Planning and Development Committee Meeting of June 22, 2020, be received.

Carried

8.5. Staff report re: **City-Initiated Amendment to the Zoning By-law – Two Unit Dwelling Parking Provisions – City Wide (R 15/2020)**

Jaswinder Pal Mokha, Brampton resident, expressed support for the proposed amendment.

A motion was introduced to defer the item until such time as the overall parking strategy is brought before Committee and Council for consideration.

The following motion was considered:

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PDC056-2020
Lost

*That the staff report re: **City Initiated Zoning By-Law Amendment – Two-Unit Dwelling Parking Provisions – City-Wide (R 15/2020)**, to the Planning and Development Committee meeting of June 22, 2020, be **deferred** until such time as the overall Parking Strategy is brought before Committee and Council.*

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

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

Committee consideration of the matter included:

- Clarification that there are no changes to the City's street and overnight parking by-laws
- Second unit owners and tenants may come to a private agreement with respect to parking provisions
- Loss of a required parking space for a second unit tenant may result in illegal parking on streets and properties

The following motion was considered:

- PDC057-2020
1. That the staff report re: **City Initiated Zoning By-Law Amendment – Two-Unit Dwelling Parking Provisions – City-Wide (R 15/2020)**, to the Planning and Development Committee meeting of June 22, 2020, be received;
 2. That the Zoning By-law Amendment attached to the report as Appendix 1 be adopted, on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, conforms to A Place 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, May 29, 2020;

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3. That it is hereby determined that in adopting the 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;
4. That Committee hereby determines that no further public notice is to be given pursuant to Section 34(17) of the *Planning Act*;
5. That the delegation from Jaswinder Pal Mokha re: **City-Initiated Amendment to the Zoning By-law – Two Unit Dwelling Parking Provisions – City Wide (R 15/2020)** to the Planning and Development Committee Meeting of June 22, 2020, be received; and,
6. That the correspondence from Sarthak Shah, Brampton resident, dated June 18, 2020, re: Staff report re: **City-Initiated Amendment to the Zoning By-law – Two Unit Dwelling Parking Provisions – City Wide (R 15/2020)** to the Planning and Development Committee Meeting of June 22, 2020, be received.

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

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

- 8.6. Staff report re: **Housing Brampton – Draft Residential Rental Conversion Policy – Development of an Application Review Pilot Program and Innovation Benchmarking – Citywide (R 305/2019 and File J.BA. AFFO)**

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In response to questions from Committee, staff confirmed that the extensive engagement process included residents and developers, and highlighted details of the draft policy.

The following motion was considered:

- PDC058-2020
1. That the staff report re: **Housing Brampton – Draft Residential Rental Conversion Policy – Development of an Application Review Pilot Program and Innovation Benchmarking – Citywide (R 305/2019 and File J.BA. AFFO)** to the Planning and Development Committee Meeting of June 22, 2020, be received;
 2. That the benchmarking report titled Affordable Housing Innovations, attached to the report as Appendix B, be endorsed, and guide the recommendations of the final Housing Brampton Strategy;
 3. That staff be directed to undertake the development of a rental protection bylaw, to hold a statutory public meeting with respect to a proposed amendment to the Official Plan to introduce residential rental conversion and demolition policies, and to report back to Council with recommendations;
 4. That staff be directed to initiate the completion of an Inclusionary Zoning Assessment Report to support the development of an inclusionary zoning program, in collaboration with the Region of Peel;
 5. That staff develop and report back to Council on a proposed framework for an affordable housing application review pilot program to expedite affordable housing projects; and,
 6. That a copy of the report be forwarded to the Region of Peel for information.

Carried

- 8.7. Staff report re: **Application to Amend the Zoning By-Law (to permit the parking of oversized motor vehicles (trailers) on a vacant property for 3 years) – Weston Consulting Inc. – IBL Container Refurbishing – 0 Airport Road – Northeast of Airport Road and Lacoste Boulevard – Ward 10 (C07E17.014 and R23/2020)**

In response to questions from Committee, staff noted enforcement activities occurring on the subject lands and outlined surrounding land uses.

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Committee noted the significant impact the current use of the land has had on the area residents.

The following motion was considered:

- PDC059-2020 1. That the staff report re: **Application to Amend the Zoning By-Law (to permit the parking of oversized motor vehicles (trailers) on a vacant property for 3 years) – Weston Consulting Inc. – IBL Container Refurbishing – 0 Airport Road – Northeast of Airport Road and Lacoste Boulevard – Ward 10 (R 23/2020)** to the Planning and Development Committee Meeting of June 22, 2020, be received; and,
2. That the Zoning By-law Amendment application submitted by Weston Consulting for IBL Container Refurbishing, Ward: 10, File: C07E17.014, be **refused**, on the basis that it does not represent good planning, including that it is inconsistent with the Provincial Policy Statement, fails to conform to all applicable Provincial plans, the Region of Peel Official Plan and the City's Official Plan for the reasons set out in the report.

Carried

- 8.8. Staff report re: **Close Out Procedure for Inactive Development Applications and Site Plans – City-wide (R 98/2020 and GD.X.COPDA)**

The following motion was considered:

- PDC060-2020 1. That the staff report re: **Close Out Procedure for Inactive Development Applications and Site Plans – Citywide – (R 98/2020 and GD.X.COPDA)** to the Planning and Development Committee Meeting of June 22, 2020, be received;
2. That the Close Out Procedure outlined within the report be approved; and,
3. That staff be directed to add the clauses outlined within this report to all development review application forms for Official Plan Amendments, Zoning By-law Amendments, Site Plans, Draft Plans of Subdivision, and Draft Plans of Condominium, to the satisfaction of the City Solicitor.

Carried

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8.9. Staff report re: **City of Brampton Response to Provincial Policy Statement 2020 (I 58/2020)**

Staff confirmed that the Provincial Policy Statement 2020 will not obstruct the sustainable development priorities and policies to be incorporated in the Official Plan review.

The following motion was considered:

- PDC061-2020
1. That the staff report re: **City of Brampton Response to Provincial Policy Statement 2020 (I58/2020)**, to the Planning and Development Committee Meeting of June 22, 2020, be received; and,
 2. That a copy of the report be forwarded to the Region of Peel for information.

Carried

8.10. Staff report re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision – to facilitate a new residential subdivision development (single detached dwelling lots, park, stormwater management pond, environmental lands and a local road system) – 2185715 Ontario Inc. – Candevcon Ltd. – Southwest corner of Mayfield Road and McVean Drive – Ward 10 (R 67/2020 and File C08E17.011)**

Committee consideration of the matter included consensus to defer the item to the Planning and Development Committee Meeting of July 6, 2020, to allow time for staff to invite the applicant and stakeholders to participate in the meeting.

- PDC062-2020
- That the staff report re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision – to facilitate a new residential subdivision development (single detached dwelling lots, park, stormwater management pond, environmental lands and a local road system) – 2185715 Ontario Inc. – Candevcon Ltd. – Southwest corner of Mayfield Road and McVean Drive – Ward 10 (R 67/2020 and File C08E17.011)** to the Planning and Development Committee Meeting of June 22, 2020, be **deferred** to the Planning and Development Committee Meeting of July 6, 2020.

Carried

9. **Minutes** – nil

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10. Other/New Business

10.1. Discussion at the request of Regional Councillor Vicente, re: **Right-of-Way Widenings in the Village of Churchville Conservation District**

A motion was put forward with the operative clauses as follows:

“NOW THEREFORE the Council of The Corporation of the City of Brampton HEREBY RESOLVES as follows:

1. The City shall not require the immediate conveyance of lands for widening rights-of way as a condition of development approval within the Churchville Heritage District, unless the conveyance is required:
 - (a) to satisfy daylight or sightline requirements;
 - (b) to provide for signage at intersections; or
 - (c) by the Regional Municipality of Peel or other agency responding to the development application.
2. Notwithstanding paragraph 1 hereof, the City shall include conditions of development approval for applications within the Churchville Heritage District to be incorporated into appropriate development agreements and registered on title, that would require the future gratuitous conveyance of rights-of-way shown in the Official Plan to the City in the event and at such time as the City may in the future determine the conveyance is required for future municipal, utility or service infrastructure needs or requirements.”

Committee consideration of the matter included consensus to defer the item to the Council Meeting of June 24, 2020, to allow staff time to incorporate the prohibition of land conveyance for future widening of roads into the draft motion.

The following motion was considered:

PDC063-2020	That the discussion at the request of Regional Councillor Vicente, re: Right-of-Way Widenings in the Village of Churchville Conservation District be referred to the Council Meeting of June 24, 2020.
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Carried

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11. **Referred Matters** – nil

12. **Deferred Matters** – nil

13. **Notice of Motion** – nil

14. **Correspondence**

14.1. Correspondence re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision (to permit a residential townhouse development consisting of 43 townhouse units and 10 semi-detached dwelling units) – Coscorp Wanless Inc. – Weston Consulting Group Inc. – 1265, 1279, 1303, and 1323 Wanless Drive – South of Wanless Drive between Creditview Road and Chinguacousy Road – Ward 6 (I 30/2020 and File C03W15.008):**

1. Mahfuzur Rahman Khalili, Brampton resident, dated June 4, 2020
2. Nelson Chan, Brampton resident, dated June 4, 2020
3. Harpal Jhooty, Brampton resident, dated June 11, 2020
4. Ajindrapal Singh and Gurdeep Kaur, Brampton residents, dated June 16, 2020
5. Arthur Abelha, Brampton resident, dated June 17, 2020
6. Vamshidhar Reddy Chintalacheruvu and Bhagyalakshmi Puccha, Brampton residents, dated June 17, 2020
7. Samir Mansuri, Brampton resident, dated June 5, 2020
8. Menelaos and Sandy Tsontzidis, Brampton residents, dated June 18, 2020
9. Vinay Chandra Gudipadu Narendranath and Lakshmi Sandhyasree Petluri, Brampton residents, dated June 19, 2020
10. Karen Houlahan and Scott Stewart, Brampton residents, dated June 19, 2020
11. Pratish Goshalia and Sapna Shah, Brampton residents, dated June 19, 2020
12. Stephen Cecutti and Despina Spencer, Brampton residents, dated June 19, 2020
13. James and Lourdes Sandra Fernandes, Brampton resident, dated June 19, 2020
14. Ninder Singh and Puneet Hayer, Brampton residents, dated June 18, 2020
15. John Moffat, Brampton resident, dated June 19, 2020
16. Chitrassen Bhikajee, Brampton resident, dated June 22, 2020

Dealt with under Item 5.2 – recommendation PDC048-2020

14.2. Correspondence re: **Application to Amend the Official Plan, Zoning By-Law and Proposed Draft Plan of Subdivision (to permit the development of a mix of detached, semi-detached and townhouse dwellings) - Glen Schnarr & Associates Inc. – Havenwood Properties (Central) Ltd. – East of Financial Drive, North of Steeles Avenue West – Ward 4 (I 39/2020 and File C04W02.006):**

1. Lolita Chaudry and Faisal Khan, Brampton residents, dated June 8, 2020
2. David Rantisi, Brampton resident, dated June 16, 2020

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3. Mohammad Al Abid, Brampton resident, dated May 21, 2020
4. Khulud Bint Sheeraz, Brampton resident, dated June 9, 2020
5. Ivraj Kanwar and Rupinder Mangat, Brampton residents, dated June 10, 2020
6. Dharampal Jatana, Brampton resident, dated June 5, 2020
7. Ujjal Mondal, Brampton resident, dated June 4, 2020
8. Salem Khan, Brampton resident, dated June 18, 2020
9. Marlene Heath, Brampton resident, dated June 15, 2020
10. Prab Dhami, Brampton resident, dated June 17, 2020
11. Rupinder Girm, Brampton resident, dated June 18, 2020
12. Baljit Virk, Brampton resident, dated June 19, 2020
13. Gokhan and Heather Shevket, Brampton residents, dated June 19, 2020
14. Ron Singh, Brampton resident, dated June 19, 2020
15. Harpuneet Singh, Brampton resident, dated June 19, 2020
16. Amir Moin and Zain Amir, Brampton residents, dated June 19, 2020
17. Iqbal Brar, Brampton resident, dated June 19, 2020
18. Chris Bejnar, Brampton resident, dated June 22, 2020

Dealt with under Item 5.3 – Recommendation PDC049-2020

- 14.3. Correspondence re: **Application to Amend the Zoning By-law (to permit 90 stacked townhouses) – Glen Schnarr & Associates Inc. – Kaneff Properties Ltd. – Block 102, Plan 43M-2015 and Block 27, Plan 43M-1990 – South side of Financial Drive, West of Mississauga Road – Ward 6 (I 37/2020 and File C05W03.008):**
1. Harpreet Gill, Brampton resident, dated June 6, 2020
 2. Michael and Maria D'Souza, Brampton residents, dated June 15, 2020
 3. Jagjit Kang, Brampton resident, dated June 19, 2020

Dealt with under Item 5.4 – Recommendation PDC050-2020

- 14.4. Correspondence re: **Application to Amend the Zoning By-law (to permit a concrete batching plant) – 2487557 Ontario Inc. – Gagnon Walker Domes Ltd. – 50 Wentworth Court – Ward 8 (I 40/2020 and File OZS-2020-0002):**
1. Peter Lisena, V.M.P.L Investments Company Ltd., dated June 16, 2020
 2. Frank Falvo, Falco Steel Fabricators Inc., dated June 18, 2020
 3. Livio Paniconi, Cori Investments Inc., dated June 18, 2020
 4. Hugo Sorenson, Oaken Holdings Inc., dated June 19, 2020
 5. Gigi Vanacore, Gigi Importing Ltd., dated June 22, 2020

Dealt with under Item 5.5 – Recommendation PDC051-2020

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- 14.5. Correspondence from Sarthak Shah, Brampton resident, dated June 18, 2020, re: Staff report re: **City-Initiated Amendment to the Zoning By-law – Two Unit Dwelling Parking Provisions – City Wide (R 15/2020)**

Dealt with under Item 8.5 – Recommendation PDC057-2020

15. Councillor Question Period

16. Public Question Period

The public was given the opportunity to submit questions via e-mail to the City Clerk's Office regarding any decisions made during the meeting.

In response to questions submitted by Steven Azzopardi, Brampton resident, regarding Item 5.3, staff confirmed that the roads contained in the subdivision will travel westward and do not travel north, and staff will follow up with him directly regarding a mapping enquiry.

P. Fay, City Clerk, confirmed that no other questions were submitted regarding decisions made during this meeting.

17. Closed Session – nil

18. Adjournment

The following motion was considered:

PDC064-2020 That the Planning and Development Committee do now adjourn to meet again on Monday, July 6, 2020, at 7:00 p.m., or at the call of the Chair.

Carried

Regional Councillor M. Medeiros (Chair)

Monday, July 6, 2020

Members Present via Electronic Participation:

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:

D. Barrick, Chief Administrative Officer
Planning, Building and Economic Development:
R. Forward, Commissioner
A. Parsons, Director, Development Services
R. Conard, Director of Building, and Chief Building Official
B. Bjerke, Director, Policy Planning
E. Corazzola, Manager, Zoning and Sign By-law Services
C. Crozier, Manager, Development Planning
D. VanderBerg, Manager, Development Planning
M. Gervais, Policy Planner
N. Mahmood, Policy Planner
M. Michniak, Development Planner
S. Dykstra, Development Planner
N. Jagtiani, Development Planner
S. Swinfield, 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

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Note: In consideration of the current COVID-19 public health orders prohibiting public gatherings of more than 5 people and requirements for physical distancing between persons, in-person attendance at this Committee of Council meeting was limited to Members of Council and essential City staff only. Physical distancing was maintained in Council Chambers at all times during the meeting.

The meeting was called to order at 7:00 p.m., recessed at 10:30 p.m., reconvened at 10:41 p.m., and adjourned at 12:09 a.m.

1. Call to Order

As this meeting of the Planning and Development Committee was conducted with electronic participation by Members of Council, the meeting started with the City Clerk calling the roll for attendance at the meeting, as follows:

Members present during roll call: Councillor Santos, Councillor Vicente, Councillor Whillans, Councillor Palleschi, Councillor Bowman, Councillor Medeiros, Councillor Fortini, Councillor Singh, and Councillor Dhillon

Members absent during roll call: nil

2. Approval of Agenda

A motion was introduced to defer Item 8.3 – Staff report re: **Application to Amend the Official Plan and Zoning By-law (to permit 90-unit townhouse development) – The Biglieri Group Ltd. – Landmark Clarence Inc. – 17, 19, 21, 23, 27 and 29 Clarence Street – Ward 3 (R 35/2020 and File C01E04.015)** until such time as the item may be considered by way of an ‘in-person’ meeting.

The following motion was considered:

<i>PDC065-2020 Lost</i>	<i>That Item 8.3 – Staff report re: Application to Amend the Official Plan and Zoning By-law (to permit 90-unit townhouse development) – The Biglieri Group Ltd. – Landmark Clarence Inc. – 17, 19, 21, 23, 27 and 29 Clarence Street – Ward 3 (R 35/2020 and File C01E04.015) be deferred until such time as the item may be considered by way of an ‘in-person’ meeting.</i>
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A recorded vote was requested and the motion lost as follows:

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Yea
Whillans
Bowman
Medeiros
Fortini

Nay
Santos
Vicente
Palleschi
Williams
Singh
Dhillon

Absent
nil

Lost
4 Yeas
6 Nays
0 Absent

The following motion was considered:

PDC066-2020 That the Agenda for the Planning and Development Committee Meeting of July 6, 2020, be approved, as amended, as follows:

To add:

- 10.1. Discussion at the request of City Councillor Singh, re:
Sustainable Development

To defer to the July 8, 2020, Council Meeting:

- 7.1. Staff presentation by Tristan Costa, Planner, Community Innovation and Resilience, Planning and Development Services, re: **Nurturing Neighbourhoods Program**
- 8.1. Staff report re: **Nurturing Neighbourhoods Program Partnerships (RM 64/2019)**

Carried

Note: Committee agreed to vary the order of the agenda and dealt with Item 8.4 prior to Item 8.3

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:

Re: **Application to Amend the Official Plan and Zoning By-law (to permit 90-unit townhouse development) – The Biglieri Group Ltd. –**

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Landmark Clarence Inc. – 17, 19, 21, 23, 27 and 29 Clarence Street – Ward 3 (R 35/2020 and File C01E04.015):

- Nicole Burrell, Brampton resident

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

6.1. Delegations re: Application to Amend the Official Plan and Zoning By-Law (to permit the development of a stepped, seven (7) storey condominium apartment building with 72 residential units, two (2) townhouse blocks comprised of six (6) residential units per block for a total of twelve (12) residential townhouse units, and the addition of one (1) commercial retail unit to an existing commercial building on site.) – Jindal Developments Ltd. – GForce Planners – 1965-1975 Cottrelle Boulevard – West of McVean Drive, south of Cottrelle Boulevard – Ward 8 (I 42/2020 and File C08E08.008):

1. Manni Chauhan, Jindal Developments
2. Nisha Sandhu, Brampton resident, via pre-recorded video
3. Geetesh Bhatt, Brampton resident
4. Amit Gupte, Brampton resident
5. Rajesh Rathi, Brampton resident
6. Snehal Kantawala, Brampton resident
7. Ravi Virk, Brampton resident
8. Cynthia Sri Pragash, Brampton resident
9. Rupinder Singh, Brampton resident, via pre-recorded video
10. Jasbeer Kaur Kharbanda, Brampton resident, via pre-recorded video
11. Ranjit Saini, Brampton resident, via pre-recorded video
12. Gurrinder Singh, Brampton resident, via pre-recorded video
13. Shadab Manzar, Brampton resident
14. Azad Goyat, Brampton resident

6.2. Delegations re: Staff report re: Application to Amend the Official Plan and Zoning By-law (to permit 90-unit townhouse development) – The Biglieri Group Ltd. – Landmark Clarence Inc. – 17, 19, 21, 23, 27 and 29 Clarence Street – Ward 3 (R 35/2020 and File C01E04.015):

1. Michael Testaguzza, The Biglieri Group Ltd.
2. Chetal Vichare, Brampton resident

6.3. Delegation from Jennifer Jaruczek, BILD re: Phase One Interim Fee Increase for Development and Site Plan Applications (R 131/2020)

6.4. Delegation from Kurt Franklin, Weston Consulting, re: Application to Amend the Zoning By-Law (to permit a commercial and office development consisting of 14 buildings) – Brampton (Northeast) – Weston Consulting – 5085 Mayfield Road – East of Airport Road and South of Mayfield Road – Ward 10 (I 34/2020 and File OZS-2020-0005)

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- 6.5. Delegation from Alistair Shields, KLM Planning Partners Inc., re: **Application to Amend the Zoning By-Law and Draft Plan of Subdivision (to permit approximately 1102 residential dwelling units, portions of two institutional blocks, valley lands with associated buffers, a commercial block, four open space blocks, four wetland compensation areas, and three stormwater management ponds) – Casa-North Investments Inc., Sandringham Place Inc., Berkinfield Management Inc. & Wolverleigh Construction Ltd. – KLM Planning Partners Inc. – 5603 Mayfield Road and 11825 Torbram Road – East of Torbram Road, South of Mayfield Road, North of Countryside Drive, and West of Airport Road – Ward 10 (I 54/2020 and File OZS-2019-0013)**
- 6.6. Delegation from Alistair Shields, KLM Planning Partners Inc., re: **Application to Amend the Zoning By-Law and Draft Plan of Subdivision, (to permit a 601 residential dwelling units, portions of two institutional blocks, valley lands, and a portion of open space block) – Berkinfield Management Inc. – KLM Planning Partners Inc. – West of Torbram Road between Mayfield Road and Countryside Drive – Ward 9 (I 53/2020 and File OZS-2019-0012)**
- 6.7. Delegation from Alistair Shields, KLM Planning Partners Inc., re: Staff report re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision (to permit the development of a residential neighbourhood with a secondary school, a stormwater management block and a road system) – 695904 Ontario Inc. (DG Group) – KLM Planning Partners Inc. – 2050 Countryside Drive – Northwest of Countryside Drive and Torbram Road; within the Countryside Villages Block Plan Area 48-2 – Ward 9 (I 9/2020 and File OZS-2019-0010)**
- 6.8. Delegation from **Nigel De Souza, Brampton resident**, re: **Application to Amend the Zoning By-law and Draft Plan of Subdivision (to permit the development of a subdivision of 20 single detached residential lots and 2 residential part blocks) – KLM Planning Partners Inc. – Muirland Holdings Inc. – 8403 Creditview Road – Southerly Extension of Porter Creek Hollow and Vernosa Drive – Ward 4 (I 66/2020 and File C03W03.016)**
- 8.1. Staff report re: **Nurturing Neighbourhoods Program Partnerships (RM 64/2019):**
- Replacement Appendix C: Final Progress Report
- 14.1. Correspondence re: **Application to Amend the Zoning By-law and Draft Plan of Subdivision (to permit the development of a subdivision of 20 single detached residential lots and 2 residential part blocks) –**

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KLM Planning Partners Inc. – Muirland Holdings Inc. – 8403 Creditview Road – Southerly Extension of Porter Creek Hollow and Vernosa Drive – Ward 4 (I 66/2020 and File C03W03.016):

1. Vikas Girdhar, Brampton resident, dated June 24, 2020
2. Biju Thayilchira, Brampton resident, dated June 30, 2020
3. Inderjeet Singh, Brampton resident, dated June 29, 2020
4. Nigel De Souza, Brampton resident, dated July 6, 2020
5. Shailesh Patel, Brampton resident, dated July 3, 2020

14.2. Correspondence re: **Application to Amend the Zoning By-Law (to permit a commercial and office development consisting of 14 buildings) – Brampton (Northeast) – Weston Consulting – 5085 Mayfield Road – East of Airport Road and South of Mayfield Road – Ward 10 (I 34/2020 and File OZS-2020-0005):**

1. Ryan Virtanen, KLM Planning Partners Inc., dated June 26, 2020
2. Marvin Boothe, Brampton resident, dated July 3, 2020
3. Amrit Aujla, Brampton resident, dated July 6, 2020

14.3. Correspondence re: **Application to Amend the Official Plan and Zoning By-law (to permit 90-unit townhouse development) – The Biglieri Group Ltd. – Landmark Clarence Inc. – 17, 19, 21, 23, 27 and 29 Clarence Street – Ward 3 (R 35/2020 and File C01E04.015):**

1. Chris Bejnar, Brampton resident, dated July 26, 2020
2. Alexis MacLeod, Brampton resident, dated July 2, 2020
3. Carol-Lyn Fobert, Brampton resident, dated July 2, 2020
4. Sandra Strangis, Brampton resident, dated July 2, 2020
5. Margaret McLuckie, Brampton resident, dated July 2, 2020, including petition of objection containing approximately 112 signatures
6. Magdalena Kolomycew, Brampton resident, dated July 3, 2020
7. Karen Pilon and Michael Atkins, Brampton residents, dated July 4, 2020
8. Lynn Fraser, Brampton resident, dated July 4, 2020
9. Monica Ghose, Brampton resident, dated July 5, 2020
10. Alicja and Peter Protasiewicz, Brampton residents, dated July 5, 2020
11. Chris Bejnar, Brampton resident, dated July 6, 2020
12. Bea Hannivan, Brampton resident, dated July 6, 2020
13. Susan Jackson, Brampton resident, dated July 4, 2020
14. Shawn Ferrie, Brampton resident, dated July 6, 2020

14.4. Correspondence re: **Comprehensive Zoning By-law Review: Proposed Amendments to the City's Zoning By-law Parking Standards – City-Wide (I 35/2020):**

1. Colin Chung, Glen Schnarr & Associates Inc., dated June 30, 2020
2. Kevin Montgomery, Brampton resident, dated July 3, 2020
3. Dan Kraszewski, D.J.K. Land Use Planning, dated July 6, 2020
4. Sylvia Menezes Roberts, Brampton resident, dated July 6, 2020

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- 14.5. Correspondence re: **Phase One Interim Fee Increase for Development and Site Plan Applications (R 131/2020):**
1. Jennifer Jaruczek, BILD, dated July 3, 2020
- 14.6. Correspondence re: **Application to Amend the Official Plan and the Zoning By-law (to permit a 17-story structure containing 379 dwelling units) – JTS Properties Inc. – Gagnon Walker Domes Ltd. – 80 Scott St – Ward 1 (R 77/2020 and File C01E06.054):**
1. Chris and Melanie McDonald, Brampton residents, dated July 2, 2020
 2. Tauseef Riaz, Brampton resident, dated July 2, 2020
 3. Margaret Hawley Johnston, Brampton resident, dated July 2, 2020
 4. Stephanie Vega, Brampton resident, dated July 2, 2020
- 14.7. Correspondence re: **Application to Amend the Zoning By-Law and Draft Plan of Subdivision (to permit approximately 1102 residential dwelling units, portions of two institutional blocks, valley lands with associated buffers, a commercial block, four open space blocks, four wetland compensation areas, and three stormwater management ponds) – Casa-North Investments Inc., Sandringham Place Inc., Berkinfield Management Inc. & Wolverleigh Construction Ltd. – KLM Planning Partners Inc. – 5603 Mayfield Road and 11825 Torbram Road – East of Torbram Road, South of Mayfield Road, North of Countryside Drive, and West of Airport Road – Ward 10 (I 54/2020 and File OZS-2019-0013):**
1. Carmen Jandu, Ventawood Management Inc., dated June 30, 2020
 2. Anthony Melo, Brampton resident, dated July 5, 2020
 3. Mark Crowe, Harbour View Investments Ltd., dated July 6, 2020
 4. Kash Aujla, Brampton resident, dated July 6, 2020
- 14.8. Correspondence re: **Application to Amend the Official Plan and Zoning By-Law (to permit the development of a stepped, seven (7) storey condominium apartment building with 72 residential units, two (2) townhouse blocks comprised of six (6) residential units per block for a total of twelve (12) residential townhouse units, and the addition of one (1) commercial retail unit to an existing commercial building on site.) – Jindal Developments Ltd. – GForce Planners – 1965-1975 Cottrelle Boulevard – West of McVean Drive, south of Cottrelle Boulevard – Ward 8 (I 42/2020 and File C08E08.008):**
1. Tony Moracci, Brampton resident, dated July 2, 2020
 2. Amit Gupte, Brampton resident, dated July 2, 2020
 3. Sandeep Kaur Sandhu, Brampton resident, dated July 2, 2020
 4. Cynthia Sri Pragash, Brampton resident, dated July 2, 2020
 5. Mayank Bhatt, Brampton resident, dated July 2, 2020
 6. Gurdev and Jatinder Kenth, Brampton residents, dated July 2, 2020
 7. Manpreet Panesar, Brampton resident, dated June 26, 2020
 8. B. Moore, Brampton resident, dated June 17, 2020

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9. Nisha Sandhu, Brampton resident, dated June 25, 2020
10. Joe Kwok, Brampton resident, dated June 17, 2020
11. Linda Sookram, Brampton resident, dated June 25, 2020
12. Aeysha Ahmad, Brampton resident, dated June 19, 2020
13. Dhaval Mehta, Brampton resident, dated June 24, 2020
14. Lalit Ahluwalia, Brampton resident, dated June 17, 2020
15. Andriett Ebanks, Brampton resident, dated June 17, 2020
16. Ravina Sangha, Brampton resident, dated June 28, 2020
17. Geeta Gupte, Brampton resident, dated July 2, 2020
18. Jyoti Singh, Brampton resident, dated July 2, 2020
19. Ravi Virk, Brampton resident, dated July 2, 2020
20. Gurdev and Jatinder Kenth, Brampton residents, dated July 2, 2020
21. Paresh Naik, Brampton resident, dated July 1, 2020
22. Rawel Riar, Brampton resident, dated June 30, 2020
23. Snehal Kantawala, Brampton resident, dated July 2, 2020
24. Chaudhary Shahzad, Brampton resident, dated July 2, 2020
25. Geetesh Bhatt, Brampton resident, dated July 2, 2020
26. Shedab Manzar, Brampton resident, dated June 29, 2020
27. Rupinder Singh, Brampton resident, dated July 2, 2020
28. Anupriya Dewan, Brampton resident, dated July 4, 2020
29. Cynthia Sri Pragash, on behalf of Brampton Matters, dated July 5, 2020, including a petition of objection containing approximately 900 signatures

- 14.9. Correspondence re: **Application to Amend the Official Plan and Zoning By-Law, and Proposed Draft Plan of Subdivision (to permit for infill redevelopment of the existing property into eight (8) semi-detached dwelling units.) – 2639509 Ontario Ltd. – Candevcon Ltd. – 10783 Creditview Road – East of Creditview Road, South of Buick Boulevard – Ward 6 (I 41/2020 and File C03W14.008):**
1. Shaji Varghese, Brampton resident, dated July 2, 2020

- 14.10. Correspondence re: **City Initiated Amendments to the Zoning By-law – City Wide (I 44/2020):**
1. Dan Kraszewski, D.J.K. Land Use Planning, dated July 6, 2020

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

4. Consent

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

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(Item 8.4 was removed from Consent)
(Item 12.1 was added to Consent)

5. Statutory Public Meeting Reports

5.1. Staff report re: Comprehensive Zoning By-law Review: Proposed Amendments to the City's Zoning By-law Parking Standards – City-Wide (I 35/2020)

Michelle Gervais, Policy Planner, Planning, Building and Economic Development, presented an overview of the proposed amendments that included context, history, next steps and contact information.

See Item 14.4

The following motion was considered:

- PDC067-2020
1. That the staff report re: **Comprehensive Zoning By-law Review: Proposed Amendments to the City's Zoning By-law Parking Standards – City-Wide (I 35/2020)**, to the Planning and Development Committee Meeting of July 6, 2020, be received;
 2. That Planning, Building and Economic Development Department staff be directed to report back to Planning and Development Committee with the results of the Public Meeting and final recommendations; and
 3. That the following correspondence re: **Comprehensive Zoning By-law Review: Proposed Amendments to the City's Zoning By-law Parking Standards – City-Wide (I 35/2020)** to the Planning and Development Committee Meeting of July 6, 2020, be received:
 1. Colin Chung, Glen Schnarr & Associates Inc., dated June 30, 2020
 2. Kevin Montgomery, Brampton resident, dated July 3, 2020
 3. Dan Kraszewski, D.J.K. Land Use Planning, dated July 6, 2020
 4. Sylvia Menezes Roberts, Brampton resident, dated July 6, 2020

Carried

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5.2. Staff report re: **City Initiated Amendments to the Zoning By-law – City Wide (I 44/2020)**

Michelle Gervais, Policy Planner, Planning, Building and Economic Development, presented an overview of the proposed amendments that included context, history, next steps and contact information.

Committee consideration of the matter included questions of clarification with respect to the following:

- Affordable housing – sustainable styles and desing
- Minimum side set-backs and below-grade entrances
- New development parking considerations

The following motion was considered:

- PDC068-2020
1. That the staff report re: **City Initiated Amendments to the Zoning By-law – City Wide (I 44/2020)**, to the Planning and Development Committee Meeting of July 6, 2020, be received;
 2. That Planning, Building and Economic Development Department staff be directed to report back to Planning and Development Committee with the results of the Public Meeting and final recommendations; and,
 3. That the correspondence from Dan Kraszewski, D.J.K. Land Use Planning, dated July 6, 2020, re: **City Initiated Amendments to the Zoning By-law – City Wide (I 44/2020)** to the Planning and Development Committee Meeting of July 6, 2020, be received.

Carried

5.3. Staff report re: **Application to Amend the Zoning By-Law (to permit a commercial and office development consisting of 14 buildings) – Brampton (Northeast) – Weston Consulting – 5085 Mayfield Road – East of Airport Road and South of Mayfield Road – Ward 10 (I 34/2020 and File OZS-2020-0005)**

Mark Michniak, Development Planner, Planning, Building and Economic Development, presented an overview of the application that included location of the subject lands, area context, design details, current land use designations, preliminary issues, technical considerations, concept plan, next steps and contact information.

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Kurt Franklin, Weston Consulting, provided an overview of the details of the application.

The following motion was considered:

See Items 6.4 and 14.2

- PDC069-2020
1. That the staff report re: **Application to Amend the Zoning By-Law (to permit a commercial and office development consisting of 14 buildings) – Brampton (Northeast) – Weston Consulting – 5085 Mayfield Road – East of Airport Road and South of Mayfield Road – Ward 10 (I 34/2020 and File OZS-2020-0005)**, to the Planning and Development Committee Meeting of July 6, 2020, 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 delegation form Kurt Franklin, Weston Consulting, re: **Application to Amend the Zoning By-Law (to permit a commercial and office development consisting of 14 buildings) – Brampton (Northeast) – Weston Consulting – 5085 Mayfield Road – East of Airport Road and South of Mayfield Road – Ward 10 (I 34/2020 and File OZS-2020-0005)**, to the Planning and Development Committee Meeting of July 6, 2020, be received; and,
 4. That the following correspondence re: **Application to Amend the Zoning By-Law (to permit a commercial and office development consisting of 14 buildings) – Brampton (Northeast) – Weston Consulting – 5085 Mayfield Road – East of Airport Road and South of Mayfield Road – Ward 10 (I 34/2020 and File OZS-2020-0005)** to the Planning and Development Committee Meeting of July 6, 2020, be received:
 1. Ryan Virtanen, KLM Planning Partners Inc., dated June 26, 2020
 2. Marvin Boothe, Brampton resident, dated July 3, 2020
 3. Amrit Aujla, Brampton resident, dated July 6, 2020

Carried

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- 5.4. Staff report re: **Application to Amend the Zoning By-Law and Draft Plan of Subdivision (to permit approximately 1102 residential dwelling units, portions of two institutional blocks, valley lands with associated buffers, a commercial block, four open space blocks, four wetland compensation areas, and three stormwater management ponds) – Casa-North Investments Inc., Sandringham Place Inc., Berkinfield Management Inc. & Wolverleigh Construction Ltd. – KLM Planning Partners Inc. – 5603 Mayfield Road and 11825 Torbram Road – East of Torbram Road, South of Mayfield Road, North of Countryside Drive, and West of Airport Road – Ward 10 (I 54/2020 and File OZS-2019-0013)**

Mark Michniak, Development Planner, Planning, Building and Economic Development, presented an overview of the application that included location of the subject lands, area context, design details, current land use designations, preliminary issues, technical considerations, concept plan, next steps and contact information.

The following motion was considered:

In response to questions from Committee, staff provided details on the proposed levels of transit and density.

See Items 6.5 and 14.7

- PDC070-2020
1. That the staff report re: **Application to Amend the Zoning By-Law and Draft Plan of Subdivision (to permit approximately 1102 residential dwelling units, portions of two institutional blocks, valley lands with associated buffers, a commercial block, four open space blocks, four wetland compensation areas, and three stormwater management ponds) – Casa-North Investments Inc., Sandringham Place Inc., Berkinfield Management Inc. & Wolverleigh Construction Ltd. – KLM Planning Partners Inc. – 5603 Mayfield Road and 11825 Torbram Road – East of Torbram Road, South of Mayfield Road, North of Countryside Drive, and West of Airport Road – Ward 10 (I 54/2020 and File OZS-2019-0013)**, to the Planning and Development Committee Meeting of July 6, 2020, 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 application having been deemed complete, 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 following correspondence re: **Application to Amend the Zoning By-Law and Draft Plan of Subdivision (to permit approximately 1102 residential dwelling units, portions of two institutional blocks, valley lands with associated buffers, a commercial block, four open space blocks, four wetland compensation areas, and three stormwater management ponds) – Casa-North Investments Inc., Sandringham Place Inc., Berkinfield Management Inc. & Wolverleigh Construction Ltd. – KLM Planning Partners Inc. – 5603 Mayfield Road and 11825 Torbram Road – East of Torbram Road, South of Mayfield Road, North of Countryside Drive, and West of Airport Road – Ward 10 (I 54/2020 and File OZS-2019-0013)** to the Planning and Development Committee Meeting of July 6, 2020 be received:
1. Carmen Jandu, Ventawood Management Inc., dated June 30, 2020
 2. Anthony Melo, Brampton resident, dated July 5, 2020
 3. Mark Crowe, Harbour View Investments Ltd., dated July 6, 2020
 4. Kash Aujla, Brampton resident, dated July 6, 2020

Carried

- 5.5. Staff report re: **Application to Amend the Zoning By-Law and Draft Plan of Subdivision, (to permit a 601 residential dwelling units, portions of two institutional blocks, valley lands, and a portion of open space block) – Berkinfield Management Inc. – KLM Planning Partners Inc. – West of Torbram Road between Mayfield Road and Countryside Drive – Ward 9 (I 53/2020 and File OZS-2019-0012)**

Mark Michniak, Development Planner, Planning, Building and Economic Development, presented an overview of the application that included location of the subject lands, area context, design details, current land use designations, preliminary issues, technical considerations, concept plan, next steps and contact information.

The following motion was considered:

See Item 6.6

- PDC071-2020 1. That the staff report re: **Application to Amend the Zoning By-Law and Draft Plan of Subdivision, (to permit a 601 residential dwelling units, portions of two institutional blocks, valley lands, and a portion of open space block) – Berkinfield Management Inc. – KLM Planning Partners**

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Inc. – West of Torbram Road between Mayfield Road and Countryside Drive – Ward 9 (I 53/2020 and File OZS-2019-0012), to the Planning and Development Committee Meeting of July 6, 2020, 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 application having been deemed complete, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Carried

- 5.6. Staff report re: **Application to Amend the Zoning By-law, and Proposed Draft Plan of Subdivision (to permit 8 single detached dwellings, a Natural Heritage System buffer block, 5 residential reserve blocks, a temporary access block, and the extension of Maybeck Drive) – Gagnon Walker Domes Professional Planners – Creditview 11 Holdings Inc. – 9401 Creditview Road – East side of Creditview Road, South of Williams Parkway – Ward 5 (I 55/2020 and File OZS-2020-0007 & 21T-20002B)**

Nasir Mahmood, Development Planner, Planning, Building and Economic Development, presented an overview of the application that included location of the subject lands, area context, design details, current land use designations, preliminary issues, technical considerations, concept plan, next steps and contact information.

In response to a question from Committee, staff noted the size of the subject lands.

The following motion was considered:

- PDC072-2020 1. That the staff report re: **Application to Amend the Zoning By-law, and Proposed Draft Plan of Subdivision (to permit 8 single detached dwellings, a Natural Heritage System buffer block, 5 residential reserve blocks, a temporary access block, and the extension of Maybeck Drive) – Gagnon Walker Domes Professional Planners – Creditview 11 Holdings Inc. – 9401 Creditview Road – East side of Creditview Road, South of Williams Parkway – Ward 5 (I 55/2020 and File OZS-2020-0007 & 21T-20002B)**, to the Planning and Development Committee Meeting of July 6, 2020, be received; and

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

Carried

- 5.7. Staff report re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision (to permit the development of a residential neighbourhood with a secondary school, a stormwater management block and a road system) – 695904 Ontario Inc. (DG Group) – KLM Planning Partners Inc. – 2050 Countryside Drive – Northwest of Countryside Drive and Torbram Road; within the Countryside Villages Block Plan Area 48-2 – Ward 9 (I 9/2020 and File OZS-2019-0010)**

Stephen Dykstra, Development Planner, Planning, Building and Economic Development, presented an overview of the application that included location of the subject lands, area context, design details, current land use designations, preliminary issues, technical considerations, concept plan, next steps and contact information.

In response to a question from Committee, staff noted that the school boards are currently evaluating the proposal.

The following motion was considered:

See Item 6.7

- PDC073-2020
1. That the staff report re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision (to permit the development of a residential neighbourhood with a secondary school, a stormwater management block and a road system) – 695904 Ontario Inc. (DG Group) – KLM Planning Partners Inc. – 2050 Countryside Drive – Northwest of Countryside Drive and Torbram Road; within the Countryside Villages Block Plan Area 48-2 – Ward 9 (I 9/2020 and File OZS-2019-0010)**, to the Planning and Development Committee Meeting of July 6, 2020, 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

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recommendation, subsequent to the application having been deemed complete, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Carried

- 5.8. Staff report re: **Application to Amend the Zoning By-law and Draft Plan of Subdivision (to permit the development of a subdivision of 20 single detached residential lots and 2 residential part blocks) – KLM Planning Partners Inc. – Muirland Holdings Inc. – 8403 Creditview Road – Southerly Extension of Porter Creek Hollow and Vernosa Drive – Ward 4 (I 66/2020 and File C03W03.016)**

Nitika Jagtiani, Development Planner, Planning, Building and Economic Development, presented an overview of the application that included location of the subject lands, area context, design details, current land use designations, preliminary issues, technical considerations, concept plan, next steps and contact information.

Nigel De Souza, Brampton resident, expressed his thoughts and concerns with respect to the subject application.

The following motion was considered:

See Item 14.1

- PDC074-2020
1. That the staff report re: **Application to Amend the Zoning By-law and Draft Plan of Subdivision (to permit the development of a subdivision of 20 single detached residential lots and 2 residential part blocks) – KLM Planning Partners Inc. – Muirland Holdings Inc. – 8403 Creditview Road – Southerly Extension of Porter Creek Hollow and Vernosa Drive – Ward 4 (I 66/2020 and File C03W03.016)**, to the Planning and Development Committee Meeting of July 6, 2020, 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

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3. That the delegation from Nigel De Souza, Brampton resident, re: **Application to Amend the Zoning By-law and Draft Plan of Subdivision (to permit the development of a subdivision of 20 single detached residential lots and 2 residential part blocks) – KLM Planning Partners Inc. – Muirland Holdings Inc. – 8403 Creditview Road – Southerly Extension of Porter Creek Hollow and Vernosa Drive – Ward 4 (I 66/2020 and File C03W03.016)**, to the Planning and Development Committee Meeting of July 6, 2020, be received; and,
4. That the following correspondence re: **Application to Amend the Zoning By-law and Draft Plan of Subdivision (to permit the development of a subdivision of 20 single detached residential lots and 2 residential part blocks) – KLM Planning Partners Inc. – Muirland Holdings Inc. – 8403 Creditview Road – Southerly Extension of Porter Creek Hollow and Vernosa Drive – Ward 4 (I 66/2020 and File C03W03.016)** to the Planning and Development Committee Meeting of July 6, 2020, be received:
 1. Vikas Girdhar, Brampton resident, dated June 24, 2020
 2. Biju Thayilchira, Brampton resident, dated June 30, 2020
 3. Inderjeet Singh, Brampton resident, dated June 29, 2020
 4. Nigel De Souza, Brampton resident, dated July 6, 2020
 5. Shailesh Patel, Brampton resident, dated July 3, 2020

Carried

- 5.9. Staff report re: **Application to Amend the Official Plan and Zoning By-Law (to permit the development of a stepped, seven (7) storey condominium apartment building with 72 residential units, two (2) townhouse blocks comprised of six (6) residential units per block for a total of twelve (12) residential townhouse units, and the addition of one (1) commercial retail unit to an existing commercial building on site.) – Jindal Developments Ltd. – GForce Planners – 1965-1975 Cottrelle Boulevard – West of McVean Drive, south of Cottrelle Boulevard – Ward 8 (I 42/2020 and File C08E08.008)**

Shelby Swinfield, Development Planner, Planning, Building and Economic Development, presented an overview of the application that included location of the subject lands, area context, design details, current land use designations, preliminary issues, technical considerations, concept plan, next steps and contact information.

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Committee consideration of the matter included direction to staff to arrange for a town hall meeting between area residents and the applicant to be held by November 2020, and to be held via electronic means if necessary.

The following the following members of the public addressed Committee and expressed their views, suggestions, concerns and questions with respect to the subject application:

1. Manni Chauhan, Jindal Developments
2. Nisha Sandhu, Brampton resident, via pre-recorded audio
3. Geetesh Bhatt, Brampton resident
4. Amit Gupte, Brampton resident
5. Rajesh Rathi, Brampton resident
6. Snehal Kantawala, Brampton resident
7. Ravi Virk, Brampton resident
8. Cynthia Sri Pragash, Brampton resident
9. Rupinder Singh, Brampton resident, via pre-recorded audio
10. Jasbeer Kaur Kharbanda, Brampton resident, via pre-recorded audio
11. Ranjit Saini, Brampton resident, via pre-recorded audio
12. Gurrinder Singh, Brampton resident, via pre-recorded audio
13. Shadab Manzar, Brampton resident
14. Azad Goyat, Brampton resident
15. Fabio Martinello, Martinello Designs
16. Tony, Brampton resident
17. Rajan Kanwar, Brampton resident

The following motion was considered:

See Items 6.1 and 14.8

- PDC075-2020
1. That the staff report re: **Application to Amend the Official Plan and Zoning By-Law (to permit the development of a stepped, seven (7) storey condominium apartment building with 72 residential units, two (2) townhouse blocks comprised of six (6) residential units per block for a total of twelve (12) residential townhouse units, and the addition of one (1) commercial retail unit to an existing commercial building on site.) – Jindal Developments Ltd. – GForce Planners – 1965-1975 Cottrelle Boulevard – West of McVean Drive, south of Cottrelle Boulevard – Ward 8 (I 42/2020 and File C08E08.008)**, to the Planning and Development Committee Meeting of July 6, 2020, 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

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recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal;

3. That an additional 'town hall' meeting be convened by the developer with concerned residents, by November 2020, via electronic means if necessary;
4. That the following delegations re: **Application to Amend the Official Plan and Zoning By-Law (to permit the development of a stepped, seven (7) storey condominium apartment building with 72 residential units, two (2) townhouse blocks comprised of six (6) residential units per block for a total of twelve (12) residential townhouse units, and the addition of one (1) commercial retail unit to an existing commercial building on site.) – Jindal Developments Ltd. – GForce Planners – 1965-1975 Cottrelle Boulevard – West of McVean Drive, south of Cottrelle Boulevard – Ward 8 (I 42/2020 and File C08E08.008)** to the Planning and Development Committee Meeting of July 6, 2020, be received:
 1. Manni Chauhan, Jindal Developments
 2. Nisha Sandhu, Brampton resident, via pre-recorded audio
 3. Geetesh Bhatt, Brampton resident
 4. Amit Gupte, Brampton resident
 5. Rajesh Rathi, Brampton resident
 6. Snehal Kantawala, Brampton resident
 7. Ravi Virk, Brampton resident
 8. Cynthia Sri Pragash, Brampton resident
 9. Rupinder Singh, Brampton resident, via pre-recorded audio
 10. Jasbeer Kaur Kharbanda, Brampton resident, via pre-recorded audio
 11. Ranjit Saini, Brampton resident, via pre-recorded audio
 12. Gurrinder Singh, Brampton resident, via pre-recorded audio
 13. Shadab Manzar, Brampton resident
 14. Azad Goyat, Brampton resident
 15. Fabio Martinello, Martinello Designs
 16. Tony, Brampton resident
 17. Rajan Kanwar, Brampton resident
5. That the following correspondence re: **Application to Amend the Official Plan and Zoning By-Law (to permit the development of a stepped, seven (7) storey condominium apartment building with 72 residential units, two (2) townhouse blocks comprised of six (6) residential units per block for a total of twelve (12) residential townhouse units, and the addition of one (1) commercial retail unit to**

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an existing commercial building on site.) – Jindal Developments Ltd. – GForce Planners – 1965-1975 Cottrelle Boulevard – West of McVean Drive, south of Cottrelle Boulevard – Ward 8 (I 42/2020 and File C08E08.008) to the Planning and Development Committee Meeting of July 6, 2020, be received:

1. Tony Moracci, Brampton resident, dated July 2, 2020
2. Amit Gupte, Brampton resident, dated July 2, 2020
3. Sandeep Kaur Sandhu, Brampton resident, dated July 2, 2020
4. Cynthia Sri Pragash, Brampton resident, dated July 2, 2020
5. Mayank Bhatt, Brampton resident, dated July 2, 2020
6. Gurdev and Jatinder Kenth, Brampton residents, dated July 2, 2020
7. Manpreet Panesar, Brampton resident, dated June 26, 2020
8. B. Moore, Brampton resident, dated June 17, 2020
9. Nisha Sandhu, Brampton resident, dated June 25, 2020
10. Joe Kwok, Brampton resident, dated June 17, 2020
11. Linda Sookram, Brampton resident, dated June 25, 2020
12. Aeysha Ahmad, Brampton resident, dated June 19, 2020
13. Dhaval Mehta, Brampton resident, dated June 24, 2020
14. Lalit Ahluwalia, Brampton resident, dated June 17, 2020
15. Andriett Ebanks, Brampton resident, dated June 17, 2020
16. Ravina Sangha, Brampton resident, dated June 28, 2020
17. Geeta Gupte, Brampton resident, dated July 2, 2020
18. Jyoti Singh, Brampton resident, dated July 2, 2020
19. Ravi Virk, Brampton resident, dated July 2, 2020
20. Gurdev and Jatinder Kenth, Brampton residents, dated July 2, 2020
21. Paresh Naik, Brampton resident, dated July 1, 2020
22. Rawel Riar, Brampton resident, dated June 30, 2020
23. Snehal Kantawala, Brampton resident, dated July 2, 2020
24. Chaudhary Shahzad, Brampton resident, dated July 2, 2020
25. Geetesh Bhatt, Brampton resident, dated July 2, 2020
26. Shedab Manzar, Brampton resident, dated June 29, 2020
27. Rupinder Singh, Brampton resident, dated July 2, 2020
28. Anupriya Dewan, Brampton resident, dated July 4, 2020
29. Cynthia Sri Pragash, on behalf of Brampton Matters, dated July 5, 2020, including a petition of objection containing approximately 900 signatures

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

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

Carried
10 Yeas
0 Nays
0 Absent

- 5.10. Staff report re: **Application to Amend the Official Plan and Zoning By-Law, and Proposed Draft Plan of Subdivision (to permit for infill redevelopment of the existing property into eight (8) semi-detached dwelling units.) – 2639509 Ontario Ltd. – Candevcon Ltd. – 10783 Creditview Road – East of Creditview Road, South of Buick Boulevard – Ward 6 (I 41/2020 and File C03W14.008)**

Shelby Swinfield, Development Planner, Planning, Building and Economic Development, presented an overview of the application that included location of the subject lands, area context, design details, current land use designations, preliminary issues, technical considerations, concept plan, next steps and contact information.

The following motion was considered:

See Item 14.9

- PDC076-2020 1. That the staff report re: **Application to Amend the Official Plan and Zoning By-Law, and Proposed Draft Plan of Subdivision (to permit for infill redevelopment of the existing property into eight (8) semi-detached dwelling units.) – 2639509 Ontario Ltd. – Candevcon Ltd. – 10783 Creditview Road – East of Creditview Road, South of Buick Boulevard – Ward 6 (I 41/2020 and File C03W14.008)**, to the Planning and Development Committee Meeting of July 6, 2020, be received;
2. That Planning and Development Services staff be directed to report back to the Planning and Development Committee

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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 Shaji Varghese, Brampton resident, dated July 2, 2020, re: **Application to Amend the Official Plan and Zoning By-Law, and Proposed Draft Plan of Subdivision (to permit for infill redevelopment of the existing property into eight (8) semi-detached dwelling units.) – 2639509 Ontario Ltd. – Candevcon Ltd. – 10783 Creditview Road – East of Creditview Road, South of Buick Boulevard – Ward 6 (I 41/2020 and File C03W14.008)** to the Planning and Development Committee Meeting of July 6, 2020, be received.

Carried

6. Delegations

- 6.1. Delegations re: **Application to Amend the Official Plan and Zoning By-Law (to permit the development of a stepped, seven (7) storey condominium apartment building with 72 residential units, two (2) townhouse blocks comprised of six (6) residential units per block for a total of twelve (12) residential townhouse units, and the addition of one (1) commercial retail unit to an existing commercial building on site.) – Jindal Developments Ltd. – GForce Planners – 1965-1975 Cottrelle Boulevard – West of McVean Drive, south of Cottrelle Boulevard – Ward 8 (I 42/2020 and File C08E08.008):**
 1. Manni Chauhan, Jindal Developments
 2. Nisha Sandhu, Brampton resident, via pre-recorded video
 3. Geetesh Bhatt, Brampton resident
 4. Amit Gupte, Brampton resident
 5. Rajesh Rathi, Brampton resident
 6. Snehal Kantawala, Brampton resident
 7. Ravi Virk, Brampton resident
 8. Cynthia Sri Pragash, Brampton resident
 9. Rupinder Singh, Brampton resident, via pre-recorded video
 10. Jasbeer Kaur Kharbanda, Brampton resident, via pre-recorded video
 11. Ranjit Saini, Brampton resident, via pre-recorded video
 12. Gurrinder Singh, Brampton resident, via pre-recorded video
 13. Shadab Manzar, Brampton resident

Dealt with under Item 5.9 – Recommendation PDC075-2020

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- 6.2. Delegations re: Staff report re: **Application to Amend the Official Plan and Zoning By-law (to permit 90-unit townhouse development) – The Biglieri Group Ltd. – Landmark Clarence Inc. – 17, 19, 21, 23, 27 and 29 Clarence Street – Ward 3 (R 35/2020 and File C01E04.015):**
1. Michael Testaguzza, The Biglieri Group Ltd.
 2. Chetal Vichare, Brampton resident

Dealt with under Item 8.3 – Recommendation PDC080-2020

- 6.3. Delegations re: **Phase One Interim Fee Increase for Development and Site Plan Applications (R 131/2020):**
1. Jennifer Jaruczek, BILD

Dealt with under Item 8.2 – Recommendation PDC078-2020

- 6.4. Delegations re: **Application to Amend the Zoning By-Law (to permit a commercial and office development consisting of 14 buildings) – Brampton (Northeast) – Weston Consulting – 5085 Mayfield Road – East of Airport Road and South of Mayfield Road – Ward 10 (I 34/2020 and File OZS-2020-0005):**
1. Kurt Franklin, Weston Consulting

Dealt with under Item 5.3 – Recommendation PDC069-2020

- 6.5. Delegations re: **Application to Amend the Zoning By-Law and Draft Plan of Subdivision (to permit approximately 1102 residential dwelling units, portions of two institutional blocks, valley lands with associated buffers, a commercial block, four open space blocks, four wetland compensation areas, and three stormwater management ponds) – Casa-North Investments Inc., Sandringham Place Inc., Berkinfield Management Inc. & Wolverleigh Construction Ltd. – KLM Planning Partners Inc. – 5603 Mayfield Road and 11825 Torbram Road – East of Torbram Road, South of Mayfield Road, North of Countryside Drive, and West of Airport Road – Ward 10 (I 54/2020 and File OZS-2019-0013):**
1. Alistair Shields, KLM Planning Partners Inc.

Dealt with under Item 5.4 – Recommendation PDC070-2020

- 6.6. Delegations re: **Application to Amend the Zoning By-Law and Draft Plan of Subdivision, (to permit a 601 residential dwelling units, portions of two institutional blocks, valley lands, and a portion of open space block) – Berkinfield Management Inc. – KLM Planning Partners Inc. – West of**

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Torbram Road between Mayfield Road and Countryside Drive – Ward 9 (I 53/2020 and File OZS-2019-0012):

1. Alistair Shields, KLM Planning Partners Inc.

Dealt with under Item 5.5 – Recommendation PDC071-2020

- 6.7. Delegations re: Staff report re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision (to permit the development of a residential neighbourhood with a secondary school, a stormwater management block and a road system) – 695904 Ontario Inc. (DG Group) – KLM Planning Partners Inc. – 2050 Countryside Drive – Northwest of Countryside Drive and Torbram Road; within the Countryside Villages Block Plan Area 48-2 – Ward 9 (I 9/2020 and File OZS-2019-0010):**

1. Alistair Shields, KLM Planning Partners Inc.

Dealt with under Item 5.7 – Recommendation PDC073-2020

7. Staff Presentations

- 7.1. Staff presentation by Tristan Costa, Planner, Community Innovation and Resilience, Planning and Development Services, re: **Nurturing Neighbourhoods Program**

Dealt with under Approval of Agenda – Recommendation PDC066-2020

8. Planning

- 8.1. Staff report re: **Nurturing Neighbourhoods Program Partnerships (RM 64/2019)**

Dealt with under Approval of Agenda – Recommendation PDC066-2020

- 8.2. Staff report re: **Phase One Interim Fee Increase for Development and Site Plan Applications (R 131/2020)**

Jennifer Jaruczek, BILD, reiterated the comments outlined in the correspondence dated July 3, 2020, and requested that consideration of the proposed fee increases be deferred until after the provincial emergency order has been lifted.

Committee consideration of the matter included the following:

- Development and building permit application and review process
- Potential impact to business attraction and retention
- Municipal benchmarking

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- Anticipated return date for the phase two report

A motion was introduced to defer the matter back to staff for further consideration and report back in conjunction with phase two.

The following motion was considered:

PDC077-2020 *That the staff report re: **Phase One Interim Fee Increase for Development and Site Plan Applications (R 131/2020)** be*
Lost ***referred** back to staff for further consideration and report back*
thereon in conjunction with reporting with respect to Phase Two.

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

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

Lost
4 Yeas
6 Nays
0 Absent

The following motion was considered:

- PDC078-2020
1. That the staff report re: **Phase One Interim Fee Increase for Development and Site Plan Applications (R 131/2020)**, to the Planning and Development Committee Meeting of July 6, 2020, be received;
 2. That Schedule A to the Tariff of Fees By-law with respect to Planning and Other Municipal Applications By-law 85-96, as amended, be further amended to include the approved fees as set out in Appendix A of the report;
 3. That staff be directed to report back to Council with the results of the Phase Two comprehensive fee review as part of the current Planning and Development Services Department Renewal Project;
 4. That the delegation from Jennifer Jaruczek, BILD re: **Phase One Interim Fee Increase for Development and Site Plan**

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Applications (R 131/2020), to the Planning and Development Committee Meeting of July 6, 2020, be received; and,

5. That the correspondence from Jennifer Jaruczek, BILD, dated July 3, 2020, re: **Phase One Interim Fee Increase for Development and Site Plan Applications (R 131/2020)**, to the Planning and Development Committee Meeting of July 6, 2020, be received.

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

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

- 8.3. Staff report re: **Application to Amend the Official Plan and Zoning By-law (to permit 90-unit townhouse development) – The Biglieri Group Ltd. – Landmark Clarence Inc. – 17, 19, 21, 23, 27 and 29 Clarence Street – Ward 3 (R 35/2020 and File C01E04.015)**

The following the following delegations addressed Committee and expressed their views, suggestions, concerns and questions with respect to the subject application:

1. Michael Testaguzza, The Biglieri Group Ltd.
2. Chetal Vichare, Brampton resident
3. Bea Hannivan, Brampton resident
4. Nicole Burrell, Brampton resident

A procedural motion to extend the meeting beyond 11:55 p.m. was considered as follows:

- PDC079-2020 That the Planning and Development Committee Meeting of July 6, 2020, be extended to continue beyond 11:55 p.m. in accordance with Section 2.10 of the Procedure By-law.

Carried

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Committee consideration of the matter included:

- Compatibility of the proposed development
- Surrounding land uses
- Population density
- Traffic and transit considerations
- Request to prohibit short-term rental of the units
- Alignment with the City's 2040 Vision

The following motion was considered:

- PDC080-2020
1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law (to permit 90-unit townhouse development) – The Biglieri Group Ltd. – Landmark Clarence Inc. – 17, 19, 21, 23, 27 and 29 Clarence Street – Ward 3 (R 35/2020 and File C01E04.015)**, to the Planning and Development Committee Meeting of July 6, 2020, be received;
 2. That the Official Plan and Zoning By-law Amendment applications submitted by The Biglieri Group on behalf of Landmark Clarence Inc., Ward: 3, File: C01E04.015, 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, The Region of Peel Official Plan, and the City's Official Plan;
 3. That the amendments to the Downtown Brampton Secondary Plan (Area 7) generally in accordance with Appendix 11 to the report be adopted, subsequent to the acceptance and approval of the Urban Design Brief by the Commissioner, Planning and Development Services;
 4. That the amendments to the Zoning By-law, generally in accordance with the Appendix 12 attached to the report be adopted;
 5. That no further notice or public meeting be required for the attached Zoning B-law Amendment pursuant to Section 34(17) of the Planning Act, R.S.O. c.P. 13, as amended;
 6. That the following delegations re: Staff report re: **Application to Amend the Official Plan and Zoning By-law (to permit 90-unit townhouse development) – The Biglieri Group Ltd. – Landmark Clarence Inc. – 17, 19, 21, 23, 27 and 29 Clarence Street – Ward 3 (R 35/2020 and File C01E04.015)** to the Planning and Development Committee Meeting of July 6, 2020, be received:

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1. Michael Testaguzza, The Biglieri Group Ltd.
 2. Chetal Vichare, Brampton resident
 3. Bea Hannivan, Brampton resident
 4. Nicole Burrell, Brampton resident;
7. That the following correspondence re: **Application to Amend the Official Plan and Zoning By-law (to permit 90-unit townhouse development) – The Biglieri Group Ltd. – Landmark Clarence Inc. – 17, 19, 21, 23, 27 and 29 Clarence Street – Ward 3 (R 35/2020 and File C01E04.015)** to the Planning and Development Committee Meeting of July 6, 2020, be received:
1. Chris Bejnar, Brampton resident, dated July 26, 2020
 2. Alexis MacLeod, Brampton resident, dated July 2, 2020
 3. Carol-Lyn Fobert, Brampton resident, dated July 2, 2020
 4. Sandra Strangis, Brampton resident, dated July 2, 2020
 5. Margaret McLuckie, Brampton resident, dated July 2, 2020, including petition of objection containing approximately 112 signatures
 6. Magdalena Kolomycew, Brampton resident, dated July 3, 2020
 7. Karen Pilon and Michael Atkins, Brampton residents, dated July 4, 2020
 8. Lynn Fraser, Brampton resident, dated July 4, 2020
 9. Monica Ghose, Brampton resident, dated July 5, 2020
 10. Alicja and Peter Protasiewicz, Brampton residents, dated July 5, 2020
 11. Chris Bejnar, Brampton resident, dated July 6, 2020
 12. Bea Hannivan, Brampton resident, dated July 6, 2020
 13. Susan Jackson, Brampton resident, dated July 4, 2020
 14. Shawn Ferrie, Brampton resident, dated July 6, 2020

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

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

Carried
6 Yeas
4 Nays
0 Absent

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- 8.4. Staff report re **Application to Amend the Official Plan and the Zoning By-law (to permit a 17-story structure containing 379 dwelling units) – JTS Properties Inc. – Gagnon Walker Domes Ltd. – 80 Scott St – Ward 1 (R 77/2020 and File C01E06.054)**

Committee consideration of the matter included a proposed motion with the operative clause as follows:

“NOW THEREFORE staff are directed to ensure and confirm that two meetings are held during the site plan approval process between the applicant and selected area residents that are identified by staff to share information about the proposed site alterations, building location and elevations, landscape plans and tree protection plans. One of the meetings is to be held prior to the submission of a formal site plan application, and another during the formal review period, prior to any approval being issued. Minutes of the meeting shall be provided to staff for consideration in the municipal review and approval of the subject Site Plan and Site Plan agreement.”

The following motion was considered:

- PDC081-2020
1. That the staff report re **Application to Amend the Official Plan and the Zoning By-law (to permit a 17-story structure containing 379 dwelling units) – JTS Properties Inc. – Gagnon Walker Domes Ltd. – 80 Scott St – Ward 1 (R 77/2020 and File C01E06.054)**, to the Planning and Development Committee Meeting of July 6, 2020, be received;
 2. That the Official Plan Amendment and Zoning By-law Amendment application submitted by Gagnon Walker Domes Ltd. on behalf of JTS Properties Inc., Ward 1, File: C01E06.054, 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, and for the reasons set out in the Recommendation Report;
 3. That the amendment to the Official Plan generally in accordance with the attached Appendix 12 to the report be adopted;
 4. That the amendment to the Zoning By-law, generally in accordance with the attached Appendix 13 to the report be adopted;

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5. That the following correspondence re: **Application to Amend the Official Plan and the Zoning By-law (to permit a 17-story structure containing 379 dwelling units) – JTS Properties Inc. – Gagnon Walker Domes Ltd. – 80 Scott St – Ward 1 (R 77/2020 and File C01E06.054)** to the Planning and Development Committee Meeting of July 6, 2020, be received:
1. Chris and Melanie McDonald, Brampton residents, dated July 2, 2020
 2. Tauseef Riaz, Brampton resident, dated July 2, 2020
 3. Margaret Hawley Johnston, Brampton resident, dated July 2, 2020
 4. Stephanie Vega, Brampton resident, dated July 2, 2020
6. **WHEREAS** GWD Ltd. on behalf of JTS Properties Inc. has made an application to amend the Official Plan and the Zoning By-law to permit the development of a 17-storey tiered residential building located at 80 Scott Street;

AND WHEREAS it is desirable that the application to amend the Official Plan and the Zoning By-law be approved on the basis 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 represents good planning;

AND WHEREAS development of the subject property is subject to Site Plan Control By-law 96-86, as amended;

AND WHEREAS, By-law 96-89 requires the owner to submit a Site Plan Application under Section 41 of the Planning Act;

AND WHEREAS the review of a Site Plan Application is not subject to a public process;

AND WHEREAS residents in the vicinity of 80 Scott Street may have concerns with the impact that the proposed development will have on their properties and may wish to provide comments on the proposed Site Plan Control Application.

NOW THEREFORE staff are directed to ensure and confirm that two meetings are held during the site plan approval process between the applicant and selected area residents that are identified by staff to share information about the proposed site alterations, building location and elevations,

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landscape plans and tree protection plans. One of the meetings is to be held prior to the submission of a formal site plan application, and another during the formal review period, prior to any approval being issued. Minutes of the meeting shall be provided to staff for consideration in the municipal review and approval of the subject Site Plan and Site Plan agreement.

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

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

9. **Minutes** – nil

10. **Other/New Business** – nil

10.1. Discussion at the request of City Councillor Singh, re: **Sustainable Development**

Committee consideration of the matter included a request that staff report back on increasing the minimum sustainability threshold required by new development applications as part of the Sustainability Matrix Scoring System.

The following motion was considered:

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PDC082-2020 That staff be requested to report back on increasing the minimum sustainability threshold sought and required by new development applications as part of the Sustainability Matrix Scoring System.

Carried

11. Referred Matters – nil

12. Deferred Matters

- ^ 12.1. Staff report re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision – to facilitate a new residential subdivision development (single detached dwelling lots, park, stormwater management pond, environmental lands and a local road system) – 2185715 Ontario Inc. – Candevcon Ltd. – Southwest corner of Mayfield Road and McVean Drive – Ward 10 (R 67/2020 and File C08E17.011)**

Note: deferred to this meeting pursuant to Recommendation PDC062-2020, as follows:

PDC062-2020 That the staff report re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision – to facilitate a new residential subdivision development (single detached dwelling lots, park, stormwater management pond, environmental lands and a local road system) – 2185715 Ontario Inc. – Candevcon Ltd. – Southwest corner of Mayfield Road and McVean Drive – Ward 10 (R 67/2020 and File C08E17.011)** to the Planning and Development Committee Meeting of June 22, 2020, be **deferred** to the Planning and Development Committee Meeting of July 6, 2020.

The following motion was considered:

- PDC083-2020 1. That the staff report titled: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision – to facilitate a new residential subdivision development (single detached dwelling lots, park, stormwater management pond, environmental lands and a local road system) – 2185715 Ontario Inc. – Candevcon Ltd. – Southwest corner of Mayfield Road and McVean Drive – Ward 10 (R 67/2020 and File C08E17.011)**, dated May 29, 2020, to the Planning and Development Committee Meeting of June 22, 2020, be received;

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2. That the Zoning By-law Amendment 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 29, 2020;
3. That the amendments to the Zoning By-law, generally in accordance with the attached Appendix 9 to the report be adopted;
4. That Council authorize the Mayor and Clerk to sign the subdivision agreement; and,
5. That pursuant to Section 34 (17) of the Planning Act, R.S.O. c. P13 no further notice of public meeting is required.

Carried

13. Notice of Motion – nil

14. Correspondence

- 14.1. Correspondence re: **Application to Amend the Zoning By-law and Draft Plan of Subdivision (to permit the development of a subdivision of 20 single detached residential lots and 2 residential part blocks) – KLM Planning Partners Inc. – Muirland Holdings Inc. – 8403 Creditview Road – Southerly Extension of Porter Creek Hollow and Vernosa Drive – Ward 4 (I 66/2020 and File C03W03.016):**

1. Vikas Girdhar, Brampton resident, dated June 24, 2020
2. Biju Thayilchira, Brampton resident, dated June 30, 2020
3. Inderjeet Singh, Brampton resident, dated June 29, 2020

Dealt with under Item 5.8 – Recommendation PDC074-2020

- 14.2. Correspondence re: **Application to Amend the Zoning By-Law (to permit a commercial and office development consisting of 14 buildings) – Brampton (Northeast) – Weston Consulting – 5085 Mayfield Road – East of Airport Road and South of Mayfield Road – Ward 10 (I 34/2020 and File OZS-2020-0005):**

1. Ryan Virtanen, KLM Planning Partners Inc., dated June 26, 2020
2. Marvin Boothe, Brampton resident, dated July 3, 2020

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Dealt with under Item 5.3 – Recommendation PDC069-2020

- 14.3. Correspondence re: **Application to Amend the Official Plan and Zoning By-law (to permit 90-unit townhouse development) – The Biglieri Group Ltd. – Landmark Clarence Inc. – 17, 19, 21, 23, 27 and 29 Clarence Street – Ward 3 (R 35/2020 and File C01E04.015):**
1. Chris Bejnar, Brampton resident, dated July 26, 2020
 2. Alexis MacLeod, Brampton resident, dated July 2, 2020
 3. Carol-Lyn Fobert, Brampton resident, dated July 2, 2020
 4. Sandra Strangis, Brampton resident, dated July 2, 2020
 5. Margaret McLuckie, Brampton resident, dated July 2, 2020, including petition of objection containing approximately 112 signatures

Dealt with under Item 8.3 – Recommendation PDC080-2020

- 14.4. Correspondence re: **Comprehensive Zoning By-law Review: Proposed Amendments to the City's Zoning By-law Parking Standards – City-Wide (I 35/2020):**
1. Colin Chung, Glen Schnarr & Associates Inc., dated June 30, 2020

Dealt with under Item 5.1 – Recommendation PDC067-2020

- 14.5. Correspondence re: **Phase One Interim Fee Increase for Development and Site Plan Applications (R 131/2020):**
1. Jennifer Jaruczek, BILD, dated July 3, 2020

Dealt with under Item 8.2 – Recommendation PDC078-2020

- 14.6. Correspondence re: **Application to Amend the Official Plan and the Zoning By-law (to permit a 17-story structure containing 379 dwelling units) – JTS Properties Inc. – Gagnon Walker Domes Ltd. – 80 Scott St – Ward 1 (R 77/2020 and File C01E06.054)**
1. Chris and Melanie McDonald, Brampton residents, dated July 2, 2020
 2. Tauseef Riaz, Brampton resident, dated July 2, 2020
 3. Margaret Hawley Johnston, Brampton resident, dated July 2, 2020
 4. Stephanie Vega, Brampton resident, dated July 2, 2020

Dealt with under Item 8.4 – Recommendation PDC081-2020

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- 14.7. Correspondence re: **Application to Amend the Zoning By-Law and Draft Plan of Subdivision (to permit approximately 1102 residential dwelling units, portions of two institutional blocks, valley lands with associated buffers, a commercial block, four open space blocks, four wetland compensation areas, and three stormwater management ponds) – Casa-North Investments Inc., Sandringham Place Inc., Berkinfield Management Inc. & Wolverleigh Construction Ltd. – KLM Planning Partners Inc. – 5603 Mayfield Road and 11825 Torbram Road – East of Torbram Road, South of Mayfield Road, North of Countryside Drive, and West of Airport Road – Ward 10 (I 54/2020 and File OZS-2019-0013):**

1. Carmen Jandu, Ventawood Management Inc., dated June 30, 2020

Dealt with under Item 5.4 – Recommendation PDC070-2020

- 14.8 Correspondence re: **Application to Amend the Official Plan and Zoning By-Law (to permit the development of a stepped, seven (7) storey condominium apartment building with 72 residential units, two (2) townhouse blocks comprised of six (6) residential units per block for a total of twelve (12) residential townhouse units, and the addition of one (1) commercial retail unit to an existing commercial building on site.) – Jindal Developments Ltd. – GForce Planners – 1965-1975 Cottrelle Boulevard – West of McVean Drive, south of Cottrelle Boulevard – Ward 8 (I 42/2020 and File C08E08.008):**

1. Tony Moracci, Brampton resident, dated July 2, 2020
2. Amit Gupte, Brampton resident, dated July 2, 2020
3. Sandeep Kaur Sandhu, Brampton resident, dated July 2, 2020
4. Cynthia Sri Pragash, Brampton resident, dated July 2, 2020
5. Mayank Bhatt, Brampton resident, dated July 2, 2020
6. Gurdev and Jatinder Kenth, Brampton residents, dated July 2, 2020
7. Manpreet Panesar, Brampton resident, dated June 26, 2020
8. B. Moore, Brampton resident, dated June 17, 2020
9. Nisha Sandhu, Brampton resident, dated June 25, 2020
10. Joe Kwok, Brampton resident, dated June 17, 2020
11. Linda Sookram, Brampton resident, dated June 25, 2020
12. Aeysha Ahmad, Brampton resident, dated June 19, 2020
13. Dhaval Mehta, Brampton resident, dated June 24, 2020
14. Lalit Ahluwalia, Brampton resident, dated June 17, 2020
15. Andriett Ebanks, Brampton resident, dated June 17, 2020
16. Ravina Sangha, Brampton resident, dated June 28, 2020
17. Geeta Gupte, Brampton resident, dated July 2, 2020
18. Jyoti Singh, Brampton resident, dated July 2, 2020
19. Ravi Virk, Brampton resident, dated July 2, 2020
20. Gurdev and Jatinder Kenth, Brampton residents, dated July 2, 2020
21. Paresh Naik, Brampton resident, dated July 1, 2020
22. Rawel Riar, Brampton resident, dated June 30, 2020
23. Snehal Kantawala, Brampton resident, dated July 2, 2020

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- 24. Chaudhary Shahzad, Brampton resident, dated July 2, 2020
- 25. Geetesh Bhatt, Brampton resident, dated July 2, 2020
- 26. Shedab Manzar, Brampton resident, dated June 29, 2020
- 27. Rupinder Singh, Brampton resident, dated July 2, 2020

Dealt with under Item 5.9 – Recommendation PDC075-2020

- 14.9. Correspondence re: **Application to Amend the Official Plan and Zoning By-Law, and Proposed Draft Plan of Subdivision (to permit for infill redevelopment of the existing property into eight (8) semi-detached dwelling units.) – 2639509 Ontario Ltd. – Candevcon Ltd. – 10783 Creditview Road – East of Creditview Road, South of Buick Boulevard – Ward 6 (I 41/2020 and File C03W14.008):**
- 1. Shaji Varghese, Brampton resident, dated July 2, 2020

Dealt with under Item 5.10 – Recommendation PDC076-2020

15. **Councillor Question Period** – nil

16. **Public Question Period**

In response to a question from Sylvia Roberts, Brampton resident, staff noted that development applications are reviewed by transit staff to ensure adequate transit service levels for high density development proposals.

In response to a question from Chris McDonald, Brampton resident, staff noted that City staff, the applicant and area residents are engaged in the site plan approval process to ensure compatibility of new development within existing neighbourhoods.

17. **Closed Session** – nil

18. **Adjournment**

The following motion was considered:

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PDC084-2020 That the Planning and Development Committee do now adjourn to meet again on Monday, July 27, 2020, at 7:00 p.m., or at the call of the Chair.

Carried

Regional Councillor M. Medeiros (Chair)

Monday, July 27, 2020

Members Present via Electronic Participation:

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 (joined
meeting at 7:03 p.m.; left at 7:25 p.m. – technical issues)
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:

D. Barrick, Chief Administrative Officer

Planning, Building and Economic Development:

R. Forward, Commissioner
A. Parsons, Director, Development Services
B. Bjerke, Director, Policy Planning
C. Owusu-Gyimah, Manager, Development Planning
D. VanderBerg, Manager, Development Planning
C. Caruso, Manager, Development Services
A. McNeill, Strategic Leader, Policy Planning
M. Michniak, Development Planner
D. Jenkins, Development Planner
K. Henderson, Development Planner
A. Balram, Policy Planner
S. Shah, Policy 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

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Note In consideration of the current COVID-19 public health orders prohibiting public gatherings of more than 5 people and requirements for physical distancing between persons, in-person attendance at this Committee of Council meeting was limited to Members of Council and essential City staff only. Physical distancing was maintained in Council Chambers at all times during the meeting.

The meeting was called to order at 7:00 p.m. and adjourned at 10:17 p.m.

1A. Call to Order

As this meeting of the Planning and Development Committee was conducted with electronic participation by Members of Council, the meeting started with the City Clerk calling the roll for attendance at the meeting, as follows:

Members present during roll call: Councillor Vicente, Councillor Whillans, Councillor Palleschi, Councillor Bowman, Councillor Medeiros, Councillor Fortini, and Councillor Singh

Members absent during roll call: Councillor Santos (technical difficulty, joined meeting at 7:03 p.m.), Councillor Dhillon

1B. Approval of Agenda

Peter Fay, City Clerk, noted that a request to withdraw from the agenda was received from the delegates re. Item 5.1 – Delegation from Jotvinder Sodhi, Sukhwinder Dhillon, Harinder Cheema and Sukjot Naroo, Home Owners Welfare Association, re: **Affordable Housing, Public/Road Safety, Stop Employment Zoning Transfer To Residential, Driveway Extension Penalties To Be Extended Due to COVID-19**. The delegates have requested to go to a meeting in September.

The following motion was considered:

PDC085-2020 That the Agenda for the Planning and Development Committee Meeting of July 27, 2020, be approved as amended as follows:

To add:

- 5.5. Delegations re: **Application to Amend the Official Plan and Zoning By-law (to permit 12 stacked townhouse dwelling units) – Habitat for Humanity GTA – Macedil Holdings Inc. – 25 William Street – Ward 1 (R 101/2020 and File C01E07.037):**
1. Bruce McCall-Richmond, Glen Schnarr & Associates Inc.
 2. Jamie Payne, Habitat for Humanity Greater Toronto Area

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- 9.1. Staff report re: **Application to Amend the Official Plan and Zoning By-law (to permit 12 stacked townhouse dwelling units) – Habitat for Humanity GTA – Macedil Holdings Inc. – 25 William Street – Ward 1 (R 101/2020 and File C01E07.037)**

To withdraw:

- 5.1. Delegation from Jotvinder Sodhi, Sukhwinder Dhillon, Harinder Cheema and Sukjot Naroo, Home Owners Welfare Association, re: **Affordable Housing, Public/Road Safety, Stop Employment Zoning Transfer To Residential, Driveway Extension Penalties To Be Extended Due to COVID-19**

Carried

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

- Re: **Application to Amend the Official Plan and Zoning By-law (to permit 12 stacked townhouse dwelling units) – Habitat for Humanity GTA – Macedil Holdings Inc. – 25 William Street – Ward 1 (R 101/2020 and File C01E07.037):**
- Delegation from Agnes Szekely, Brampton resident
- Re: **Application to Amend the Official Plan and Zoning By-law (to permit 12 stacked townhouse dwelling units) – Habitat for Humanity GTA – Macedil Holdings Inc. – 25 William Street – Ward 1 (R 101/2020 and File C01E07.037):**
- Correspondence from:**
- Agnes Szekely, Brampton resident, dated July 27, 2020
 - Andrew Szekely, Brampton resident, dated July 27, 2020
 - Kerri O'Callaghan, Brampton resident, dated July 27, 2020
 - Horchover Giles, Brampton resident, dated July 27, 2020
 - Nick Gavican, Brampton resident, dated July 27, 2020
 - Al Nault, Brampton resident, dated July 27, 2020
 - Kate Boardman, Brampton resident, dated July 27, 2020
 - Michelle White, Brampton resident, dated July 27, 2020

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

- 5.2. Delegations re: **Application to Amend the Official Plan and Zoning By-law (to permit the development of a phased retirement community with two 12-storey towers with 3-storey podium wings housing a total of 518 retirement homes suites and seniors apartments; a one-storey Main Street connecting the phases and providing ancillary personal service, dining, medical and recreational uses; and 316 parking spaces) – Schlegel Villages Inc. – Wellings Planning Consultants Inc. – 425 Great Lakes Drive – Ward 9 (I 75/2020 and File OZS-2020-0009):**
 - 2. Brad Schlegel, Schlegel Villages Inc.; Glenn Wellings, Wellings Planning Consultants Inc.; and Robert Anderson, Anderson Wellsman Architects Inc.
 - 3. Rick Wesselman, Chairman, The Villages of Rosedale Inc.
- 5.3. Delegations re: **Application to Amend Zoning By-law and Draft Plan of Subdivision (to permit development of industrial and commercial uses) – Glenshore Investments Inc. – MHBC Planning Urban Design & Landscape Architecture – 5203 Old Castlemore Road, North of Castlemore Road and West of Highway 50 – Ward 10 (I 71/2020 and File OZS-2020-0010):**
 - 1. Melinda MacRory and Oz Kemal, MHBC Planning, Urban Design and Landscape Architecture, via pre-recorded video
- 5.4. Delegations re: **Conceptual Land Use Plan – Heritage Heights Secondary Plan (Areas 51 & 52) – Ward 6 (R 154/2020)**
 - 1. Sony Rai, Sustainable Vaughan
 - 2. Sylvia Roberts, Brampton resident
 - 3. David Laing, Brampton resident
 - 4. Alexander Adams, Planning Student/Brampton Centre Community Lead for Future Majority
 - 5. James Reed, Brampton resident, via pre-recorded video
 - 6. Keith Brooks, Program Director, Environmental Defence
 - 7. Chris Drew, Brampton resident
 - 8. Peter Miasek, Transport Action Ontario
- 13.1. Correspondence re: **Application to Amend the Official Plan and Zoning By-law (to permit the development of a phased retirement community with two 12-storey towers**

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with 3-storey podium wings housing a total of 518 retirement homes suites and seniors apartments; a one-storey Main Street connecting the phases and providing ancillary personal service, dining, medical and recreational uses; and 316 parking spaces) – Schlegel Villages Inc. – Wellings Planning Consultants Inc. – 425 Great Lakes Drive – Ward 9 (I 75/2020 and File OZS-2020-0009):

12. Bob Bergey, Terry Miller, Kerry Byam, Bill Sterritt and Kulu Hunjan, PCC564 Board of Directors, dated July 16, 2020
 13. Hank Braun and Carol Festa, Brampton residents, dated July 17, 2020
 14. Patricia and John Lee, Brampton residents, dated July 18, 2020
 15. Jack Crossley, Brampton resident, dated July 18, 2020
 16. Don and Shirley McKay, Brampton residents, dated July 18, 2020
 17. Raymond and Juliana Desouza, Brampton residents, dated July 21, 2020
 18. Sharon and Tom Wall, Brampton residents, dated July 21, 2020
 19. Rick Wesselman, Brenda Blaber, Paul Robin, and Martin Guthrie, The Villages of Rosedale Inc., dated July 21, 2020
 20. John Nevins, Brampton resident, dated July 22, 2020
 21. Nancy and Terry Doherty, Brampton residents, dated July 21, 2020
 22. Pervez Iqbal, Brampton resident, dated July 22, 2020
 23. Gillian and Kerry Byam, Brampton residents, dated July 21, 2020
 24. Eileen Sindrey, Brampton resident, dated July 13, 2020
 25. Marian Sheard and Gayle Wilding, Brampton residents, dated July 23, 2020
 26. Mee Kin Wong, Brampton resident, July 23, 2020
 27. Carol Downing, Brampton resident, dated July 23, 2020
 28. Pat Todd, Brampton resident, dated July 24, 2020
 29. Ron and Joan MacGibbon. Brampton resident, dated July 24, 2020
 30. Pam Templeman, Brampton resident, dated July 25, 2020
 31. Ann Girvan, Brampton resident, dated July 26, 2020
 32. Charles and Jody Mercer, Brampton residents, dated July 27, 2020
- 13.3. Correspondence re: **Conceptual Land Use Plan – Heritage Heights Secondary Plan (Areas 51 & 52) – Ward 6 (R 154/2020):**
2. Rob Chanona, DSV Solutions Inc., dated July 17, 2020

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3. Todd Letts, CEO, Brampton Board of Trade, dated July 17, 2020
4. Nando Iannicca, Regional Chair and CEO, Region of Peel, dated July 22, 2020
5. Mark Flowers, Davies Howe, dated July 23, 2020
6. Sam Bottner, Brampton resident, dated July 24, 2020
7. Emma West, Bousfields Inc, dated July 24, 2020
8. Michael Gagnon, Gagnon Walker Domes Ltd., and Colin Chung, Glen Schnarr & Associates Inc., dated July 24, 2020
9. Michael Gagnon and Andrew Walker, Gagnon Walker Domes Ltd., dated July 24, 2020
10. David Faye, David Faye and Associates Inc., dated July 26, 2020

- 13.4. Correspondence re: **Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision (to create twelve (12) single detached residential lots) – 830460 Ontario Ltd. – Candevcon Ltd. – 150 Don Minaker Drive – West side of Don Minaker Drive, North of Ebenezer Road – Ward 8 (R 163/2020 and File C09E06.008):**
 1. Mohan and Sherly Kangappaden, Brampton residents, dated July 23, 2020
 2. M.A. Rafey Kaleem, Brampton resident, dated July 27, 2020

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

Regional Councillor Vicente declared a conflict of interest with respect to Items 5.5 and 9.1 as he owns property on the subject 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.

(7.2, 7.3, 7.4)
(Item 7.1 was removed from Consent)
(Item 13.4 was added to Consent)

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4. Statutory Public Meeting Reports

- 4.1. Staff report re: **Application to Amend the Official Plan, Secondary Plan and Zoning By-law (to permit the development of a phased retirement community with a 5-storey building housing 70 assisted living/ independent living units; a 2-storey medical office/pharmacy/convenience commercial building; a 5-storey seniors condominium building with 60 2-bedroom units; and 121 parking spaces) – Chacon Retirement Village Inc. – Candevcon Ltd. – 9664 Goreway Drive – Ward 8 (I 74/2020 and File OZS-2020-0008)**

Dana Jenkins, Development Planner, Planning, Building and Economic Development presented an overview of the application that included location of the subject lands, area context, design details, current land use designations, preliminary issues, technical considerations, concept plan, next steps and contact information.

Following the presentation, it was indicated that there were no questions of clarification from Committee or pre-registered delegations.

The following motion was considered:

- PDC086-2020 1. That the staff report re: **Application to Amend the Official Plan, Secondary Plan and Zoning By-law (to permit the development of a phased retirement community with a 5-storey building housing 70 assisted living/ independent living units; a 2-storey medical office/pharmacy/convenience commercial building; a 5-storey seniors condominium building with 60 2-bedroom units; and 121 parking spaces) – Chacon Retirement Village Inc. – Candevcon Ltd. – 9664 Goreway Drive – Ward 8 (I 74/2020 and File OZS-2020-0008)** to the Planning and Development Committee Meeting of July 27, 2020, be received; and,
2. That Planning and Development Services staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Carried

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- 4.2. Staff report re: **Application to Amend the Official Plan and Zoning By-law (to permit the development of a phased retirement community with two 12-storey towers with 3-storey podium wings housing a total of 518 retirement homes suites and seniors apartments; a one-storey Main Street connecting the phases and providing ancillary personal service, dining, medical and recreational uses; and 316 parking spaces) – Schlegel Villages Inc. – Wellings Planning Consultants Inc. – 425 Great Lakes Drive – Ward 9 (I 75/2020 and File OZS-2020-0009)**

Dana Jenkins, Development Planner, Planning, Building and Economic Development presented an overview of the application that included location of the subject lands, area context, design details, current land use designations, preliminary issues, technical considerations, concept plan, next steps and contact information

Following the presentation, the following members of the public addressed Committee and expressed their views, suggestions, concerns and questions with respect to the subject application:

1. Susan Melito, Brampton resident
2. Brad Schlegel, Schlegel Villages Inc.; Glenn Wellings, Wellings Planning Consultants Inc.; and Robert Anderson, Anderson Wellsman Architects Inc.
3. Rick Wesselman, Chairman, The Villages of Rosedale Inc.;

In response to a question from Committee, Brad Schlegel, Schlegel Villages Inc., noted the estimated number of staff the proposal would employ.

The following motion was considered:

- PDC087-2020
1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law (to permit the development of a phased retirement community with two 12-storey towers with 3-storey podium wings housing a total of 518 retirement homes suites and seniors apartments; a one-storey Main Street connecting the phases and providing ancillary personal service, dining, medical and recreational uses; and 316 parking spaces) – Schlegel Villages Inc. – Wellings Planning Consultants Inc. – 425 Great Lakes Drive – Ward 9 (I 75/2020 and File OZS-2020-0009)** to the Planning and Development Committee Meeting of July 27, 2020, be received;
 2. That Planning, Building and Economic 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 following delegations re: **Application to Amend the Official Plan and Zoning By-law (to permit the development of a phased retirement community with two 12-storey towers with 3-storey podium wings housing a total of 518 retirement homes suites and seniors apartments; a one-storey Main Street connecting the phases and providing ancillary personal service, dining, medical and recreational uses; and 316 parking spaces) – Schlegel Villages Inc. – Wellings Planning Consultants Inc. – 425 Great Lakes Drive – Ward 9 (I 75/2020 and File OZS-2020-0009)** to the Planning and Development Committee Meeting of July 27, 2020, be received:
 1. Susan Melito, Brampton resident
 2. Brad Schlegel, Schlegel Villages Inc.; Glenn Wellings, Wellings Planning Consultants Inc.; and Robert Anderson, Anderson Wellsman Architects Inc.
 3. Rick Wesselman, Chairman, The Villages of Rosedale Inc.;

4. That the following correspondence re: **Application to Amend the Official Plan and Zoning By-law (to permit the development of a phased retirement community with two 12-storey towers with 3-storey podium wings housing a total of 518 retirement homes suites and seniors apartments; a one-storey Main Street connecting the phases and providing ancillary personal service, dining, medical and recreational uses; and 316 parking spaces) – Schlegel Villages Inc. – Wellings Planning Consultants Inc. – 425 Great Lakes Drive – Ward 9 (I 75/2020 and File OZS-2020-0009)** to the Planning and Development Committee Meeting of July 27, 2020, be received:
 1. Terrence and Rosemary Miller, Brampton residents, dated July 10, 2020
 2. Maria and Eugenio Isabella, Brampton residents, dated July 10, 2020
 3. Kenneth and Marilyn Benson, Brampton residents, dated July 11, 2020
 4. Ratilal and Hansa Haria, Brampton residents, dated July 13, 2020
 5. David and Adrienne Mascarenhas, Brampton residents, dated July 13, 2020
 6. Muriel Cox, Brampton resident, dated July 13, 2020
 7. Cathy Field, Brampton resident, dated July 7, 2020 and July 14, 2020
 8. Shieva P. Eccles, Brampton resident, dated July 13, 2020

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9. Patrick Kua, Brampton resident, dated July 14, 2020
10. Chris and Bob Hyndman, Brampton resident, dated July 10, 2020
11. Linda Borsato, Pat Kindree, Robert Desoisa, Board of Directors – PSCC 1060, Brampton residents, dated July 16, 2020
12. Bob Bergey, Terry Miller, Kerry Byam, Bill Sterritt and Kulu Hunjan, PCC564 Board of Directors, dated July 16, 2020
13. Hank Braun and Carol Festa, Brampton residents, dated July 17, 2020
14. Patricia and John Lee, Brampton residents, dated July 18, 2020
15. Jack Crossley, Brampton resident, dated July 18, 2020
16. Don and Shirley McKay, Brampton residents, dated July 18, 2020
17. Raymond and Juliana Desouza, Brampton residents, dated July 21, 2020
18. Sharon and Tom Wall, Brampton residents, dated July 21, 2020
19. Rick Wesselman, Brenda Blaber, Paul Robin, and Martin Guthrie, The Villages of Rosedale Inc., dated July 21, 2020
20. John Nevins, Brampton resident, dated July 22, 2020
21. Nancy and Terry Doherty, Brampton residents, dated July 21, 2020
22. Pervez Iqbal, Brampton resident, dated July 22, 2020
23. Gillian and Kerry Byam, Brampton residents, dated July 21, 2020
24. Eileen Sindrey, Brampton resident, dated July 13, 2020
25. Marian Sheard and Gayle Wilding, Brampton residents, dated July 23, 2020
26. Mee Kin Wong, Brampton resident, July 23, 2020
27. Carol Downing, Brampton resident, dated July 23, 2020
28. Pat Todd, Brampton resident, dated July 24, 2020
29. Ron and Joan MacGibbon. Brampton resident, dated July 24, 2020
30. Pam Templeman, Brampton resident, dated July 25, 2020
31. Ann Girvan, Brampton resident, dated July 26, 2020
32. Charles and Jody Mercer, Brampton residents, dated July 27, 2020

Carried

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- 4.3. Staff report re: **Application to Amend Zoning By-law and Draft Plan of Subdivision (to permit development of industrial and commercial uses) – Glenshore Investments Inc. – MHBC Planning Urban Design & Landscape Architecture – 5203 Old Castlemore Road, North of Castlemore Road and West of Highway 50 – Ward 10 (I 71/2020 and File OZS-2020-0010)**

Mark Michniak, Development Planner, Planning, Building and Economic Development presented an overview of the application that included location of the subject lands, area context, design details, current land use designations, preliminary issues, technical considerations, concept plan, next steps and contact information.

Melinda MacRory and Oz Kemal, MHBC Planning, Urban Design and Landscape Architecture, via pre-recorded video, presented an overview of the details of the application.

The following motion was considered:

- PDC088-2020
1. That the staff report re: **Application to Amend Zoning By-law and Draft Plan of Subdivision (to permit development of industrial and commercial uses) – Glenshore Investments Inc. – MHBC Planning Urban Design & Landscape Architecture – 5203 Old Castlemore Road – North of Castlemore Road and West of Highway 50 – Ward 10 (I 71/2020 and File OZS-2020-0010)** to the Planning and Development Committee Meeting of July 27, 2020, 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;
 3. That the delegation from Melinda MacRory and Oz Kemal, MHBC Planning, Urban Design and Landscape Architecture, via pre-recorded video re: **Application to Amend Zoning By-law and Draft Plan of Subdivision (to permit development of industrial and commercial uses) – Glenshore Investments Inc. – MHBC Planning Urban Design & Landscape Architecture – 5203 Old Castlemore Road, North of Castlemore Road and West of Highway 50 – Ward 10 (I 71/2020 and File OZS-2020-0010)** to the Planning and Development Committee Meeting of July 27, 2020, be received.

Carried

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5. Delegations

- 5.1. Delegation from Jotvinder Sodhi, Sukhwinder Dhillon, Harinder Cheema and Sukjot Naroo, Home Owners Welfare Association, re: **Affordable Housing, Public/Road Safety, Stop Employment Zoning Transfer To Residential, Driveway Extension Penalties To Be Extended Due to COVID-19**

Dealt with under Approval of Agenda – Recommendation PDC085-2020

- 5.2. Delegations re: **Application to Amend the Official Plan and Zoning By-law (to permit the development of a phased retirement community with two 12-storey towers with 3-storey podium wings housing a total of 518 retirement homes suites and seniors apartments; a one-storey Main Street connecting the phases and providing ancillary personal service, dining, medical and recreational uses; and 316 parking spaces) – Schlegel Villages Inc. – Wellings Planning Consultants Inc. – 425 Great Lakes Drive – Ward 9 (I 75/2020 and File OZS-2020-0009):**
1. Susan Melito, Brampton resident
 2. Brad Schlegel, Schlegel Villages Inc.; Glenn Wellings, Wellings Planning Consultants Inc.; and Robert Anderson, Anderson Wellsman Architects Inc.
 3. Rick Wesselman, Chairman, The Villages of Rosedale Inc.

Dealt with under Item 4.2 – Recommendation PDC087-2020

- 5.3. Delegation from Melinda MacRory and Oz Kemal, MHBC Planning, Urban Design and Landscape Architecture, via pre-recorded video, re: **Application to Amend Zoning By-law and Draft Plan of Subdivision (to permit development of industrial and commercial uses) – Glenshore Investments Inc. – MHBC Planning Urban Design & Landscape Architecture – 5203 Old Castlemore Road, North of Castlemore Road and West of Highway 50 – Ward 10 (I 71/2020 and File OZS-2020-0010)**

Dealt with under Item 4.3 – Recommendation PDC088-2020

- 5.4. Delegations re: **Conceptual Land Use Plan – Heritage Heights Secondary Plan (Areas 51 & 52) – Ward 6 (R 154/2020)**
1. Sony Rai, Sustainable Vaughan
 2. Sylvia Roberts, Brampton resident
 3. David Laing, Brampton resident
 4. Alexander Adams, Planning Student/Brampton Centre Community Lead for Future Majority
 5. James Reed, Brampton resident, via pre-recorded video
 6. Keith Brooks, Program Director, Environmental Defence
 7. Chris Drew, Brampton resident

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8. Peter Miasek, Transport Action Ontario

Dealt with under Item 6.1 – Recommendation PDC089-2020

5.5. Delegations re: **Application to Amend the Official Plan and Zoning By-law (to permit 12 stacked townhouse dwelling units) – Habitat for Humanity GTA – Macedil Holdings Inc. – 25 William Street – Ward 1 (R 101/2020 and File C01E07.037):**

1. Bruce McCall-Richmond, Glen Schnarr & Associates Inc.
2. Jamie Payne, Habitat for Humanity Greater Toronto Area

Dealt with under Item 9.1 – Recommendation PDC095-2020

6. Staff Presentations

6.1. Staff presentation by Anand Balram, Senior Policy Planner, Planning and Development Services, re: **Conceptual Land Use Plan – Heritage Heights Secondary Plan (Areas 51&52) – Ward 6 (P 25/2020)**

Anand Balram, Senior Policy Planner, Planning and Development Services, and Andrew McNeill, Strategic Leader, Policy Planning, Planning, Building and Economic Development, presented an overview of the proposed land use plan.

Items 7.5, 5.4, and 13.3 were brought forward at this time.

The following the following members of the public addressed Committee and expressed their views, suggestions, concerns and questions with respect to the proposed land use plan:

1. Sony Rai, Sustainable Vaughan
2. Sylvia Roberts, Brampton resident
3. David Laing, Brampton resident
4. Alexander Adams, Planning Student/Brampton Centre Community Lead for Future Majority
5. James Reed, Brampton resident, via pre-recorded video
6. Keith Brooks, Program Director, Environmental Defence
7. Chris Drew, Brampton resident
8. Peter Miasek, Transport Action Ontario

The following motion was considered:

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- PDC089-2020
1. That the staff report re: **Conceptual Land Use Plan – Heritage Heights Secondary Plan (Areas 51 & 52) – Ward 6 (R 154/2020)** to the Planning and Development Committee Meeting of July 27, 2020, be received;
 3. That Council endorse the Heritage Heights Concept Plan and direct staff to continue to engage relevant stakeholders, adjacent municipalities, other levels of government and the public to continue to refine the plan and advance the policy framework that will implement the principles of the concept plan as part of the Heritage Heights Secondary Plan;
 4. That Council direct staff to work with the Mayor and Members of Council to engage the Province to seek provincial support for the Heritage Heights concept plan and make adjustments to the GTA West Corridor and Transmission Corridor planning as appropriate through the Heritage Heights community;
 5. That the presentation by Anand Balram, Senior Policy Planner, Planning and Development Services, and Andrew McNeill, Strategic Leader, Policy Planning, Planning, Building and Economic Development, re: **Conceptual Land Use Plan – Heritage Heights Secondary Plan (Areas 51&52) – Ward 6 (P 25/2020)** to the Planning and Development Committee Meeting of July 27, 2020, be received;
 6. That the following delegations re: **Conceptual Land Use Plan – Heritage Heights Secondary Plan (Areas 51 & 52) – Ward 6 (R 154/2020)** to the Planning and Development Committee Meeting of July 27, 2020, be received:
 1. Sony Rai, Sustainable Vaughan
 2. Sylvia Roberts, Brampton resident
 3. David Laing, Brampton resident
 4. Alexander Adams, Planning Student/Brampton Centre Community Lead for Future Majority
 5. James Reed, Brampton resident, via pre-recorded video
 6. Keith Brooks, Program Director, Environmental Defence
 7. Chris Drew, Brampton resident
 8. Peter Miasek, Transport Action Ontario
 7. That the following correspondence re: **Conceptual Land Use Plan – Heritage Heights Secondary Plan (Areas 51 & 52) – Ward 6 (R 154/2020)** to the Planning and Development Committee Meeting of July 27, 2020, be received:

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1. Darren Vella, Innovative Planning Solutions, President and Director of Planning, dated July 16, 2020
2. Rob Chanona, DSV Solutions Inc., dated July 17, 2020
3. Todd Letts, CEO, Brampton Board of Trade, dated July 17, 2020
4. Nando Iannicca, Regional Chair and CEO, Region of Peel, dated July 22, 2020
5. Mark Flowers, Davies Howe, dated July 23, 2020
6. Sam Bottner, Brampton resident, dated July 24, 2020
7. Emma West, Bousfields Inc, dated July 24, 2020
8. Michael Gagnon, Gagnon Walker Domes Ltd., and Colin Chung, Glen Schnarr & Associates Inc., dated July 24, 2020
9. Michael Gagnon and Andrew Walker, Gagnon Walker Domes Ltd., dated July 24, 2020
10. David Faye, David Faye and Associates Inc., dated July 26, 2020

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

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

7. Planning

- 7.1. Staff report re: **Application to Amend the Zoning By-law (to permit a 402-unit residential development) – Nyx Capital Corp. – Nyx Henderson Ltd. – 12 Henderson Avenue – Ward 3 (File C01W05.044 and R 87/2020)**

Committee consideration of the matter included questions of clarification with respect to the next steps of the application, and consensus to defer the matter to the next meeting of the Planning and Development Committee.

The following motion was considered:

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PDC090-2020 That the staff report re: **Application to Amend the Zoning By-law (to permit a 402-unit residential development) – Nyx Capital Corp. – Nyx Henderson Ltd. – 12 Henderson Avenue – Ward 3 (File C01W05.044 and R 87/2020)** be **deferred** to the Planning and Development Committee Meeting of September 14, 2020.

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

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

^ 7.2. Staff report re: **Application to Amend the Zoning By-law (to facilitate a new residential development – Medium density residential including apartments and stacked townhouses, and an amenity area) – Brampton (Northeast) Shopping Centres Limited & Brampton Bramalea Christian Fellowship Inc. (c/o LIV (Bramalea) Ltd.) – KLM Planning Partners Inc. – Southeast of Bramalea Road and Inspire Boulevard – Ward 9 (R 123/2020 and File C05E17.006)**

- PDC091-2020 1. That the staff report re: **Application to Amend the Zoning By-law (to facilitate a new residential development – Medium density residential including apartments and stacked townhouses, and an amenity area) – Brampton (Northeast) Shopping Centres Limited & Brampton Bramalea Christian Fellowship Inc. (c/o LIV (Bramalea) Ltd.) – KLM Planning Partners Inc. – Southeast of Bramalea Road and Inspire Boulevard – Ward 9 (R 123/2020 and File C05E17.006)** to the Planning and Development Committee Meeting of July 27, 2020 be received;
2. That the Zoning By-law Amendment be approved, on the basis that it represents good planning, including that it is generally consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden

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Horseshoe, the Region of Peel Official Plan and the City's Official Plan for the reasons set out in the Planning Recommendation Report subject to the recommended holding provisions, dated July 3, 2020;

3. That the amendments to the Zoning By-law, generally in accordance with the attached Appendix 10 to the report be adopted; and,
4. That pursuant to Section 34 (17) of the Planning Act, R.S.O. c. P13 no further notice of public meeting is required.

Carried

^ 7.3. Staff report re: **Façade and Building Improvement Grant – Sunita Kapil – Kapwin Holdings Inc. – 6 George Street South – East side of George Street South and south of Queen Street West – Ward 3 (R 159/2020 and File BFIP-2020-0001)**

- PDC092-2020
1. That the staff report re: **Façade and Building Improvement Grant – Sunita Kapil – Kapwin Holdings Inc. – 6 George Street South – East side of George Street South and south of Queen Street West – Ward 3 (R 159/2020 and File BFIP-2020-0001)** to the Planning and Development Committee Meeting of July 27, 2020, be received;
 2. That application BFIP-2020-0001 be approved for a maximum grant of \$15,505.86 under the Downtown Façade Improvement Program and a maximum grant of \$30,000.00 under the Downtown Building Improvement Program, for a total grant of \$45,505.86, subject to the applicant maintaining the rules of the programs as set out in the approved Implementation Guidelines and meeting the following conditions on or before September 10, 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; and,
 - b) That the applicant enters into the necessary agreements with the City of Brampton.
 3. That notwithstanding the above, the Façade Improvement grant may increase by up to 10%, as permitted under the Implementation Guidelines for the program, if the applicant , provides the required documentation for architectural/design

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fees, to the satisfaction of the Director of Development Services;

4. That the Director of Development services be authorized to grant extensions to the September 10, 2020 deadline provided in Recommendation 2 for the provisions of satisfactory drawings if, in the opinion of the Director of Development Services, adequate progress has been demonstrated towards fulfilling the conditions; and,
5. That the Commissioner of the Planning and Development Services Department be authorized to sign the Façade and Building Improvement Program Agreements in relation to the approved projects with content satisfactory to the Commissioner of the Planning and Development Services Department, or designate, and in a form approved by the City Solicitor, or designate, and that staff be authorized to take the necessary steps to implement the terms of the agreement.

Carried

^ 7.4. Staff report re: **Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision (to create twelve (12) single detached residential lots) – 830460 Ontario Ltd. – Candevcon Ltd. – 150 Don Minaker Drive – West side of Don Minaker Drive, North of Ebenezer Road – Ward 8 (R 163/2020 and File C09E06.008)**

- PDC093-2020
1. That the staff report re: **Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision (to create twelve (12) single detached residential lots) – 830460 Ontario Ltd. – Candevcon Ltd. – 150 Don Minaker Drive – West side of Don Minaker Drive, North of Ebenezer Road – Ward 8 (R 163/2020 and File C09E06.008)** to the Planning and Development Committee Meeting of July 27, 2020, be received;
 2. That the application to amend the Official Plan and Zoning By-law and proposed Draft Plan of Subdivision submitted by Candevcon Limited on behalf of 830460 ONTARIO LIMITED, Ward: 8, File: C09E06.008 & 21T-19010B, as revised, be approved, on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, it conforms to the Growth Plan for the Greater Golden Horseshoe, The Region of Peel Official Plan, and the

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general principles of the City of Brampton Official Plan for the reasons set out in the Recommendation Report;

3. That the amendments to the Official Plan, generally in accordance with Appendix 10 attached to the report, be adopted;
4. That the amendments to the Zoning By-law, generally in accordance with Appendix 11 attached to the report, be adopted;
5. That Council authorize the Mayor and Clerk to sign the subdivision agreement; and,
6. That the following correspondence re: **Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision (to create twelve (12) single detached residential lots) – 830460 Ontario Ltd. – Candevcon Ltd. – 150 Don Minaker Drive – West side of Don Minaker Drive, North of Ebenezer Road – Ward 8 (R 163/2020 and File C09E06.008):**
 1. Mohan and Sherly Kangappaden, Brampton residents, dated July 23, 2020
 2. M.A. Rafey Kaleem, Brampton resident, dated July 27, 2020

Carried

- 7.5. Staff report re: **Conceptual Land Use Plan – Heritage Heights Secondary Plan (Areas 51 & 52) – Ward 6 (R 154/2020)**

Dealt with under Item 6.1 – Recommendation PDC089-2020

- 7.6. Staff report re: **Proposed Amendment 1 to A Place to Grow: Growth Plan for the Greater Golden Horseshoe and the Proposed Land Needs Assessment Methodology (R178/2020)**

The following motion was considered:

- PDC094-2020 1. That the staff report re: **Proposed Amendment 1 to A Place to Grow: Growth Plan for the Greater Golden Horseshoe and the Proposed Land Needs Assessment Methodology (R178/2020)** to the Planning and Development Committee Meeting of July 27, 2020, be received;

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2. That the comments responding to the Ministry of Municipal Affairs and Housing (MMAH) regarding Proposed Amendment 1 to *A Place to Grow: Growth Plan for the Greater Golden Horseshoe* and the *Proposed Land Needs Assessment Methodology*, included as Appendix 'A' and 'B' to the report, be submitted as the City of Brampton's formal response; and
3. That a copy of the report be sent to the Region of Peel for information.

Carried

8. Minutes – nil

9. Other/New Business

- 9.1. Staff report re: **Application to Amend the Official Plan and Zoning By-law (to permit 12 stacked townhouse dwelling units) – Habitat for Humanity GTA – Macedil Holdings Inc. – 25 William Street – Ward 1 (R 101/2020 and File C01E07.037)**

Item 5.5 was brought forward at this time.

The following the following members of the public addressed Committee and expressed their views, suggestions, concerns and questions with respect to the subject application:

1. Bruce McCall-Richmond, Glen Schnarr and Associates Inc.
2. Agnes Szekely, Brampton resident

In response to a question from Committee, Peter Fay, City Clerk, outlined the timeline and ratification process with respect to Council approval of the Planning and Development Committee's recommendations.

Peter Fay, City Clerk, noted that a number of items of correspondence were received by the City Clerk's Office after the subject report was added to the agenda. The correspondence was circulated to staff and Members of Committee via email.

The following motion was considered:

- PDC095-2020 1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law (to permit 12 stacked townhouse dwelling units) – Habitat for Humanity GTA – Macedil**

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Holdings Inc. – 25 William Street – Ward 1 (R 101/2020 and File C01E07.037) to the Planning and Development Committee Meeting of July 27, 2020, be received;

2. That the Official Plan and Zoning By-law Amendment application submitted by Habitat for Humanity GTA on behalf of Macedil Holdings Inc., Ward 1, File: C01E07.037, 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;
3. That the amendments to the Downtown Brampton Secondary Plan (Area 7) generally in accordance with Appendix 12 to the report be adopted;
4. That the amendments to the Zoning By-law, generally in accordance with Appendix 13 to the report be adopted; and
5. That no further notice or public meeting be required for the attached Official Plan Amendment and Zoning By-law Amendment pursuant to the *Planning Act*, as amended;
6. That the following delegations re: **Application to Amend the Official Plan and Zoning By-law (to permit 12 stacked townhouse dwelling units) – Habitat for Humanity GTA – Macedil Holdings Inc. – 25 William Street – Ward 1 (R 101/2020 and File C01E07.037)** to the Planning and Development Committee Meeting of July 27, 2020, be received:
 1. Bruce McCall-Richmond, Glen Schnarr and Associates Inc.
 2. Agnes Szekely, Brampton resident
7. That the following correspondence re: **Application to Amend the Official Plan and Zoning By-law (to permit 12 stacked townhouse dwelling units) – Habitat for Humanity GTA – Macedil Holdings Inc. – 25 William Street – Ward 1 (R 101/2020 and File C01E07.037)** to the Planning and Development Committee Meeting of July 27, 2020, be received:
 1. Agnes Szekely, Brampton resident, dated July 27, 2020
 2. Andrew Szekely, Brampton resident, dated July 27, 2020
 3. Kerri O'Callaghan, Brampton resident, dated July 27, 2020
 4. Horchover Giles, Brampton resident, dated July 27, 2020
 5. Nick Gavican, Brampton resident, dated July 27, 2020

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6. Al Nault, Brampton resident, dated July 27, 2020
7. Kate Boardman, Brampton resident, dated July 27, 2020
8. Michelle White, Brampton resident, dated July 27, 2020.

Carried

10. **Referred Matters** – nil

11. **Deferred Matters** – nil

12. **Notice of Motion** – nil

13. **Correspondence**

13.1. Correspondence re: **Application to Amend the Official Plan and Zoning By-law (to permit the development of a phased retirement community with two 12-storey towers with 3-storey podium wings housing a total of 518 retirement homes suites and seniors apartments; a one-storey Main Street connecting the phases and providing ancillary personal service, dining, medical and recreational uses; and 316 parking spaces) – Schlegel Villages Inc. – Wellings Planning Consultants Inc. – 425 Great Lakes Drive – Ward 9 (I 75/2020 and File OZS-2020-0009):**

1. Terrence and Rosemary Miller, Brampton residents, dated July 10, 2020
2. Maria and Eugenio Isabella, Brampton residents, dated July 10, 2020
3. Kenneth and Marilyn Benson, Brampton residents, dated July 11, 2020
4. Ratilal and Hansa Haria, Brampton residents, dated July 13, 2020
5. David and Adrienne Mascarenhas, Brampton residents, dated July 13, 2020
6. Muriel Cox, Brampton resident, dated July 13, 2020
7. Cathy Field, Brampton resident, dated July 7, 2020 and July 14, 2020
8. Shieva P. Eccles, Brampton resident, dated July 13, 2020
9. Patrick Kua, Brampton resident, dated July 14, 2020
10. Chris and Bob Hyndman, Brampton resident, dated July 10, 2020
11. Linda Borsato, Pat Kindree, Robert Desoisa, Board of Directors – PSCC 1060, Brampton residents, dated July 16, 2020
12. Bob Bergey, Terry Miller, Kerry Byam, Bill Sterritt and Kulu Hunjan, PCC564 Board of Directors, dated July 16, 2020
13. Hank Braun and Carol Festa, Brampton residents, dated July 17, 2020
14. Patricia and John Lee, Brampton residents, dated July 18, 2020
15. Jack Crossley, Brampton resident, dated July 18, 2020
16. Don and Shirley McKay, Brampton residents, dated July 18, 2020
17. Raymond and Juliana Desouza, Brampton residents, dated July 21, 2020
18. Sharon and Tom Wall, Brampton residents, dated July 21, 2020

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19. Rick Wesselman, Brenda Blaber, Paul Robin, and Martin Guthrie, The Villages of Rosedale Inc., dated July 21, 2020
20. John Nevins, Brampton resident, dated July 22, 2020
21. Nancy and Terry Doherty, Brampton residents, dated July 21, 2020
22. Pervez Iqbal, Brampton resident, dated July 22, 2020
23. Gillian and Kerry Byam, Brampton residents, dated July 21, 2020
24. Eileen Sindrey, Brampton resident, dated July 13, 2020
25. Marian Sheard and Gayle Wilding, Brampton residents, dated July 23, 2020
26. Mee Kin Wong, Brampton resident, July 23, 2020
27. Carol Downing, Brampton resident, dated July 23, 2020
28. Pat Todd, Brampton resident, dated July 24, 2020
29. Ron and Joan MacGibbon. Brampton resident, dated July 24, 2020
30. Pam Templeman, Brampton resident, dated July 25, 2020
31. Ann Girvan, Brampton resident, dated July 26, 2020
32. Charles and Jody Mercer, Brampton residents, dated July 27, 2020

Dealt with under Item 4.2 – Recommendation PDC087-2020

- 13.2. Correspondence from David Laing, Member, Brampton Environment Advisory Committee, re: **Williams Parkway Reconstruction Project**

The following motion was considered:

- PDC096-2020 That the correspondence from David Laing, Member, Brampton Environment Advisory Committee, re: **Williams Parkway Reconstruction Project** to the Planning and Development Committee Meeting of July 27, 2020, be received.

Carried

- 13.3. Correspondence re: **Conceptual Land Use Plan – Heritage Heights Secondary Plan (Areas 51 & 52) – Ward 6 (R 154/2020):**
1. Darren Vella, Innovative Planning Solutions, President and Director of Planning, dated July 16, 2020
 2. Rob Chanona, DSV Solutions Inc., dated July 17, 2020
 3. Todd Letts, CEO, Brampton Board of Trade, dated July 17, 2020
 4. Nando Iannicca, Regional Chair and CEO, Region of Peel, dated July 22, 2020
 5. Mark Flowers, Davies Howe, dated July 23, 2020
 6. Sam Bottner, Brampton resident, dated July 24, 2020
 7. Emma West, Bousfields Inc, dated July 24, 2020
 8. Michael Gagnon, Gagnon Walker Domes Ltd., and Colin Chung, Glen Schnarr & Associates Inc., dated July 24, 2020
 9. Michael Gagnon and Andrew Walker, Gagnon Walker Domes Ltd., dated July 24, 2020

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10. David Faye, David Faye and Associates Inc., dated July 26, 2020

Dealt with under Item 6.1 – Recommendation PDC089-2020

13.4. Correspondence re: **Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision (to create twelve (12) single detached residential lots) – 830460 Ontario Ltd. – Candevcon Ltd. – 150 Don Minaker Drive – West side of Don Minaker Drive, North of Ebenezer Road – Ward 8 (R 163/2020 and File C09E06.008):**

1. Mohan and Sherly Kangappaden, Brampton residents, dated July 23, 2020
2. M.A. Rafey Kaleem, Brampton resident, dated July 27, 2020

Dealt with under Item 7.4 – Recommendation PDC093-2020

14. **Councillor Question Period** – nil

15. **Public Question Period** – nil

16. **Closed Session** – nil

17. **Adjournment**

The following motion was considered:

PDC097-2020 That the Planning and Development Committee do now adjourn to meet again on September 14, 2020, at 7:00 p.m., or at the call of the Chair.

Carried

Regional Councillor M. Medeiros (Chair)

Monday, September 14, 2020

Members Present via Electronic Participation:

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
Regional Councillor G. Dhillon – Wards 9 and 10
City Councillor H. Singh – Wards 9 and 10

Members Absent:

nil

Staff Present:

D. Barrick, Chief Administrative Officer
Planning, Building and Economic Development:
R. Forward, Commissioner
A. Parsons, Director, Development Services
B. Bjerke, Director, Policy Planning
C. Owusu-Gyimah, Manager, Development Planning
D. VanderBerg, Manager, Development Planning
J. Humble, Manager, Development Services
R. Campbell, Supervisor, Zoning and Sign By-law Services
N. Jagtiani, Development Planner
C. Owusu-Gyimah, Development Planner
D. Watchorn, Development Planner
K. Henderson, Development Planner
N. Rea, Policy Planner
City Clerk's Office:
P. Fay, City Clerk
C. Gravlev, Deputy City Clerk
S. Danton, Legislative Coordinator

1. **Call To Order**

Note: In consideration of the current COVID-19 public health orders prohibiting large public gatherings of people and requirements for physical distancing between persons, in-person attendance at the Planning and Development Committee meeting was limited to Members of Council and essential City staff only. Physical distancing was maintained in Council Chambers at all times during the meeting.

The meeting was called to order at 7:03 p.m. and adjourned at 7:51 p.m.

As this meeting of Planning and Development Committee was conducted with electronic participation by Members of Council, the meeting started with the City Clerk calling the roll for attendance at the meeting, as follows:

Members present during roll call: Councillor Santos, Councillor Vicente, Councillor Whillans, Councillor Palleschi, Councillor Bowman, Councillor Medeiros, Councillor Williams, Councillor Fortini, Councillor Singh, Councillor Dhillon

Members absent during roll call: nil

2. **Approval of Agenda**

The following motion was considered:

PDC098-2020 That the agenda for the regular Planning and Development Committee Meeting of September 14, 2020, be approved as published and circulated.

Carried

Additional business related to the published Agenda (*no vote was required*):

6.1. Possible delegations re: **Site Specific Amendments to the Sign By-Law 399-2002, as amended:**

1. 7685 Hurontario Street – Kallo Developments – Ward 3
2. 9910 Airport Road - SmartStop Self Storage – Ward 8

- Notice regarding this matter was published on the City's website on September 10, 2020

7.1. Staff report re: **Site Specific Amendment to the Sign By-Law 399-2002, as amended – 7685 Hurontario Street – Kallo Developments – Ward 3**

- The report was published on the City's website on September 10, 2020

7.2. Staff report re: **Site Specific Amendment to the Sign by-law 399-2002, as amended – 9910 Airport Road – SmartStop Self Storage – Ward 8**

- The report was published on the City's website on September 10, 2020

3. **Declarations of Interest under the Municipal Conflict of Interest Act** – nil

4. **Consent Motion**

^ The following items listed with a caret (^) were considered to be routine and non-controversial by the Committee and were approved at one time

(7.5, 8.1, 11.2, 11.3)

The following motion was considered:

PDC099-2020 That the following items, considered to be routine and non-controversial by the Committee, be approved:

- 7.5. 1. That the staff report re: **City Initiated Zoning By-law – Proposal to Amend the Zoning Permissions Related to Parking within Special Policy Area 16 – Bram East Secondary Plan – Ward 8**, to the Planning and Development Committee Meeting of September 14, 2020, be received;
2. That the Zoning By-law Amendment attached to the report as Appendix 1 be adopted, on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement,

conforms to A Place 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 Information Report, June 8, 2020.

- 8.1 That the Minutes of the Brampton Heritage Board Meeting of August 18, 2020, to the Planning and Development Committee Meeting of September 14, 2020, Recommendations HB014-2020 to HB024-2020, be approved as published and circulated. The recommendations were approved as follows:

HB014-2020

That the agenda for the Brampton Heritage Board Meeting of August 18, 2020 be approved as published and circulated.

HB015-2020

That the delegation from Lynne Genova, Brampton resident, re: Item 11.5 – Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – Air Canada Flight 621 Crash Site – 72 Degrey Drive – Ward 8, to the Brampton Heritage Board Meeting of August 18, 2020, be received.

HB016-2020

1. That the report titled: Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – Air Canada Flight 621 Crash Site – 72 Degrey Drive – Ward 8 (R206/2020) (File HE.x), be received;
2. That the designation of 72 Degrey 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 72 Degrey 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 subject property;

5. That, in the event that any objections to the designation are received, staff be directed to refer the proposed designation to the Ontario Conservation Review Board; and,
6. That staff be authorized to attend any hearing process held by the Conservation Review Board in support of Council's decision to designate the subject property.

HB017-2020

That the delegation from Mark Jachecki, owner, 87 Elizabeth Street South, re: Item 11.1 – Heritage Permit Application – Alterations to a Heritage Property and Application for a Heritage Incentive Grant – 87 Elizabeth Street South – Ward 3 (R 198/2020) (File HE.x), to the Brampton Heritage Board Meeting of August 18, 2020, be received.

HB018-2020

That the Heritage Incentive Grant be recommended by the Board for upgrade to \$10,000 per property every second year, having regard for inflationary pressures and the current threshold amounts in Toronto and Mississauga.

HB019-2020

That the correspondence from the City Clerk's Office, dated August 12, 2020, re: Council Resolution C235-2020 (June 24, 2020) – Right-of-Way Widenings in the Village of Churchville Conservation District, to the Brampton Heritage Board Meeting of August 18, 2020, be received.

HB020-2020

1. That the report titled: Heritage Permit Application – Alterations to a Heritage Property and Application for a Heritage Incentive Grant – 87 Elizabeth Street South – Ward 3 (R 198/2020) (File HE.x), to the Brampton Heritage Board Meeting of August 18, 2020, be received; and,
2. That the application for the proposed alterations made in accordance with section 33 of the Ontario Heritage Act to rehabilitate, replace and repair the existing windows as

shown in the attachments to this report be approved subject to the following terms and conditions:

- a. That the Designated Heritage Property Incentive Grant application for 87 Elizabeth Street South for repairing and replacing the windows on the front and side elevations identified as heritage attributes with accurate replications matching the existing profile and appearance be approved in the amount of five thousand dollars (\$5,000);
- b. That the Owner notifies heritage planning staff from Planning, Building and Economic Development within sixty (60) days of completion of the work for the rehabilitation, replacement and repairs of the windows; and,
- c. That heritage planning staff from Planning, Building and Economic Development be directed to inspect the property at 87 Elizabeth Street South upon notification by the Owner of the completion of the work for the rehabilitation, replacement and repairs of the windows within sixty (60) days of the Owner's notification of the completion of the work.

HB021-2020

1. That the report titled: Heritage Permit and Heritage Incentive Grant Applications – 23 Elliott Street South – Ward 3 (R 202/2020) (File HE.x), to the Brampton Heritage Board Meeting of August 18, 2020, be received;
2. That the Heritage Permit Application for the restoration of the wooden front porch at 23 Elliott Street be approved, including the replacement of select wooden heritage attributes that have deteriorated over time, due to weathering, and the repainting of the entire Gothic-Revival style front porch; and,
3. That the associated Designated Heritage Property Incentive Grant Application for 23 Elliott Street for the restoration work of its front porch be approved, to a maximum of five thousand dollars (\$5,000).

HB022-2020

1. That the report titled: Heritage Permit Application for the Rehabilitation of the Bovaird House Kitchen Fireplace and Chimney – 563 Bovaird Drive East (Bovaird House) – Ward 1 (R 201/2020) (File HE.x), to the Brampton Heritage Board Meeting of August 18, 2020, be received;
2. That the Heritage Permit Application for the rehabilitation of the Bovaird House kitchen fireplace and chimney be approved.

HB023-2020

1. That the report titled: Construction of a New Dwelling and Alterations to a Heritage Property within the Village of Churchville Heritage Conservation District – 0 Churchville Road – Ward 6 (R 199/2020) (File HE.x), to the Brampton Heritage Board Meeting of August 18, 2020, be received; and,
2. That the Heritage Permit Applications for the construction of a new dwelling and alterations to the vacant heritage property at 0 Churchville Road (adjacent to the northerly lot at 7843 Churchville Road) be approved in accordance with section 42 of the Ontario Heritage Act (the “Act”) and subject to the following terms and conditions:
 - a. That construction of a new detached house with an attached garage and alterations to the vacant heritage property at 0 Churchville Road (adjacent to the northerly lot at 7843 Churchville Road) be carried out in accordance with the Site Plan Drawing and Elevation Drawings prepared by ATA Architects Inc., dated August 4, 2020 and as shown in the attachments to this report; and section 8.2 of the Heritage Impact Assessment prepared by Letourneau Consulting Inc., dated August 11, 2020 and as shown in the attachments to this report;
 - b. That there be no raise curb used for the driveway;
 - c. That any gas and hydro services meters and utilities not be visible from Churchville Road;
 - d. 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

vacant heritage property at 0 Churchville Road (adjacent to the northerly lot at 7843 Churchville Road), 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;

e. That the Owner notifies heritage planning staff from Planning, Building and Economic Development within sixty (60) days of completion of the construction of the new detached house; and,

3. That heritage planning staff from Planning, Building and Economic Development be directed and authorized to inspect the vacant heritage property at 0 Churchville Road (adjacent to the northerly lot at 7843 Churchville Road) upon completion of the construction of the new detached house and at least once within six (6) months from the date of the Owner's notification of the completion of the work.

HB024-2020

That the Brampton Heritage Board do now adjourn to meet again on a date to be determined.

- 11.2. The correspondence from Stephanie Jurrius, Legislative Specialist, Region of Peel, dated August 5, 2020, re: **Feasibility Assessment of a Regional Major Office Employment Community Improvement Plan**, to the Planning and Development Committee Meeting of September 14, 2020, be received.

- 11.3 That the correspondence from The Town of Halton Hills, dated August 31, 2020, re: **GTA West Transportation Corridor - Opposition to Further Investment**, to the Planning and Development Committee Meeting of September 14, 2020, be received.

Carried

5. Statutory Public Meeting Reports

5.1 Staff report re: **Application for Proposed Draft Plan of Subdivision – 10764 Bramalea Road – Candevcon Ltd. – Navjot Brar – Ward 9 – File OZS-2020-0017**

Nitika Jagtiani, Development Planner, Planning, Building and Economic Development presented an overview of the application that included location of the subject lands, area context, design details, current land use designations, preliminary issues, technical considerations, concept plan, next steps and contact information.

Following the presentation, it was indicated that there were no questions of clarification from Committee or pre-registered delegations.

The following motion was considered:

- PDC100-2020
1. That the staff report re: **Application for Proposed Draft Plan of Subdivision – 10764 Bramalea Road – Candevcon Ltd. – Navjot Brar – Ward 9 – File OZS-2020-0017** to the Planning and Development Committee Meeting of September 14, 2020, be received; and,
 2. That Planning, Building and Economic Development 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

6. **Public Delegations (5 minutes maximum)**

6.1 Possible delegations re: **Site Specific Amendment to the Sign By-Law 399-2002, as amended:**

1. 7685 Hurontario Street – Kallo Developments – Ward 3
2. 9910 Airport Road - SmartStop Self Storage – Ward 8

Peter Fay, City Clerk, noted that there were no delegations for this item and no questions of clarification from Committee.

See Items 7.1 and 7.2

- 6.2 Delegation from Jotvinder Sodhi, Sukhwinder Dhillon, Harinder Cheema and Sukjot Naroo, Home Owners Welfare Association, re: **Affordable Housing and Zoning Changes**

Note: The delegation was not present. The Chair indicated that the delegation will be invited to speak at the next regular meeting of the Planning and Development Committee.

7. **Staff Presentations and Planning Reports**

- 7.1 Staff report re: **Site Specific Amendment to the Sign By-law 399-2002, as amended – 7685 Hurontario Street – Kallo Developments – Ward 3 (File 26SI)**

See Item 6.1

The following motion was considered:

- PDC101-2020 1. That the staff report re: **Site Specific Amendment to Sign By-Law 399-2002, as amended – 7685 Hurontario Street – Kallo Developments – Ward 3**, to the Planning and Development Services Committee Meeting of September 14, 2020, 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 Staff report re: **Site Specific Amendment to the Sign By-Law 399-2002, as amended – 9910 Airport Road – SmartStop Self Storage – Ward 8 (File 26SI)**

See Item 6.1

The following motion was considered:

- PDC102-2020 1. That the staff report re: **Site Specific Amendment to Sign By-Law 399-2002, as amended – 9910 Airport Road - SmartStop Self Storage – Ward 8**, to the Planning and Development Services Committee Meeting of September 14, 2020, 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

7.3 Staff report re: **Application to Amend the Official Plan and Zoning By-law – Smarcentres Inc. – 370 Main St. N. – Ward 1 (File OZS-2020-0003)**

The following motion was considered:

- PDC103-2020
1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law – Smarcentres Inc. – 370 Main St. N. – Ward 1 (File OZS-2020-0003)** to the Planning and Development Committee meeting of September 14, 2020, be received;
 2. That the Official Plan Amendment and Zoning By-law Amendment application submitted by Smartcentres Inc, Ward 1, File: OZS-2020-0003 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, and for the reasons set out in the Recommendation Report;
 3. That the amendment to the Official Plan generally in accordance with the attached Appendix 12 to the report be adopted;
 4. That the tertiary plan shown as Schedule B to Appendix 12 to the report be received;
 5. That the tertiary plan shown as Schedule B to Appendix 12 to the report be added as "Appendix 1, Tertiary Plans" to the Brampton Flowertown Secondary Plan (SPA 6); and
 6. That the amendment to the Zoning By-law, generally in accordance with the attached Appendix 13 to the report be adopted.

Carried

7.4 Staff report re: **Short-term Rental Accommodation Review – City-wide**

Committee consideration of the matter included:

- Questions of clarification with respect to tracking short-term rental properties within the City
 - Licensing short-term rental units
 - Limiting number of rental days per year
 - Implementation and enforcement of short-term rental by-law
 - Prohibiting short-term rental of basement apartments and second units
 - Potential tax revenue

The following motion was considered:

- PDC104-2020
1. That the staff report re: **Short-term Rental Accommodation Review – City-wide**, to the Planning and Development Committee Meeting of September 14, 2020, be received; and,
 2. That staff be directed to proceed with public and stakeholder engagement and report back to Planning and Development Committee with the results of the public consultation

Carried

7.5 ^ Staff report re: **City Initiated Zoning By-law – Proposal to Amend the Zoning Permissions Related to Parking within Special Policy Area 16 – Bram East Secondary Plan – Ward 8**

Dealt with under Item 4 – Recommendation PDC099-2020

7.6 Staff report re: **Application to Amend the Zoning By-law – Glen Schnarr & Associates Inc. – Kaneff Properties Ltd. – Ward 6 (File C05W03.008)**

The following motion was considered:

- PDC105-2020
1. That the staff report re: **Application to Amend the Zoning By-law – Glen Schnarr & Associates Inc. – Kaneff Properties Ltd. – Ward 6 (File C05W03.008)** to the Planning and Development Committee Meeting of September 14th 2020, be received; and,

2. That the Zoning By-law Amendment application submitted by Glen Schnarr & Associates on behalf of Kaneff Properties, Ward 6, file: C05W03.008, be approved, on the basis that the application 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 21, 2020; and,
3. That the amendments to the Zoning By-law, generally in accordance with the attached Appendix 11 to the report be adopted.

Carried

8. Committee Minutes

8.1 ^ Minutes – Brampton Heritage Board – August 18, 2020

Dealt with under Item 4 – Recommendation PDC099-2020

9. Other Business/New Business – nil

10. Referred/Deferred Matters

10.1 Staff report re: **Application to Amend the Zoning By-law - Nyx Capital Corp. - Nyx Henderson Ltd. – 12 Henderson Ave. – Ward 3 (File C01W05.044)**

See Item 11.1

In response to a question from Committee, staff confirmed that a revised traffic study has been submitted by the applicant and will be reviewed by staff during the continued consideration of the application.

The following motion was considered:

- PDC106-2020
1. That the staff report re: **Application to Amend the Zoning By-law - Nyx Capital Corp. – Nyx Henderson Ltd. – 12 Henderson Ave. – Ward 3 (File C01W05.044)**, to the Planning and Development Committee Meeting of September 14, 2020, be received; and

2. That the Zoning By-law Amendment application submitted by Nyx Capital Corp., Ward: 3, File: C01W05.044, 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;
3. That the amendments to the Zoning By-law, generally in accordance with the Appendix 12 attached to the report be adopted;
4. That no further notice or public meeting be required for the attached Zoning B-law Amendment pursuant to Section 34(17) of the Planning Act, R.S.O. c.P. 13, as amended; and,
5. That the correspondence from Roy Jarvis, Brampton resident, dated August 26, 2020, re: **Application to Amend the Zoning By-law – Nyx Capital Corp. – Nyx Henderson Ltd. – 12 Henderson Ave. – Ward 3 (File C01W05.044)**, be received

Carried

11. Correspondence

- 11.1 Correspondence from Roy Jarvis, Brampton resident, dated August 26, 2020, re: **Application to Amend the Zoning By-law - Nyx Capital Corp. – Nyx Henderson Ltd. – 12 Henderson Ave. – Ward 3 (File C01W05.044)**

Dealt with under Item 10.1 – Recommendation PDC107-2020

- 11.2 ^ Correspondence from Stephanie Jurrius, Legislative Specialist, Region of Peel, dated August 5, 2020, re: **Feasibility Assessment of a Regional Major Office Employment Community Improvement Plan (C 49/2020)**

Dealt with under Item 4 – Recommendation PDC099-2020

- 11.3 ^Correspondence from The Town of Halton Hills, dated August 31, 2020, re: **GTA West Transportation Corridor - Opposition to Further Investment**

Dealt with under Item 4 – Recommendation PDC099-2020

12. Councillor Question Period – nil

13. Public Question Period

Members of the public were given the opportunity to submit questions via e-mail to the City Clerk's Office regarding any decisions made at this meeting.

Peter Fay, City Clerk, confirmed that no questions were submitted regarding decisions made at this meeting.

14. Closed Session – nil

15. Adjournment

The following motion was considered:

PDC107-2020	That the Planning and Development Committee do now adjourn to meet again on Monday, October 5, 2020, at 7:00 p.m. or at the call of the Chair.
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Carried

Regional Councillor M. Medeiros, Chair



BRAMPTON

Minutes Planning and Development Committee The Corporation of the City of Brampton

Monday, October 5, 2020

- Members Present:**
- Regional Councillor M. Medeiros
 - Regional Councillor P. Fortini
 - Regional Councillor R. Santos
 - Regional Councillor P. Vicente
 - City Councillor D. Whillans
 - Regional Councillor M. Palleschi
 - City Councillor J. Bowman
 - City Councillor C. Williams
 - City Councillor H. Singh
 - Regional Councillor G. Dhillon
- Staff Present:**
- Chief Administrative Officer, D. Barrick
 - R. Forward, Commissioner, Planning, Building and Economic Development
 - A. Parsons, Director, Planning, Building and Economic Development
 - R. Conard, Director, Building, and Chief Building Official
 - B. Bjerke, Director, Policy Planning
 - J. Humble, Manager, Land Use Planning
 - S. Ganesh, Manager, Development Services
 - E. Corazzola, Manager, Zoning and Sign By-law Services
 - J. Avbar, Manager, Enforcement and Property Standards
 - M. Michniak, Development Planner
 - H. Katyal, Development Planner
 - T. Sidhu, Development Planner
 - C. LaRota, Policy Planner
 - P. Fay, City Clerk
 - C. Gravlev, Deputy City Clerk
 - S. Danton, Legislative Coordinator

1. **Call To Order**

Note: In consideration of the current COVID-19 public health orders prohibiting large public gatherings of people and requirements for physical distancing between persons, in-person attendance at this Planning and Development

Committee meeting was limited and physical distancing was maintained in Council Chambers at all times during the meeting.

The meeting was called to order at 7:00 p.m. and recessed at 8:27 p.m.

As this meeting of the Planning and Development Committee was conducted with electronic participation by Members of Council, the meeting started with the City Clerk calling the roll for attendance at the meeting, as follows:

Members present during roll call: Councillor Santos, Councillor Vicente, Councillor Whillans, Councillor Palleschi, Councillor Bowman, Councillor Medeiros, Councillor Williams, Councillor Fortini, Councillor Dhillon

Members absent during roll call: Councillor Singh

Councillor Singh joined the meeting at 7:06 p.m. – technical difficulties

2. Approval of Agenda

Prior to the start of Committee business, Alan Parsons, Director, Planning, Building and Economic Development, introduced and welcomed Steve Ganesh as a new manger in Development Services.

Steve Ganesh, Manager, Development Services provided a brief background of his work experience and expressed his enthusiasm to be a part of the Development Services team.

The following motion was considered:

PDC108-2020

That the Agenda for the Planning and Development Committee Meeting of October 5, 2020, be approved as amended as follows:

To add:

11.3-4. Correspondence from Michael Cara, Overland LLP, dated October 5, 2020, re: Item 7.3 – Implementing the Springbrook Settlement Area Tertiary Plan

Carried

3. **Declarations of Interest under the Municipal Conflict of Interest Act** – nil

4. **Consent Motion**

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

(7.1, 11.2)

Item 7.1, as revised, was added to Consent

5. **Statutory Public Meeting Reports**

- 5.1 Staff report re: Application to Amend the Official Plan, Zoning By-law, and Proposed Draft Plan of Subdivision (to permit 78 stacked townhouse units) – Your Home Developments (Ebenezer) Inc – Candevcon East Ltd. – File OZS-2020-0012 and 21T20004B

Mark Michniak, Development Planner, Planning, Building and Economic Development presented an overview of the application that included location of the subject lands, area context, design details, current land use designations, preliminary issues, technical considerations, concept plan, next steps and contact information.

Following the presentation, it was indicated that there were no questions of clarification from Committee or pre-registered delegations.

The following motion was considered:

PDC109-2020

1. That the report re: **Application to Amend the Official Plan, Zoning By-Law, and Proposed Draft Plan of Subdivision (to permit 78 stacked townhouse units) – Your Home Developments (Ebenezer) Inc. – Candevcon East Limited – 4316 Ebenezer Road – Ward 8 – File OZS-2020-0012 and 21T-20004B**, to the Planning and Development Committee Meeting of October 5, 2020, 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 correspondence re: **Application to Amend the Official Plan, Zoning By-Law, and Proposed Draft Plan of Subdivision (to permit 78 stacked townhouse units) – Your Home Developments (Ebenezer) Inc.**

– Candevcon East Limited – 4316 Ebenezer Road – Ward 8 – File OZS-2020-0012 and 21T-20004B, to the Planning and Development Committee Meeting of October 5, 2020, be received:

1. Leana Jaswal, Brampton resident, dated September 15, 2020
2. Joti Jaswal, Brampton resident, dated September 15, 2020
3. Madanjit Jaswal, Brampton resident, dated September 15, 2020
4. Ivan Kralovic, Brampton resident, dated October 3, 2020

Carried

6. **Public Delegations**

6.1 Delegation from Jotvinder Sodhi, Sukhwinder Dhillon, Harinder Cheema and Sukjot Naroo, Home Owners Welfare Association, re: **Affordable Housing and Zoning Changes**

Jotvinder Sodhi, Home Owners Welfare Association, expressed his thoughts and opinions with respect to affordable housing and employment land zoning.

Committee noted that the City's Building Division and second unit inspectors adhere to a code of ethics and a high standard of professionalism; all complaints are taken seriously and investigated.

The following motion was considered:

PDC110-2020

That the delegation from Jotvinder Sodhi, Home Owners Welfare Association, re: **Affordable Housing and Zoning Changes**, to the Planning and Development Committee Meeting of October 5, 2020, be received.

Carried

6.2 Delegation from Phil and Joanne Sequeira, Brampton residents, re: **Shed Set-backs and Zoning**

Phil and Joanne Sequeira, Brampton residents, noted that they were served with a Notice to Comply with respect to the set-back of the shed in their rear yard. Although it does not meet the required 2-foot setback from property lines, they requested leave from the order as the shed was installed over 10 years ago, and consent from abutting neighbours was received.

In response to questions from Committee, staff noted the City's process for investigating Building Code and Property Standards matters. It was noted that the shed cannot be granted legal non-conforming status as the Zoning By-law

set-back requirements were established prior to its installation. The residents were encouraged to file a Committee of Adjustment application and staff noted that they will work with residents throughout the process to find a mutually agreeable solution.

The following motion was considered:

PDC111-2020

That the delegation from Phil and Joanne Sequeira, Brampton residents, re: **Shed Set-backs and Zoning**, to the Planning and Development Committee Meeting of October 5, 2020, be received.

Carried

7. Staff Presentations and Planning Reports

- 7.1 ^Staff report re: Application to Amend the Zoning By-law (to permit 44 townhouse units) – Mattamy (Brampton North) Homes Ltd. – Korsiak Urban Planning – File C04W14.010

PDC112-2020

1. That the staff report re: **Application to Amend the Zoning By-law (to permit 44 townhouse units) – Mattamy (Brampton North) Homes Ltd. – Korsiak Urban Planning – File C04W14.010**, to the Planning and Development Committee Meeting of October 5, 2020, be received;
2. That the Zoning By-law Amendment application submitted by Korsiak Urban Planning on behalf of Mattamy (Brampton North) Homes Ltd., Ward: 6, File: C04W14.010, 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 and the Region of Peel Official Plan and the City's Official Plan, for the reasons set out in the Recommendation Report; and,
3. That the amendments to the Zoning By-law, generally in accordance with the attached Appendix 11 to the report be adopted.

Carried

- 7.2 Staff report re: Application to Amend the Zoning By-law (to permit a Concrete Batching Plant) – 2487557 Ontario Inc. – Gagnon Walker Domes Ltd. – File OZS-2020-0002

The following motion was considered:

PDC113-2020

1. That the staff report re: **Application to Amend the Zoning By-law (to permit a Concrete Batching Plant) – 2487557 Ontario Inc. – Gagnon Walker Domes Ltd. – File OZS-2020-0002**, to the Planning and Development Services Meeting of October 5, 2020, be received;
2. That the Zoning By-law Amendment application submitted by Gagnon Walker Domes Ltd. on behalf of 2487557 Ontario Inc., Ward 8, File: OZS-2020-0002 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, and for the reasons set out in the Recommendation Report; and,
3. That the amendment to the Zoning By-law, generally in accordance with the attached Appendix 13 to the report be adopted.

Carried

7.3 Staff report re: City-initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45 – Implementing the Springbrook Settlement Area Tertiary Plan

Committee acknowledged the correspondence from Michael Cara, Overland LLP, dated October 5, 2020, received at the beginning of the meeting and added to the agenda.

Committee noted future development plans for intensification and high order transit service along Queen Street. There was consensus to refer the matter back to staff for further consideration to ensure all opportunities for sustainable intensification along the Queen Street corridor within the subject lands are identified in the plan.

The following motion was considered:

PDC114-2020

That the staff report re: **City-initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45 - Implementing the Springbrook Settlement Area Tertiary Plan** and associated correspondence be **referred** back to staff for further consideration and a report back prior to the end of 2020.

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

Yea (10): Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Santos, Regional Councillor Vicente, City Councillor Whillans, Regional Councillor Palleschi, City Councillor Bowman, City Councillor Williams, City Councillor Singh, Regional Councillor Dhillon,

Carried (10 to 0)

8. **Committee Minutes** – nil

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

10. **Referred/Deferred Matters** – nil

11. **Correspondence**

11.1 Correspondence re: Application to Amend the Official Plan, Zoning By-law and Draft Plan of Subdivision – Your Home Developments (Ebenezer) Inc. – Candevcon East Ltd. – 4316 Ebenezer Road – Ward 8 (File OZS-2020-0012):

1. Leana Jaswal, Brampton resident, dated September 15, 2020
2. Joti Jaswal, Brampton resident, dated September 15, 2020
3. Madanjit Jaswal, Brampton resident, dated September 15, 2020
4. Ivan Kralovic, Brampton resident, dated October 3, 2020

Dealt with under item 5.1 – Recommendation PDC109-2020

11.2 ^ Correspondence from Nando Iannicca, Regional Chair, Region of Peel, dated September 24, 2020, re: Comments of Proposed Amendment #1 and Land Needs Assessment Methodology for A Place to Grow: Growth Plan for the Greater Golden Horseshoe

PDC115-2020

That the correspondence from Nando Iannicca, Regional Chair, Region of Peel, dated September 24, 2020, re: **Comments of Proposed Amendment #1 and Land Needs Assessment Methodology for A Place to Grow: Growth Plan for the Greater Golden Horseshoe**, to the Planning and Development Committee Meeting of October 5, 2020, be received.

Carried

11.3 Correspondence re: City-initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45 - Implementing the Springbrook Settlement Area Tertiary Plan:

1. Colin Chung, Glen Schnarr & Associates Inc., dated October 1, 2020
2. James Holzapfel, Brampton resident, dated October 2, 2020, and October 5, 2020

3. Robert Walters, Weston Consulting, dated October 5, 2020
4. Michael Cara, Overland LLP, dated October 5, 2020

Dealt with under Item 7.3 – Recommendation PDC114-2020

12. Councillor Question Period – nil

13. Public Question Period

The public was given the opportunity to submit questions via e-mail to the City Clerk's Office regarding any decisions made during this meeting.

P. Fay, City Clerk, confirmed that no questions were submitted.

14. Closed Session – nil

15. Adjournment

The following motion was considered:

PDC116-2020

That the Planning and Development Committee do now adjourn to meet again on Monday, October 26, 2020, at 1:00 p.m., or at the call of the Chair.

Carried

Regional Councillor M. Medeiros, Chair



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, October 26, 2020

- Members Present:
- Regional Councillor M. Medeiros - Wards 3 and 4
 - Regional Councillor P. Fortini - Wards 7 and 8
 - Regional Councillor R. Santos - Wards 1 and 5
 - Regional Councillor P. Vicente - Wards 1 and 5
 - City Councillor D. Whillans - Wards 2 and 6
 - 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
 - Regional Councillor G. Dhillon - Wards 9 and 10
- Staff Present:
- Chief Administrative Officer, David Barrick
 - Richard Forward, Commissioner Planning and Development Services
 - Allan Parsons, Director, Development Services
 - Rick Conard, Director of Building and Chief Building Official
 - Bob Bjerke, Director, Policy Planning
 - Jeffrey Humble, Manager, Land Use Policy, Planning, Building and Economic Development
 - Elizabeth Corazzola, Manager, Zoning and Sign By-law Services, Planning, Building and Economic Development
 - Michelle Gervais, Policy Planner, Planning, Building and Economic Development
 - Sameer Akhtar, City Solicitor
 - Peter Fay, City Clerk
 - Charlotte Gravlev, Deputy City Clerk
 - Shauna Danton, Legislative Coordinator

1. Call To Order

Note: In consideration of the current COVID-19 public health orders prohibiting large public gatherings of people and requirements for physical distancing between persons, in-person attendance at this Planning and Development Committee meeting was limited and physical distancing was maintained in Council Chambers at all times during the meeting.

The meeting was called to order at 1:07p.m., and adjourned at 2:45 p.m.

As this meeting of the Planning and Development Committee was conducted with electronic participation by Members of Council, the meeting started with the City Clerk calling the roll for attendance at the meeting, as follows:

Members present during roll call: Councillor Dhillon, Councillor Singh, Councillor Fortini, Councillor Williams, Councillor Bowman, Councillor Palleschi, Councillor Whillans, Councillor Vicente, Councillor Santos, Councillor Medeiros

Members absent during roll call: nil

Councillor Whillans left the meeting at 2:31 p.m. (personal)

2. Approval of Agenda

The following motion was considered:

PDC117-2020

That the Agenda for the Planning and Development Committee Meeting of October 26, 2020, be approved as published and circulated.

Carried

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

Nil

4. Consent Motion

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

(7.3, 7.4)

(Item 7.4 was added into consent)

5. Statutory Public Meeting Reports

Nil

6. Public Delegations (5 minutes maximum)

- 6.1 Possible delegations re: Amendment to Business Licensing By-law 332-2013 - Amendment to the definition of "Lodging House" in Schedule 17

Note: notice regarding this matter was published on the City's website on October 15, 2020

P. Fay, City Clerk, confirmed that no delegation requests were received for this matter.

See Item 7.2

7. Staff Presentations and Planning Reports

- 7.1 Presentation by Rick Conard, Director of Building and Chief Building Official, re: Technology Improvement Roadmap

Rick Conard, Director of Building and Chief Building Official, presented an overview of the technology updates implemented by the Building Division that included the following:

- current and future solutions
 - digitization of property records
 - on-line applications
 - remote virtual inspections
 - on-line appointment booking system
 - real time inspection results
 - on-line payment
- revised Building Division webpage
- online records request
- online applications for residential and two-unit dwellings
- online inspection requests and status
- Queue management and booking request
- smartphone solution for inspectors

- logistic mapping for inspectors
- Phase 2 - contractor app, public portal, and next steps

An informational video was shown that highlights the functions and capabilities of the software.

Committee consideration of the matter included questions of clarification with respect to the anticipated timelines of phase 2 of the project and budget considerations, and a request for Council Office staff to receive training on the new program.

The following motion was considered:

PDC118-2020

That the presentation by Rick Conard, Director of Building and Chief Building Official, re: **Technology Improvement Roadmap** to the Planning and Development Committee Meeting of October 26, 2020, be received.

Carried

7.2 Staff report re: City Initiated Zoning By-law Amendment to Align Lodging House Definition with Provincial Legislation

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

- a business license is required for lodging houses with more than 4 occupants
 - a business licence is no longer required for a lodging house with up to 4 occupants
- the amendment harmonizes the provincial legislation, Building Code, Fire Code, and the City's Business Licensing by-law
- the amendment does not allow lodging houses outside of the areas permitted by the Zoning By-law
- enforcement of illegal lodging houses and lodging houses in contravention of the Fire Code or Building Code is not impacted by the amendment
- student housing and basement dwelling definitions under review

The following motion was considered:

PDC119-2020

1. That the staff report re: **City Initiated Zoning By-Law Amendment to Align Lodging House Definition with Provincial Legislation** to the Planning and Development Committee meeting of October 26, 2020, be received;

2. That the Zoning By-law Amendment attached hereto as Appendix 1 be adopted, on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, conforms to A Place 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 dated September 30, 2020;

3. That staff be directed to prepare an amendment to Schedule 17 of Business Licensing By-law 332-2013 to amend the definition of "Lodging House" to generally correspond with the proposed Zoning By-law amendment attached to the report as Appendix 1; and

4. That Council hereby determines that no further public notice is to be given pursuant to Section 34(17) of the *Planning Act*.

Carried

7.3 ^ Staff report re: City-initiated Zoning By-law Amendments to Clarify and Improve Residential Development Standards

PD120-2020

1. That the staff report re: **City-initiated Zoning By-law Amendments to Clarify and Improve Residential Development Standards - City-wide**, to the Planning and Development Committee meeting of October 26, 2020, be received;

2. That the Zoning By-law Amendments attached to the report as Appendices 1 through 7 be adopted, on the basis that they represent good planning, including that they are consistent with the Provincial Policy Statement, conform to A Place 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 dated September 30, 2020; and

3. That Council hereby determines that no further public notice is to be given pursuant to Section 34(17) of the *Planning Act*.

Carried

- 7.4 ^Staff report re: Application to Amend the Official Plan and Zoning By-law and Proposed Draft Plan of Subdivision - Malone Given Parsons Ltd. - Shayma Dick Holdings Inc. - File C05W06.007 and 21T-06026B

PDC121-2020

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law and Proposed Draft Plan of Subdivision - Malone Given Parsons Ltd. - Shayma Dick Holdings Inc. - File C05W06.007 and 21T-06026B**, to the Planning and Development Committee Meeting of October 26, 2020, be received;

2. That the application to amend the Official Plan and Zoning By-law, and Proposed Draft Plan of Subdivision, submitted by Malone Given Parsons Ltd. on behalf of Shayma Dick Holdings Inc., Kendalwood Land Development Inc. and 2570616 Ontario Inc., Ward: 6, Files C05W06.007 & 21T-06026B, be approved on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, and 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 report;

3. That the amendments to the Official Plan including the BramWest Secondary Plan and the Riverview Heights Block Plan in general accordance with the by-law attached as Appendix 9 to the report be adopted;

4. That the amendments to the Zoning By-law, in general accordance with by-law attached as Appendix 10 to the report be adopted;

5. That the implementing Draft Plan of Subdivision Conditions in general accordance with Appendix 11 to the report be approved.

Carried

7.5 Staff report re: Review of Regulatory Model Governing Two-unit Dwellings

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

- business justification for request for additional staff members
 - consistent and sharp increase in basement unit applications
 - the City is receiving permit requests at a rate 10x higher than comparable municipalities
- investigate the potential to license second units
- history of permitting second units in the City
- permitted parking and enforcement
- sufficient infrastructure, especially in mature neighbourhoods, and ability to handle potential population increase
 - request for staff to investigate previously approved subdivisions and if the applicant submitted studies (traffic, functional servicing, sustainability, etc.) are still relevant and the infrastructure has withstood the evolving neighbourhoods; will report back to Committee at a future date
- right of access
- anticipated return date of the short-term rental report

The following motion was considered:

PDC122-2020

1. That the staff report re: **Review of Regulatory Model for Two-Unit Dwellings**, to the Planning and Development Committee Meeting of October 26, 2020, be received;

2. That staff be directed to review amending the Zoning By-law to only allow an above grade door in the side yard where there is a minimum 4' continuous path of travel leading up to and including the door.

3. That staff be directed to review amending the Official Plan Policies for second units to enable the Committee of Adjustment to consider and approve, where appropriate, minor variance applications involving the implementing Provisions for Two-Unit Dwelling set out in the Zoning By-law.

4. That a letter be sent to the Province from the Mayor on behalf of Council recommending to the Province to add a third clause, clause (c), to the definition of unsafe building in the Building Code Act to include the occupancy of a space as a dwelling without an occupancy permit having been issued by the Chief Building Official and that 16(1)(d) of the Building Code Act be amended to include a reference to 15.9(6)(c). That the letter include support for adoption of a new Section in the Ontario Building Code that would provide consistent rules for the creation of a two-unit dwelling irrespective of the age of the building. That the letter include a recommendation to amend the Planning Act to include a definition for "Obstruction" and include a reasonable time frame within which entry must be granted before an officer may charge the occupant with obstruction and; that the letter include a request to review the Municipal Tax model with the goal of providing an equitable way to collect municipal taxes, taking into consideration homes with multiple dwelling units.

5. That Council support the strengthening of the City's Licensing By-law through the comprehensive Licensing By-Law review to support the requirement to be a licensed contractor to work within the City of Brampton.

Yea (10): Regional Councillor M. Medeiros, Regional Councillor P. Fortini, Regional Councillor Santos , Regional Councillor Vicente, City Councillor Whillans, Regional Councillor Palleschi, City Councillor Bowman, City Councillor Williams, City Councillor Singh, and Regional Councillor G. Dhillon

Carried (10 to 0)

7.6 Supplementary Staff Report re: City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45 - Implementing the Springbrook Settlement Area Tertiary Plan

In response to questions from Committee, staff confirmed that the proposed official plan amendment will meet Committee's request for increased density in

specified areas, and provided clarification on the land use schedule attached to the report.

Committee acknowledged the proposed revised Appendix 'A' to the Official Plan Amendment, dated October 26, 2020.

The following motion was considered:

PDC123-2020

1. That the supplementary staff report re: **City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45 - Implementing the Springbrook Settlement Area Tertiary Plan**, to the Planning and Development Committee meeting of October 26, 2020, be received;

2. That the Official Plan Amendment 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: 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 Report;

3. That the revised Official Plan Amendment, attached as Appendix 'A' to the report, dated October 26, 2020, be adopted; and,

4. That staff be directed to initiate a separate planning process for lands fronting Queen Street West, where higher densities are envisioned, and hold a statutory public meeting to present the proposed changes.

Carried

8. Committee Minutes

8.1 Minutes - Brampton Heritage Board - October 20, 2020

Committee discussion of the matter included questions of clarification with respect to the status and next steps of the Heritage Property located at 12061 Hurontario Road - Brampton Heritage Board Recommendation HB026-2020.

The following motion was considered:

PDC124-2020

Moved by Regional Councillor Vicente

That the **Minutes of the Brampton Heritage Board Meeting of October 20, 2020**, Recommendations HB025-2020 to HB035-2020, to the Planning and Development Committee Meeting of October 26, 2020, be approved.

The recommendations were approved as follows:

HB025-2020

That the agenda for the Brampton Heritage Board Meeting of October 20, 2020 be approved as published and circulated.

HB026-2020

1. That the delegation from Rob El-Sayed, Church of Archangel Michael and St. Tekla, re: **Request for Delisting the Heritage Property located at 12061 Hurontario Street (Snelgrove Baptist Church) – Ward 2**, to the Brampton Heritage Board Meeting of October 20, 2020, be received; and,
2. That staff report back to the Board in early 2021 with information on the subject property, to include photographs.

HB027-2020

1. That the delegation from Mark Jachecki, property owner, re: **Heritage Incentive Grant Increase for Window Replacement – 87 Elizabeth Street South – Ward 3**, to the Brampton Heritage Board Meeting of October 20, 2020, be received; and,
2. That the request from Mr. Jachecki for consideration of an increased grant amount for window replacement at 87 Elizabeth Street South be **referred** to staff for consideration.

HB028-2020

1. That the report titled: Recommendation Report: Designated Heritage Property Incentive Grant Increase and Update to the Designated Heritage Property incentive Grant By-Law and Application Kit, to the Brampton Heritage Board Meeting of October 20, 2020, be received;
2. That the increase in the Designated Heritage Property Incentive Grant to a maximum matching grant of \$10,000 be approved;

3. That the Designated Heritage Property Incentive Grant funds be moved to a capital account in the Policy Planning budget; and

4. That Council pass the by-law amending By-law 266-2011, attached as Appendix D.

HB029-2020

That the delegation from David Eckler, AREA Architects, re: **Item 11.2 – Staff Report re: Heritage Permit Application and Revised Designation Report for 23 Centre Street South – Ward 3**, to the Brampton Heritage Board Meeting of October 20, 2020, be received.

HB030-2020

1. That the report titled: **Recommendation Report: Heritage Permit Application for the Removal of the Kitchen Tail and Conservation of the Remainder of the Dwelling at 23 Centre Street South (Kilpatrick-Young House) and Demolition of Outbuildings on the Property and Revised Designation Report – 23 Centre Street South - Ward 3** (HE.x 23 Centre Street South), to the Brampton Heritage Board meeting of October 20, 2020, be received;

2. That the Heritage Permit application for the removal of the kitchen tail and conservation of the remainder of the dwelling known as the Kilpatrick-Young House be approved in accordance with Section 33 of the Ontario Heritage Act (the “Act”) subject to the following terms and conditions:

a) That prior to the issuance of site plan approval and any heritage permit or building permit, including a demolition permit, for the works associated with this heritage permit, the Owner shall:

i. Provide a Heritage Conservation Plan, prepared by a qualified heritage consultant and to the satisfaction of the Brampton Heritage Board and the Director of Policy Planning, in support of a subsequent heritage permit application for the conservation of the dwelling at 23 Centre Street South known as the Kilpatrick-Young House;

ii. Provide measured drawings and photo documentation of the interior and exterior portion of the building to be removed to the satisfaction of the Director of Policy Planning and for submission to the Archives at the Peel Art Gallery Museum and Archives (PAMA);

iii Provide financial securities as specified in the Heritage Conservation Plan 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; and,

iv. Enter into a Heritage Easement Agreement (the “HEA”) with respect to the conservation of the Kilpatrick-Young House with the City, with content satisfactory to the Commissioner of Planning and Development Services, and in a form satisfactory to the City Solicitor.

b) 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,

c) That the owner notify Heritage Planning staff of the removal date for the kitchen tail so that Heritage staff can be in attendance.

d) That until such time as the conservation work on the property at 23 Centre Street South can be completed, the owner ensure that the Property Standards By-law, as amended, is adhered to.

3. That the Heritage Impact Assessment (the “HIA”) prepared by AREA Architects, attached as Appendix B to this report, be received and that the recommendations/mitigation options contained therein be approved.

4. That the Notice of Intention to Designate 23 Centre Street South be withdrawn in order to facilitate for the issuance of a new Notice of Intention to Designate with a revised statement of cultural heritage value and heritage attributes.

5. That staff be authorized to publish and serve the Notice of Withdrawal to Designate the property at 23 Centre Street South in accordance with the requirements of the Act.

6. That the revised Designation Report for 23 Centre Street South, attached as Appendix D to this report, be approved.

7. That the designation of the property at 23 Centre Street South under Part IV, Section 29 of the Act be approved;

8. That staff be authorized to publish and serve the revised Notice of Intention to designate the property at 23 Centre Street South in accordance with the requirements of the Act;

9. That, in the event that no objections to the designation are received, a by-law be passed to designate the subject property;

10. That, in the event that any objections to the designation are received, staff be directed to refer the proposed designation to the Ontario Conservation Review Board; and,

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

HB031-2020

That the correspondence from Krista Hulshof, Vice President, Ontario Barn Preservation, re: **Preservation of Barns in Ontario**, to the Brampton Heritage Board Meeting of October 20, 2020, be received.

HB032-2020

1. That the verbal advisory from Paul Willoughby, Board Member, re: **Riverwalk Urban Design Master Plan - Community Liaison Team**, to the Brampton Heritage Board Meeting of October 20, 2020, be received; and,

2. That Paul Willoughby be named the Board's representative on the Riverwalk Urban Design Master Plan - Community Liaison Team.

HB033-2020

1. That the report from Cassandra Jasinski, Heritage Planner, Policy Planning, dated October 20, 2020, to the Brampton Heritage Board meeting of October 20, 2020, City of Brampton's Comments Regarding the Proposed Regulation under the Ontario Heritage Act (Bill 108), be received;

2. That the Brampton Heritage Board endorse the comments and concerns of staff, outlined in the report and in the Appendix, and the recommendations below;

3. That the proposed comments in response to the relevant Environmental Registry of Ontario (ERO) notice regarding Proposed Regulation under the

Ontario Heritage Act (Bill 108), included as an appendix to this report, be submitted as the City of Brampton's formal response;

4. That the Mayor write to the Premier of Ontario and the Ministry of Heritage, Sport, Tourism and Culture Industries before the commenting period of 45-days expires on November 5, 2020 to highlight the City's concern with the timing of the consultation period and the coming into and effect of the proposed amendments, given the ongoing COVID-19 Pandemic;
5. That the Mayor and/or designate be authorized to make a written and/or a verbal submission on the Proposed Regulation, when it is referred, to the appropriate Legislative Committee for review;
6. That a copy of this report and any associated Council resolution be submitted to the Province, through the Environmental Registry of Ontario, the Ministry of Heritage, Sport, Tourism and Culture Industries, Brampton Members of Provincial Parliament, and to the Region of Peel and the Association of Municipalities of Ontario.

HB034-2020

1. That the report titled: Designation, Demolition and Reconstruction of the Heritage Property at 15 Bramalea Road – Ward 7 (HE.x 15 Bramalea Road), to the Brampton Heritage Board Meeting of September 15, 2020, be received;
2. That City Council state its intention to designate the property at 15 Bramalea Road under Part IV, Section 29 of the Ontario Heritage Act, as amended (the "Act") in accordance with the Statement of Significance, reasons for designation and list of heritage attributes attached as Appendix A to this report;
3. That staff be authorized to publish and serve the Notice of Intention to designate 15 Bramalea Road in accordance with the requirements of the Act;
4. That, in the event that no objections to the designation are received, a by-law be passed to designate the subject property;
5. That, in the event that any objections to the designation are received, staff be directed to refer the proposed designation to the Ontario Conservation Review Board;
6. That staff be authorized to attend any hearing process held by the Conservation Review Board in support of Council's decision to designate the subject property; and
7. That City Council approve the request made under section 34 of the Act to demolish the subject property, to allow for the construction of a new warehouse

building and the construction of two new office buildings, including the reconstruction of the existing one-storey front heritage office wing, as approved by the Local Planning Appeal Tribunal (the “LPAT”) in principle on September 13, 2019, substantially in accordance with the Heritage Impact Assessment by Goldsmith Borgal & Company Ltd., dated 15 February, 2019 (final revised submission), including the addendum dated June 6, 2019 and attached as Appendix B to this report, and the Conservation Plan (Stage 1) prepared by Goldsmith Borgal & Company Ltd., dated June 6, 2019 (final revised submission) and attached as Appendix C to this report, all subject to the following additional conditions:

a) That the reconstruction of the heritage office wing includes the salvage, reuse and reinstatement of the existing white brick veneer and top aggregate panels with pebble dash from the existing one-storey front heritage office wing; and

b) That prior to the issuance of any permit for all or any part of the property located at 15 Bramalea Road, including a heritage permit, a building permit or a permit related to the demolition, shoring and excavation of the subject property, the Owner shall:

i. Provide a Conservation and Reconstruction Plan (Stage 2) to the satisfaction of the Director of Policy Planning, Planning, Building and Economic Development to provide the final details for the conservation and reconstruction of the one-storey front wing facing Bramalea Road that has not been provided in the Conservation Plan (Stage 1); and

ii. Provide full documentation of the existing heritage property at 15 Bramalea Road, including two (2) sets of archival quality 8” x 10” colour photographs with borders in a glossy or semi-gloss finish and one (1) digital set on a CD in tiff format keyed to a location map, elevations and measured drawings to the satisfaction of the Directory of Policy Planning, Planning, Building and Economic Development.

HB035-2020

That the Brampton Heritage Board do now adjourn to meet again on Tuesday, November 17, 2020 at 7:00 p.m. or at the call of the Chair.

Carried

9. Other Business/New Business

Nil

10. Referred/Deferred Matters

Nil

11. Correspondence

Nil

12. Councillor Question Period

Nil

13. Public Question Period

The public was given the opportunity to submit questions via e-mail to the City Clerk's Office regarding any decisions made under this section of the agenda.

P. Fay, City Clerk, confirmed that no questions were submitted regarding decisions made at this meeting.

14. Closed Session

Nil

15. Adjournment

The following motion was considered:

PDC125-2020

That the Planning and Development Committee do now adjourn to meet again on Monday, November 16, 2020, at 7:00 p.m., or at the call of the Chair.

Carried

Regional Councillor M. Medeiros, Chair



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, November 16, 2020

Members Present: Regional Councillor M. Medeiros - Wards 3 and 4
Regional Councillor P. Fortini - Wards 7 and 8
Regional Councillor R. Santos - Wards 1 and 5
Regional Councillor P. Vicente - Wards 1 and 5
City Councillor D. Whillans - Wards 2 and 6
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
Regional Councillor G. Dhillon - Wards 9 and 10

Staff Present: D. Barrick, Chief Administrative Officer
R. Forward, Commissioner Planning and Development Services
A. Parsons, Director, Planning, Building and Economic Development
B. Bjerke, Director, Policy Planning, Planning, Building and Economic Development
J. Humble, Manager, Planning, Building and Economic Development
S. Ganesh, Manager, Planning, Building and Economic Development
D. VanderBerg, Manager, Planning, Building and Economic Development
M. Gervais, Policy Planner, Planning, Building and Economic Development
C. Caruso, Central Area Planner, Planning, Building and Economic Development
S. Dykstra, Development Planner, Planning, Building and Economic Development
K. Freeman, Development Planner, Planning, Building and Economic Development

K. Henderson, Development Planner, Planning, Building and Economic Development
H. Katyal, Development Planner, Planning, Building and Economic Development
J. Lee, Development Planner, Planning, Building and Economic Development
M. Michniak, Development Planner, Planning, Building and Economic Development
S. Akhtar, City Solicitor
P. Fay, City Clerk
C. Gravlev, Deputy City Clerk
S. Danton, Legislative Coordinator

1. Call to Order

Note: In consideration of the current COVID-19 public health orders prohibiting large public gatherings of people and requirements for physical distancing between persons, in-person attendance at this Planning and Development Committee meeting was limited and physical distancing was maintained in Council Chambers at all times during the meeting.

The meeting was called to order at 7:00 p.m., recessed at 9:10 p.m., reconvened at 9:20 p.m., and adjourned at 10:39 p.m.

As this meeting of the Planning and Development Committee was conducted with electronic participation by Members of Council, the meeting started with the City Clerk calling the roll for attendance at the meeting, as follows:

Members present during roll call: Councillor Santos, Councillor Vicente, Councillor Whillans, Councillor Palleschi, Councillor Bowman, Councillor Medeiros, Councillor Fortini, Councillor Singh, Councillor Dhillon

Members absent during roll call: nil

2. Approval of Agenda

The following motion was considered:

PDC126-2020

That the Agenda for the Planning and Development Committee Meeting of November 16, 2020, be approved as amended as follows:

To add:

9.1. Discussion at the request of Councillor Fortini, re: Development Charges

Carried

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

Nil

4. Consent Motion

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

(8.1, 11.1)

(Items 7.1 and 7.2 were removed from consent)

5. Statutory Public Meeting Reports

- 5.1 Staff report re: Application to Amend the Official Plan, Zoning By-law, and Proposed Draft Plan of Subdivision (to permit the development of a mix of dwellings) - Glen Schnarr & Associates Inc. - Georgian Mayfield Inc. - File OZS-2019-0014 & 21T-19023B

Himanshu Katyal, Development Planner, Planning, Building and Economic Development, presented an overview of the application that included location of the subject lands, area context, design details, current land use designations, preliminary issues, technical considerations, concept plan, next steps and contact information.

Jason Afonso, Glen Schnarr & Associates Inc., presented the key design features including building materials and landscaping, and noted the policy framework guiding the application.

Items 6.2 and 11.2 were brought forward at this time.

Following the presentations, the following members of the public addressed Committee and expressed their views, suggestions, concerns and questions with respect to the subject application:

1. Hoang Nguyen, Brampton resident
2. Rajeev Saini, Brampton resident
3. Jotvinder Sodhi, Brampton resident

4. Balihar Singh, Brampton resident
5. Sanket Radadia, Brampton resident

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

- the proposal includes upscale and high quality design features and building materials to ensure compatibility with the surrounding area
- the current land use designations allow for a variety of residential dwellings; an amendment to the Official Plan is required to permit the proposed apartment building
- the policies of the applicable legislation apply at the time the application is submitted
- the review of the application includes circulation to the Region of Peel
- a total of three petitions of objection have been received since March
- further enquiries will be provided to the area councillors directly so they may convey the information to interested residents

The following motion was considered:

PDC127-2020

1. That the staff report re: **Application to Amend the Official Plan, Zoning By-law, and Proposed Draft Plan of Subdivision (to permit the development of a mix of dwellings) - Glen Schnarr & Associates Inc. - Georgian Mayfield Inc. - File OZS-2019-0014 & 21T19023B** to the Planning and Development Committee Meeting of November 16, 2020, be received;

2. That Planning, Building and Economic Development 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 delegations re: Application to Amend the Official Plan, Zoning By-law, and Proposed Draft Plan of Subdivision (to permit the development of a mix of dwellings) - Glen Schnarr & Associates Inc. - Georgian Mayfield Inc. - File OZS-2019-0014 & 21T19023B, to the Planning and Development Committee Meeting of November 16, 2020, be received:

1. Jason Afonso, Glen Schnarr & Associates Inc.
2. Hoang Nguyen, Brampton resident
3. Rajeev Saini, Brampton resident
4. Jotvinder Sodhi, Brampton resident
5. Balihar Singh, Brampton resident
6. Sanket Radadia, Brampton resident

4. That the following correspondence re: Application to Amend the Official Plan, Zoning By-law, and Proposed Draft Plan of Subdivision (to permit the development of a mix of dwellings) - Glen Schnarr & Associates Inc. - Georgian Mayfield Inc. - File OZS-2019-0014 & 21T19023B, to the Planning and Development Committee Meeting of November 16, 2020, be received:

1. Rajeev Saini, Brampton resident, dated October 24, 2020, including a petition of objection containing approximately 25 signatures
2. Rajeev Saini, Brampton resident, dated November 12, 2020, including a petition of objection containing approximately 488 signatures
3. Simran Deol, Brampton resident, dated March 20, 2020
4. Sanket Radadia, Brampton resident, dated March 20, 2020 and November 10, 2020
5. Shaminder Kahlon, Brampton resident, dated March 10, 2020
6. Sukh Dharni, Brampton resident, dated October 26, 2020
7. Sunny Dhillon, Brampton resident, dated March 22, 2020
8. Surjit Deol, Brampton resident, dated March 20, 2020
9. Vinayak Rajadhyaksha, Brampton resident, dated March 30, 2020
10. Dipak Zinzuwadia, Brampton resident, dated March 22, 2020
11. Hanish Chopra, Brampton resident, dated March 23, 2020
12. Harmanveer Brar, Brampton resident, dated November 9, 2020
13. Harminder Deol, Brampton resident, dated March 20, 2020
14. Joti Deol, Brampton resident, dated March 20, 2020

15. Jose and Denise Parada, Brampton residents, dated November 10, 2020
16. Jotvinder Sodhi, Brampton resident, dated August 29, 2020 and September 11, 2020
17. JP Dhillon, Brampton resident, dated March 22, 2020
18. Marco Marcante, Royal Pine Homes, dated April 1, 2020
19. Rajeev Saini, Brampton resident, dated August 18, 2020, August 30, 2020, September 1, 2020, September 11, 2020, October 24, 2020, October 26, 2020, and October 30, 2020
20. Rosie Kaur, Brampton resident, dated October 27, 2020
21. Yadwinder Dhanjal, Brampton resident, dated November 16, 2020

Carried

- 5.2 Staff report re: Application to Amend the Official Plan and Zoning By-law (to permit a mixed-use development) - Technoarch, Architects & Designers - Chatrath Holdings Inc. - File C03W06.008

Kevin Freeman, Development Planner, Planning, Building and Economic Development, presented an overview of the application that included location of the subject lands, area context, design details, current land use designations, preliminary issues, technical considerations, concept plan, next steps and contact information.

David Riley, SGL Planning & Design Inc., highlighted the proposed density and residential unit amendments.

Following the presentation, it was indicated that there were no questions of clarification from Committee or pre-registered delegations.

The following motion was considered:

PDC128-2020

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law (to permit a mixed-use development) - Technoarch, Architects & Designers - Chatrath Holdings Inc. - File C03W06.008** to the Planning and Development Committee Meeting of November 16, 2020, be received; and,

2. That Planning, Building and Economic Development 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

- 5.3 Staff report re: Application to Amend the Zoning By-law (to permit a 9-storey apartment building with commercial uses at grade) - Glen Schnarr & Associates Inc. - G.C. Jain Investments Ltd. - File OZS-2020-0013

Kevin Freeman, Development Planner, Planning, Building and Economic Development, presented an overview of the application that included location of the subject lands, area context, design details, current land use designations, preliminary issues, technical considerations, concept plan, next steps and contact information.

Item 6.3 was brought forward at this time.

Vanessa Develter, Glen Schnarr & Associates Inc., presented a summary of the application which included the current and proposed land use designations, proposed site plan, proposed building elevations, and tertiary plan details.

Following the presentations, it was indicated that there were no questions of clarification from Committee or pre-registered delegations.

The following motion was considered:

PDC129-2020

1. That the staff report re: **Application to Amend the Zoning By-law (to permit a 9-storey apartment building with commercial uses at grade) - Glen Schnarr & Associates Inc. - G.C. Jain Investments Ltd. - File OZS-2020-0013** to the Planning and Development Committee Meeting of November 16, 2020, be received;

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

3. That the delegation from Vanessa Develter, Glen Schnarr & Associates Inc., re: Application to Amend the Zoning By-law (to permit a 9-storey apartment building with commercial uses at grade) - Glen Schnarr & Associates Inc. - G.C. Jain Investments Ltd. - File OZS-2020-0013, to the Planning and Development Committee Meeting of November 16, 2020, be received.

Carried

- 5.4 Staff report re: Application to Amend the Zoning By-law (to permit a 9-storey apartment building containing 82 units and 58 parking spaces) - Fifth Avenue Development Group Inc. - D.J.K. Land Use Planning - File OZS-2020-0025

Carmen Caruso, Central Area Planner, Planning, Building and Economic Development, presented an overview of the application that included location of the subject lands, area context, design details, current land use designations, preliminary issues, technical considerations, concept plan, next steps and contact information.

Following the presentation, it was indicated that there were no questions of clarification from Committee or pre-registered delegations.

Item 11.3 was brought forward at this time.

The following motion was considered:

PDC130-2020

1. That staff report re: **Application to Amend the Zoning By-law (to permit a 9-storey apartment building containing 82 units and 58 parking spaces) - Fifth Avenue Development Group Inc. - D.J.K. Land Use Planning - File OZS-2020-0025**, to the Planning and Development Committee Meeting of November 16, 2020, be received,

2. That Planning, Building and Economic Development 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 correspondence, re: Application to Amend the Zoning By-law (to permit a 9-storey apartment building containing 82 units and 58 parking spaces) - Fifth Avenue Development Group Inc. - D.J.K. Land Use Planning - File OZS-2020-0025, to the Planning and Development Committee Meeting of November 16, 2020, be received:

1. Steven and Judy Booth, Brampton residents, dated October 23, 2020
2. Judiane Lang, Brampton resident, dated October 22, 2020
3. Michelle Wheeler and Mark Atwell, Brampton residents, dated October 20, 2020
4. Bernard Casser, Brampton resident, dated October 29, 2020
5. Carol Amey, Brampton resident, dated November 1, 2020
6. Jackie Stapper, Brampton resident, dated October 13, 2020, and November 2, 2020
7. Cor Stapper, Brampton resident, dated November 2, 2020
8. Sherry Lennips, Brampton resident, dated October 27, 2020
9. Tina Sacchetti, Brampton resident, dated October 12, 2020
10. Darlene and David Loney, Brampton residents, dated November 4, 2020
11. Ana Canadinha DeLima, Brampton resident, dated November 10, 2020

Carried

- 5.5 Staff report re: Application to Amend the Zoning By-law (to permit truck parking and outdoor storage of tractor trailers as a temporary use) - 2538948 Ontario Inc. - Blackthorn Development Corp. - File OZS-2020-0024

Mark Michniak, Development Planner, Planning, Building and Economic Development, presented an overview of the application that included location of the subject lands, area context, design details, current land use designations, preliminary issues, technical considerations, concept plan, next steps and contact information

Items 6.4 and 11.7 were brought forward at this time.

Rick Ainsley, Caledon resident, noted that he is a resident of Caledon and resides in close proximity to the subject lands. Mr. Ainsley expressed his thoughts and concerns with respect to the application and its potential negative environmental effects on the surrounding land and ground water.

Staff confirmed that the comprehensive evaluation of the proposal will include consultation with internal environmental staff, the Region of Peel and applicable conservation authorities.

The following motion was considered:

PD131-2020

1. That the staff report re: **Application to Amend the Zoning By-law (to permit truck parking and outdoor storage of tractor trailers as a temporary use) - 2538948 Ontario Inc.- Blackthorn Development Corp. - File OZS-2020-0024**, to the Planning and Development Committee Meeting of November 16, 2020, be received;
2. That Planning, Building and Economic Development staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal; and,
3. That the delegation and correspondence dated November 16, 2020, from Rick Ainsley, Caledon resident, re: Application to Amend the Zoning By-law (to permit truck parking and outdoor storage of tractor trailers as a temporary use) - 2538948 Ontario Inc.- Blackthorn Development Corp. - File OZS-2020-0024, to the Planning and Development Committee Meeting of November 16, 2020, be received.

Carried

- 5.6 Staff report re: Application to Temporarily Amend the Zoning By-law (to permit additional retail/commercial uses) - 2644083 Ontario Inc. - Asternik International Corp. - File OZS-2020-0016

Stephen Dykstra, Development Planner, Planning, Building and Economic Development, presented an overview of the application that included location of the subject lands, area context, design details, current land use designations, preliminary issues, technical considerations, concept plan, next steps and contact information.

Following the presentation, it was indicated that there were no questions of clarification from Committee or pre-registered delegations.

Item 11.4 was brought forward at this time.

PDC132-2020

1. That the staff report re: Staff report re: **Application to Temporarily Amend the Zoning By-law (to permit additional retail/commercial uses) - 2644083 Ontario Inc. - Asternik International Corp. - File OZS-2020-0016**, to the

Planning and Development Services Committee Meeting of November 16, 2020 be received;

2. That Planning, Building and Economic Development 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 Charles Cheyne, Brampton resident, dated November 5, 2020, re: Staff report re: Application to Temporarily Amend the Zoning By-law (to permit additional retail/commercial uses) - 2644083 Ontario Inc. - Asternik International Corp. - File OZS-2020-0016, to the Planning and Development Committee Meeting of November 16, 2020, be received.

Carried

- 5.7 Staff report re: Proposed Draft Plan of Subdivision (to create a development block) - Madan Sharma - Kennedy Road Owners Group (KROG) - File OZS-2020-0020 and 21T-20007B

Jacqueline Lee, Development Planner, Planning, Building and economic Development, presented an overview of the application that included location of the subject lands, area context, design details, current land use designations, preliminary issues, technical considerations, concept plan, next steps and contact information.

Following the presentation, it was indicated that there were no questions of clarification from Committee or pre-registered delegations.

The following motion was considered:

PDC133-2020

1. That staff report re: **Proposed Draft Plan of Subdivision (to create a development block) - Madan Sharma - Kennedy Road Owners Group (KROG) - File OZS-2020-0020 and 21T-20007B** to the Planning and Development Committee Meeting of November 26, 2020 be received; and,

2. That Planning, Building and Economic Development 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.

6. Public Delegations (5 minutes maximum)

- 6.1 *Delegation from Catherine Truong, Director of Development, RioCan Management, re: Application to Amend the Zoning By-law (to permit the redevelopment of the Shoppers World Mall) - SvN Architects + Planners - RioCan Management Inc. - File OZS-2019-0009

Catherine Truong, Director of Development, RioCan Management, provided a brief background on RioCan and an overview of the proposal.

Item 7.4 was brought forward at this time.

Committee discussion of the matter included:

- consideration for Hurontario LRT stop located along the property; integration into development plans
- inclusion of sustainable development features

The following motion was considered:

PDC134-2020

1. That the staff report re: **Application to Amend the Zoning By-law (to permit the redevelopment of the Shoppers World Mall) - SvN Architects + Planners - RioCan Management Inc. - File OZS-2019-0009**, to the Planning and Development Committee meeting of November 16, 2020, be received;
2. That the Zoning By-law Amendment application submitted by SvN Architects + Planners – RioCan Management Inc. 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, and for the reasons set out in the Recommendation Report;
3. That the amendment to the Zoning By-law generally in accordance with the attached Appendix 13 to the report be adopted;
4. 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,
5. That the delegation from Catherine Truong, Director of Development, RioCan Management, re: Application to Amend the Zoning By-law (to permit the

redevelopment of the Shoppers World Mall) - SvN Architects + Planners - RioCan Management Inc. - File OZS-2019-0009, to the Planning and Development Committee Meeting of November 16, 2020, be received.

Carried

- 6.2 Delegations re: Application to Amend the Official Plan, Zoning By-law, and Proposed Draft Plan of Subdivision (to permit the development of a mix of dwellings) -Glen Schnarr & Associates Inc. - Georgian Mayfield Inc. - File OZS-2019-0014 & 21T19023B:

Dealt with under Item 5.1 - Recommendation PDC127-2020

- 6.3 Delegation re: Application to Amend the Zoning By-law (to permit a 9-storey apartment building with commercial uses at grade) - Glen Schnarr & Associates Inc. - G.C. Jain Investments Ltd. - File OZS-2020-0013

Dealt with under Item 5.3 - Recommendation PDC129-2020

- 6.4 Delegation re: Application to Amend the Zoning By-law (to permit truck parking and outdoor storage of tractor trailers as a temporary use) - 2538948 Ontario Inc.- Blackthorn Development Corp. - File OZS-2020-0024

Dealt with under Item 5.5 - PDC131-2020

- 6.5 Delegations re: Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision (to develop approximately 20 single detached residential units and a parkette) - 2047189 Ontario Inc. - Candevcon Ltd. - File C07E12.015:

Nikki Gill, Brampton resident, noted the lack of green space in the area.

Jenny Gill, Brampton resident, expressed concern with the increasing traffic and stated there is insufficient parkland in the area.

Mishail Pawa, Brampton resident, requested more parklands in the area and noted the nearest park is too far away for children and seniors.

Item 7.2 was brought forward at this time.

Committee consideration of the matter included a suggestion that the proposed parkland is insufficient and does not meet the needs of the area residents.

Staff noted that the City has requested the maximum allowable amount of parkland from the applicant, as permitted under the *Planning Act*. Changing the proposed parkland lot lines would exceed the permitted amount.

The following motion was considered:

PDC135-2020

1. That the staff report re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision (to develop approximately 20 single detached residential units and a parkette) - 2047189 Ontario Inc. - Candevcon Ltd. - File C07E12.015**, to the Planning and Development Committee Meeting of November 16th 2020, be received;
2. That the Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by Candevcon Limited. on behalf of 2047189 Ontario Inc., File: C07E12.015 and 21T-18006B, 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 this recommendation report;
3. That the amendments to the Zoning By-law, generally in accordance with the attached Appendix 11 to this report be adopted;
4. That no further notice or public meeting be required for the attached Zoning Bylaw Amendment pursuant to Section 34(17) of the Planning Act, R.S.O. c.P. 13, as amended.
5. That the following delegations re: Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision (to develop approximately 20 single detached residential units and a parkette) - 2047189 Ontario Inc. - Candevcon Ltd. - File C07E12.015, to the Planning and Development Committee Meeting of November 16, 2020, be received:
 1. Nikki Gill, Brampton resident
 2. Jenny Gill, Brampton resident
 3. Mishail Pawa, Brampton resident
6. That the correspondence from Jasmer Grewal, Brampton resident, dated November 10, 2020, re: Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision (to develop approximately 20 single detached residential units and a parkette) - 2047189 Ontario Inc. - Candevcon Ltd. - File C07E12.015, to the Planning and Development Committee Meeting of November 16, 2020, be received.

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

Yea (8): Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Santos , Regional Councillor Vicente, City Councillor Whillans, Regional Councillor Palleschi, City Councillor Bowman, and City Councillor Williams

Nay (2): City Councillor Singh, and Regional Councillor Dhillon

Carried (8 to 2)

- 6.6 Delegation re: Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision (to permit a residential community) - 2128743 Ontario Inc. - Weston Consulting Group Inc. -File C03W15.008:

Tom Baskerville, Coscorp Wanless Inc., noted that changes to the proposal have been made to address concerns raised by the City and the Region of Peel, including road alignment. Traffic studies support the development, and the proposal includes increased landscaping and a buffer.

Committee consideration of the matter included consensus to amend the motion with the addition of the following clauses:

"That the application be permitted a right of way in on the west side, and the right of way out on the east side of the development, and,

That the developer be requested to work with staff and that staff be requested to work with the developer as expeditiously as possible on the site plan agreement"

The following motion was considered:

PDC136-2020

1. That the staff report re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision (to permit a residential community) - 2128743 Ontario Inc. - Weston Consulting Group Inc. - File C03W15.00**, to the Planning and Development Committee Meeting of November 16, 2020, be received;
2. That the Zoning By-law Amendment be approved, on the basis that it represents good planning, including that it is generally 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 subject to the recommended holding provisions, dated October 23, 2020;

3. That the application be permitted a right of way in on the west side, and the right of way out on the east side of the development, and,
4. That the developer be requested to work with staff and that staff be requested to work with the developer as expeditiously as possible on the site plan agreement;
5. That the amendments to the Zoning By-law, generally in accordance with the attached Appendix 11 to the report be adopted.
6. That the delegation from Tom Baskerville, Coscorp Wanless Inc., re: Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision (to permit a residential community) - 2128743 Ontario Inc. - Weston Consulting Group Inc. -File C03W15.008, to the Planning and Development Committee Meeting of November 16, 2020, be received.
7. That the correspondence from Arthur Abelha, Brampton resident, dated November 13, 2020, re: Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision (to permit a residential community) - 2128743 Ontario Inc. - Weston Consulting Group Inc. - File C03W15.00, to the Planning and Development Committee Meeting of November 16, 2020, be received.

Carried

7. Staff Presentations and Planning Reports

7.1 Staff report re: City-initiated Zoning By-law Amendments to Modernize Parking Standards

Item 11.8 was brought forward at this time.

Committee discussion of the matter included:

- a reduction in parking requirements at senior and long term care homes will inconvenience visitors and care givers
- removal of parking requirements in high density areas, transit corridors and the central area will encourage active transportation, increase transit ridership, and may contribute to the creation of more affordable dwelling units; the market can decide what are ideal parking provisions
- An amendment was introduced to amend Recommendation 2 to add the following to the end of the recommendation: "...subject to the seniors visitor parking standard being maintained at 0.25 instead of changed to 0.20."

- consensus to refer the matter and correspondence to back to staff for further consideration of elimination of parking requirements in areas with high density, transit corridors and central area, and long-term care parking considerations

The following motion was considered:

PDC137-2020

That the staff report and correspondence from Marisa Keating, Cassels Brock & Blackwell LLP, dated November 16, 2020, re: **City-initiated Zoning By-law Amendments to Modernize Parking Standards** be **referred** back to staff for further consideration, including the elimination of parking requirements in areas with high density, along transit corridors and within the central area, and long-term care parking considerations.

Carried

- 7.2 Staff report re: Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision (to develop approximately 20 single detached residential units and a parkette) - 2047189 Ontario Inc. - Candevcon Ltd. - File C07E12.015

Dealt with under Item 6.5 - Recommendation PDC135-2020

- 7.3 Staff report re: Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision (to permit a residential community) - 2128743 Ontario Inc. - Weston Consulting Group Inc. - File C03W15.008

Dealt with under Item 6.6 - Recommendation PDC136-2020

- 7.4 Staff report re: Application to Amend the Zoning By-law (to permit the redevelopment of the Shoppers World Mall) - SvN Architects + Planners - RioCan Management Inc. - File OZS-2019-0009

Dealt with under Item 6.1 - Recommendation PDC134-2020

8. Committee Minutes

- 8.1 ^Minutes - Cycling Advisory Committee - October 20, 2020

PDC138-2020

That the Minutes of the Cycling Advisory Committee Meeting of October 20, 2020, Recommendations CYC006-2020 to CYC016-2020, to the Planning and

Development Committee Meeting of November 16, 2020, be approved as published and circulated.

The recommendations were approved as follows:

CYC006-2020

That the agenda for the Cycling Advisory Committee Meeting of October 20, 2020, be approved, as amended to add the following item:

To Add:

7.6. Verbal Update by Stephen Laidlaw, Co-chair, re: Kevin Montgomery's Resignation from the Transit Advisory Committee as the representative for the Cycling Advisory Committee.

CYC007-2020

That the delegation from Richard Williams, Brampton Resident, to the Cycling Advisory Committee Meeting of October 20, 2020, re: "Tour de Bramp" Cycling Event be received.

CYC008-2020

That the verbal update from Nelson Cadete, Project Manager, Active Transportation, to the Cycling Advisory Committee Meeting of October 20, 2020, re: Implementation of Active Transportation Infrastructure within the City Road Allowance be received.

CYC009-2020

That Rani Gill and Pauline Thornham be appointed Co-Chairs of the Cycling Advisory Committee to commence at the next Cycling Advisory Committee meeting on December 15, 2020.

CYC010-2020

That the discussion item listed on the agenda for the Cycling Advisory Committee Meeting of October 20, 2020, re: **Williams Parkway Project Status**, be deferred for discussion to the December 15, 2020 Cycling Advisory Committee meeting.

CYC011-2020

That the discussion item listed on the agenda for the Cycling Advisory Committee Meeting of October 20, 2020, re: **Community Energy and Emissions Reduction Plan**, be deferred for discussion to the December 15, 2020 Cycling Advisory Committee meeting.

CYC012-2020

That the discussion item listed on the agenda for the Cycling Advisory Committee Meeting of October 20, 2020, re: **Vodden Street Report and Clarification of Bike Lanes**, be deferred for discussion to the December 15, 2020 Cycling Advisory Committee meeting.

CYC013-2020

That the discussion item listed on the agenda for the Cycling Advisory Committee Meeting of October 20, 2020, re: Seasonal Summary of Subcommittee Meetings During Pandemic Period, be deferred for discussion to the December 15, 2020 Cycling Advisory Committee meeting.

CYC014-2020

1. That the verbal advisory from Stephen Laidlaw, Co-Chair, to the Cycling Advisory Committee Meeting of October 20, 2020, re: Resignation of Kevin Montgomery, from the Transit Advisory Committee as the Cycling Advisory Committee Representative be received;
2. That the resignations of Kevin Montgomery, Co-Chair, from the Transit Advisory Committee as the Cycling Advisory Committee Representative be accepted; and,
3. That Alina Grzejszczak, Committee Member, be selected to be the representative on the Transit Advisory Committee.

CYC015-2020

1. That the correspondence from Alex Taranu, Senior Advisor, Design, Environment and Development Engineering, Public Works, to the Cycling Advisory Committee Meeting of October 20, 2020, re: Riverwalk Urban Design Master Plan - Community Liaison Request For Interest be received; and,
2. That Rani Gill, Committee Member, be selected to be the representative on the Community Liaison Committee.

CYC016-2020

That the Brampton Cycling Advisory Committee do now adjourn to meet again on Tuesday, December 15, 2020 at 5:00 p.m., or at the call of the Chair.

Carried

9. Other Business/New Business

9.1 Discussion at the request of Councillor Fortini re: Development Charges

Committee discussion on the matter included the following:

- creation of an incentive program for high-rise office development
- waiving the City's development charges; budget impact, recovery through property taxes, and timeframe
- classification and criteria of high-rise developments
- Central Area Community Improvement Plan and Housing Strategy; incentives to encourage and expedite construction

The following motion was considered:

PDC139-2020

That staff explore the opportunity of waiving the City's development charge (DC) portion, either full amount or a portion of DCs depending when construction occurs (i.e. three, five or seven years), for high-rise developments across the City and report back to the Planning and Development Committee with the financial implications in Q1 of 2021, or in the context of budget deliberations if possible;

That staff undertake a review of the current Central Area CIP and Housing Strategy:

1. to potentially offer financial and non-financial incentives that would expedite the construction of residential development and offer an array of housing tenure along transit corridors city-wide;
2. to ensure residential, commercial, and office development occurs in a timely manner, all financial and non-financial incentives should have a specific timeframe prescribed (i.e. three years); and
3. for staff to report back to the Planning and Development Committee within Q1 of 2021 with their findings.

Carried

10. Referred/Deferred Matters

11. Correspondence

- 11.1 ^Correspondence from Todd Coles, City Clerk, City of Vaughan, dated October 20, 2020, re: GTA West Transportation Corridor - Update and Announcement of Preferred Route

PDC140-2020

That the correspondence from Todd Coles, City Clerk, City of Vaughan, dated October 20, 2020, re: **GTA West Transportation Corridor - Update and Announcement of Preferred Route**, to the Planning and Development Committee Meeting of November 16, 2020, be received.

Carried

- 11.2 Correspondence re: Application to Amend the Official Plan, Zoning By-law, and Proposed Draft Plan of Subdivision (to permit the development of a mix of dwellings) - Glen Schnarr & Associates Inc. - Georgian Mayfield Inc. - File OZS-2019-0014

Dealt with under Item 5.1 - Recommendation PDC127-2020

- 11.3 Correspondence re: Application to Amend the Zoning By-law (to permit a 9-storey apartment building containing 82 units and 130 parking spaces) - Fifth Avenue Development Group Inc. - D.J.K. Land Use Planning - File OZS-2020-0025

Dealt with under Item 5.4 - Recommendation PDC130-2020

- 11.4 Correspondence from Charles Cheyne, Brampton resident, dated November 5, 2020, re: Application to Amend the Zoning By-law - 2644083 Ontario Inc. - Asternik International Corp. - File OZS-2020-0016

Dealt with under Item 5.6 - Recommendation PDC132-2020

- 11.5 *Correspondence re: Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision (to develop approximately 20 single detached residential units and a parkette) - 2047189 Ontario Inc. - Candevcon Ltd. - File C07E12.015

Dealt with under Item 6.5 - Recommendation PDC135-2020

- 11.6 Correspondence re: Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision (to permit a residential community) - 2128743 Ontario Inc. - Weston Consulting Group Inc. - File C03W15.008:

Dealt with under Item 6.6 - Recommendation PDC136-2020

- 11.7 Correspondence re: Application to Amend the Zoning By-law (to permit truck parking and outdoor storage of tractor trailers as a temporary use) - 2538948 Ontario Inc. - Blackthorn Development Corp. - File OZS-2020-0024:

Dealt with under Item 5.5 - Recommendation PDC131-2020

- 11.8 Correspondence from Marisa Keating, Cassels Brock & Blackwell LLP, dated November 16, 2020, re: City-initiated Zoning By-law Amendments to Modernize Parking Standards

Dealt with under Item 7.1 - Recommendation PDC137-2020

12. Councillor Question Period

Nil

13. Public Question Period

The public was given the opportunity to submit questions via e-mail to the City Clerk's Office regarding any decisions made at this meeting.

P. Fay, City Clerk, confirmed that no questions were submitted regarding decisions made at this meeting.

14. Closed Session

Nil

15. Adjournment

The following motion was considered:

PDC142-2020

That the Planning and Development Committee do now adjourn to meet again on Monday, December 7, 2020, at 7:00 p.m., or at the call of the Chair.

Carried

Regional Councillor M. Medeiros, Chair



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, December 7, 2020

Members Present: Regional Councillor M. Medeiros
Regional Councillor P. Fortini
Regional Councillor R. Santos
Regional Councillor P. Vicente
City Councillor D. Whillans
Regional Councillor M. Palleschi
City Councillor J. Bowman
City Councillor C. Williams
City Councillor H. Singh
Regional Councillor G. Dhillon

Staff Present: David Barrick, Chief Administrative Officer
Richard Forward, Commissioner Planning, Building and Economic Development
Allan Parsons, Director, Planning, Building and Economic Development
Bob Bjerke, Director, Policy Planning, Planning, Building and Economic Development
Rick Conard, Director of Building and Chief Building Official
Elizabeth Corazzola, Manager, Zoning and Sign By-law Services, Planning, Building and Economic Development
Jeffrey Humble, Manager, Land Use Policy, Planning, Building and Economic Development
David VanderBerg, Manager, Planning, Building and Economic Development
Cynthia Owusu-Gyimah, Manager, Planning, Building and Economic Development
Mirella Palermo, Policy Planner, Planning, Building and Economic Development
Rob Nykyforchyn, Development Planner, Planning, Building and Economic Development

Nicholas Deibler, Development Planner, Planning, Building and Economic Development
Nitika Jagtiani, Development Planner, Planning, Building and Economic Development
Kelly Henderson, Development Planner, Planning, Building and Economic Development
Nasir Mahmood, Development Planner, Planning, Building and Economic Development
Mark Michniak, Development Planner, Planning, Building and Economic Development
Peter Fay, City Clerk
Charlotte Gravlev, Deputy City Clerk
Shauna Danton, Legislative Coordinator

1. Call to Order

Note: In consideration of the current COVID-19 public health orders prohibiting large public gatherings of people and requirements for physical distancing between persons, in-person attendance at this Planning and Development Committee meeting was limited and physical distancing was maintained in Council Chambers at all times during the meeting.

The meeting was called to order at 7:00 p.m., recessed at 10:02 p.m., reconvened at 10:12 p.m., and adjourned at 11:52 p.m.

As this meeting of the Planning and Development Committee was conducted with electronic participation by Members of Council, the meeting started with the City Clerk calling the roll for attendance at the meeting, as follows:

Members present during roll call: Councillor Santos, Councillor Vicente, Councillor Whillans, Councillor Palleschi, Councillor Bowman, Councillor Medeiros, Councillor Williams, Councillor Fortini, Councillor Singh

Members absent during roll call: Councillor Dhillon

Councillor Dhillon joined the meeting at 7:03 p.m. - technical issues

2. Approval of Agenda

The following motion was considered:

PDC143-2020

That the Agenda for the Planning and Development Committee Meeting of December 7, 2020, be approved as published and circulated.

Carried

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

Nil

4. Consent Motion

The following items listed with a caret (^) were considered to be routine and non-controversial by the Committee and were approved at one time

(7.7, 7.8, 7.9, 8.1, 11.1)

5. Statutory Public Meeting Reports

5.1 Staff report re: City-Initiated Supportive Housing Policy Review

Mirella Palermo, Policy Planner, Planning, Building and Economic Development, and Greg Bender, WSP, presented an overview of the policy review that included the following:

- Background and process to date
- Scope of the consultant's review
- stakeholder and community engagement
- research, best practice review, and case studies
- summary, recommendations, and next steps

Following the presentation, the following members of the public addressed Committee and expressed their views, suggestions, concerns and questions with respect to the subject policy review:

1. Elaine Hristovski, Brampton resident
2. Davinder Mangat, Brampton resident
3. John Coll, Brampton resident
4. Chris Bramble, Brampton resident
5. Moira and Steven Black, Brampton residents
6. John Nunziata, Brampton resident representative

7. Helen and Michael Branov, Brampton residents
8. Don Smith, Brampton resident
9. Al Nonis, Brampton resident

Committee consideration of the matter included questions of clarification with respect to following:

- municipal and provincial levels of regulation
- applicable City by-laws
- oversight and control of lodging and group home applications; equitable distribution throughout the city and separation distances

The following motion was considered:

PDC144-2020

1. That the staff report re: **City-Initiated Supportive Housing Policy Review**, to the Planning and Development Committee Meeting of December 7, 2020, be received;

2. That Planning, Building and Economic Development Department staff be directed to report back to Planning and Development Committee with the results of the Public Meeting and final recommendations;

3. That the following delegations to the Planning and Development Committee Meeting of December 7, 2020, re: **City-Initiated Supportive Housing Policy Review** be received:

1. Elaine Hristovski, Brampton resident
2. Davinder Mangat, Brampton resident
3. ohn Coll, Brampton resident
4. Chris Bramble, Brampton resident
5. Moira and Steven Black, Brampton residents
6. John Nunziata, Brampton resident representative
7. Helen and Michael Branov, Brampton residents
8. Don Smith, Brampton resident
9. Al Nonis, Brampton resident

4. The the correspondence from Beverly and John Brady, Brampton residents, dated December 4, 2020, to the Planning and Development Committee Meeting of December 7, 2020, re: **City-Initiated Supportive Housing Policy Review** be received.

Carried

- 5.2 Staff report re: Application to Amend the Official Plan and Zoning By-law (to permit a residential development with a total of 1089 dwelling units) - Great Gulf Homes - Scottish Heather Developments Inc. - Brampton G&H Holdings Inc. - File OZS-2020-0011

Rob Nykyforchyn, Development Planner, Planning, Building and Economic Development, presented an overview of the application that included location of the subject lands, area context, design details, current land use designations, preliminary issues, technical considerations, concept plan, next steps and contact information.

David Milano, Malone Given Parsons, highlighted features of the revised plan.

Following the presentations, the following members of the public addressed Committee and expressed their views, suggestions, concerns and questions with respect to the subject application:

1. Prashanth Panda, Karmbir Singh, and Vijay Bhatt, Brampton residents
2. Shridhar Shah and Shilpa Shah, Brampton residents
3. Gloria Shan, Brampton resident

The following motion was considered:

PDC145-2020

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-Law (to permit a residential development with a total of 1089 dwelling units) - Great Gulf Homes –Scottish Heather Developments Inc. - Brampton G&H Holdings Inc. - File OZS-2020-0011**, to the Planning and Development Committee Meeting of December 7, 2020, be received;
2. That Planning, Building and Economic Development 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 delegations re: **Application to Amend the Official Plan and Zoning By-Law, Great Gulf Homes –Scottish Heather Developments Inc, Brampton G&H Holdings Inc, Brampton G&H Holdings II Inc. - File: OZS-2020-0011** to the Planning and Development Committee Meeting of December 7, 2020, be received:

1. Prashanth Panda, Karmbir Singh, and Vijay Bhatt, Brampton residents
2. Shridhar Shah and Shilpa Shah, Brampton residents
3. Gloria Shan, Brampton resident
4. David Milano, Malone Given Parsons; Joan MacIntyre, Malone Given Parsons; Wei Guo, Great Gulf; and Katy Schofield, Great Gulf

4. That the following correspondence re: **Application to Amend the Official Plan and Zoning By-Law, Great Gulf Homes –Scottish Heather Developments Inc, Brampton G&H Holdings Inc, Brampton G&H Holdings II Inc. - File: OZS-2020-0011** to the Planning and Development Committee Meeting of December 7, 2020, be received:

1. Kamal and Meenu Nanwani, Brampton residents, dated September 27, 2020
2. Nitesh Reddy, Brampton resident, dated September 26, 2020, and December 4, 2020
3. Chirag Shah, Brampton resident, dated September 26, 2020, and November 28, 2020
4. Arif Khan, Brampton resident, dated September 23, 2020
5. Neha Gupta, Brampton resident, dated September 23, 2020
6. Vicar Boodram, Brampton resident, dated September 23, 2020
7. Prateek Thapar, Brampton resident, dated September 23, 2020
8. Vinita Gauni, Brampton resident, dated September 22, 2020
9. Vineet Gupta, Brampton resident, dated September 22, 2020, and November 29, 2020
10. Arun Sharma, Brampton resident, dated September 22, 2020, and November 29, 2020
11. Mandeep Kaur, Brampton resident, dated September 22, 2020, and December 1, 2020

12. Karamjit Bajwa, Brampton resident, dated September 21, 2020
13. Ustav Patel, Brampton resident, dated September 21, 2020
14. Anand Karia, Brampton resident, dated September 21, 2020
15. Piyushkumar Bhikadia, Brampton resident, dated September 21, 2020
16. Hari Trivedi, Brampton resident, dated September 21, 2020
17. Laxmi Narayana Kandimalla, Brampton resident, dated September 21, 2020
18. Siraj Shabbar, Brampton resident, dated September 21, 2020
19. Vishal Balani, Brampton resident, dated September 21, 2020
20. Khush Multani, Brampton resident, dated September 21, 2020
21. Tariq Mehmood, Brampton resident, dated September 20, 2020
22. Zarfeen Jinnah, Brampton resident, dated September 20, 2020
23. Helen Josiah, Brampton resident, dated September 20, 2020, and November 29, 2020
24. Daniel Josiah, Brampton resident, dated September 20, 2020
25. Jayesh Panchal, Brampton resident, dated September 20, 2020
26. Ibrahim Hussain, Brampton resident, dated September 20, 2020
27. Anil Vasani, Brampton resident, dated September 20, 2020
28. Jignesh Vyas, Brampton resident, dated September 20, 2020
29. Gurpreet Matharu, Brampton resident, dated September 20, 2020
30. Priya Vasani, Brampton resident, dated September 20, 2020
31. Anil Vasani, Brampton resident, dated September 20, 2020
32. Samir Bhatt, Brampton resident, dated September 20, 2020
33. Dhanya Bansal, Brampton resident, dated September 20, 2020, and November 30, 2020
34. Jony Bahsous, Brampton resident, dated September 20, 2020
35. Tej Praveen, Brampton resident, dated September 20, 2020
36. Karambir Singh, Brampton resident, dated September 20, 2020
37. Adeel Jaffri, Brampton resident, dated September 20, 2020

38. Paul Singh, Brampton resident, dated September 19, 2020
39. Kiranmayi Bommi, Brampton resident, dated September 19, 2020
40. Diana Yuen, Brampton resident, dated September 19, 2020
41. Rohit Kumar, Brampton resident, dated September 19, 2020
42. Karan Karwal, Brampton resident, dated September 23, 2020
43. Niralkumar Vyas, Brampton resident, dated September 22, 2020
44. Harpreet Singh, Brampton resident, dated September 21, 2020
45. Dhruv Chawla, Brampton resident, dated September 29, 2020
46. Deepak Pandey, Brampton resident, dated October 3, 2020
47. Spoorthi Reddy, Brampton resident, dated September 26, 2020
48. Dickie and Gargi Macwan, Brampton residents, dated September 26, 2020
49. Mohammad Ali, Brampton resident, dated September 20, 2020
50. Sai Jyothi Dutta, Brampton resident, dated September 20, 2020
51. Gloria Shan, Brampton resident, dated November 28, 2020
52. Viren Raval, Brampton resident, dated December 2, 2020
53. Rohit Kumar, Brampton resident, dated November 29, 2020
54. Jagjit Kang, Brampton resident, dated November 30, 2020
55. Dildeep Bhatti, Brampton resident, dated December 2, 2020
56. Vijay Ponnada, Brampton resident, dated December 2, 2020
57. Jantzen Lo, Brampton resident, dated December 1, 2020
58. Bara Lo, Brampton resident, dated December 1, 2020
59. Robin Bajaj, Brampton resident, dated November 30, 2020
60. Padmaja Ponnada, Brampton resident, dated December 2, 2020
61. Harshdeep Singh, Brampton resident, dated December 2, 2020
62. Jayesh Panchal, Brampton resident, dated November 29, 2020
63. Deepak Pandey, Brampton resident, dated December 1, 2020
64. Hitesh Lad, Brampton resident, dated December 2, 2020

65. Navneet Singh, Brampton resident, dated December 2, 2020
66. Shridhar Shah, Brampton resident, December 1, 2020
67. Shilpa Shah, Brampton resident, dated November 30, 2020
68. Neeraj Arora, Brampton resident, dated November 29, 2020
69. Akhil Bansal, Brampton resident, dated November 28, 2020
70. Rajwinder Sidhu, Brampton resident, dated November 30, 2020
71. Pinky Shah, Brampton resident, dated November 29, 2020
72. Zeeshan Khurshid, Brampton resident, dated November 28, 2020
73. Adi Raj, Brampton resident, dated November 28, 2020
74. Divya Bhatt, Brampton resident, dated November 28, 2020
75. Jayshreeben Bhatt, Brampton resident, dated November 28, 2020
76. Vijay Bhatt, Brampton resident, dated November 28, 2020
77. Karambir Bhatia, Brampton resident, dated November 28, 2020
78. Joginder Bhatia, Brampton resident, dated November 29, 2020
79. Vishva Patel, Brampton resident, dated December 3, 2020
80. Vishal Balani, Brampton resident, dated November 30, 2020
81. Gagandeep Kaur, Brampton resident, dated November 29, 2020
82. Jignesh Vyas, Brampton resident, dated November 29, 2020
83. Tiffany Poon, Brampton resident, dated November 29, 2020
84. Martin Ng, Brampton resident, dated November 29, 2020
85. Kinnari Shah, Brampton resident, dated November 30, 2020
86. Kamal Nanwani, Brampton resident, dated November 30, 2020
87. Urminder Singh, Brampton resident, dated November 28, 2020
88. Chetan Shukla, Brampton resident, dated November 28, 2020
89. Parminder Singh, Brampton resident, dated September 21, 2020
90. Darshan Patel, Brampton resident, dated December 4, 2020
91. Hamid and Fariha Ahmad, Brampton residents, dated December 5, 2020

92. Kshitij Malik, Brampton resident, dated December 5, 2020
93. Anupreet Malik, Brampton resident, dated December 5, 2020
94. Mandy Chan, Brampton resident, dated December 3, 2020
95. Priya Vasani, Brampton resident, dated December 4, 2020
96. Ekta Balani, Brampton resident, dated December 4, 2020
97. Bhavin Dalwadi, Brampton resident, dated December 4, 2020
98. Samir Bhatt, Brampton resident, dated December 4, 2020
99. Jeffrey Lo, Brampton resident, dated December 4, 2020
100. Amar Sodi, Brampton resident, dated December 5, 2020
101. Steven Pordage, Pallett Valo LLP, dated December 3, 2020

Carried

- 5.3 Staff report re: Application to Amend the Zoning By-law and Draft Plan of Subdivision (to permit 5 single detached residential dwellings) - Gagnon Walker Domes Ltd. - Gurpreet Gill - File OZS-2020-0018

Nitika Jagtiani, Development Planner, Planning, Building and Economic Development, presented an overview of the application that included location of the subject lands, area context, design details, current land use designations, preliminary issues, technical considerations, concept plan, next steps and contact information.

Following the presentation, it was indicated that there were no questions of clarification from Committee or pre-registered delegations.

The following motion was considered:

PDC146-2020

1. That the staff report re: **Application to Amend the Zoning By-law and for a Draft Plan of Subdivision (to permit 5 single detached residential dwellings) - Gagnon Walker Domes Ltd. – Gurpreet Gill - File OZS-2020-0018**, to the Planning and Development Committee Meeting of December 7, 2020, be received; and,
2. That Planning, Building and Economic Development 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 re: **Application to Amend the Zoning By-law and for a Draft Plan of Subdivision (to permit 5 single detached residential dwellings) - Gagnon Walker Domes Ltd. – Gurpreet Gill - File OZS-2020-0018** to the Planning and Development Committee Meeting of December 7, 2020, be received:

1. Gina Ruocco-Osborne, Brampton resident, dated November 16, 2020
2. Mary Flynn-Guglietti, McMillan LLP, dated December 2, 2020
3. Alok Malvi, Brampton resident, dated December 2, 2020
4. Bharath Pangal, Brampton resident, dated December 2, 2020
5. Varinder Mann, Brampton resident, dated December 2, 2020
6. Jaskaran Grewal, Brampton resident, dated December 3, 2020
7. Ben Prins, Prins Legal, dated December 3, 2020
8. Andrew Orr, Springbrook Community Management Inc., dated November 19, 2020

Carried

- 5.4 Staff report re: Application to Amend the Official Plan and Zoning By-law (to permit a 12-storey mixed-use building) - 2613497 Ontario Inc. - Evans Planning Inc. - File OZS-2020-0014

Nicholas Deibler, Development Planner, Planning, Building and Economic Development, presented an overview of the application that included location of the subject lands, area context, design details, current land use designations, preliminary issues, technical considerations, concept plan, next steps and contact information.

Adam Layton, Evans Planning Inc., presented the site context and details of the site plan.

Following the presentations, the following members of the public addressed Committee and expressed their views, suggestions, concerns and questions with respect to the subject application:

1. Navdeep Dhaliwal, Brampton resident

2. Paresh Yadav and Gita Yadav, Brampton residents
3. Claire Sampath, Brampton resident
4. Harbinder Hundal, Brampton resident

Committee consideration of the matter included questions of clarification with respect to the development application and planning process, projected population density, intensification areas, and city-wide transit developments.

The following motion was considered:

PDC147-2020

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law (to permit a 12-storey mixed-use building) - 2613497 Ontario Inc. – Evans Planning Inc. - File OZS-2020-0014**, to the Planning and Development Committee Meeting of December 7, 2020, be received;

2. That Planning, Building and Economic Development 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 application and a comprehensive evaluation of the proposal;

3. That the following delegations re: **Application to Amend the Official Plan and Zoning By-law (to permit a 12-storey mixed-use building) - 2613497 Ontario Inc. – Evans Planning Inc. - File OZS-2020-0014** to the Planning and Development Committee Meeting of December 7, 2020, be received:

1. Adam Layton, Evans Planning Inc.
2. Navdeep Dhaliwal, Brampton resident
3. Paresh Yadav and Gita Yadav, Brampton residents
4. Claire Sampath, Brampton resident
5. Harbinder Hundal, Brampton resident

4. That the following correspondence re: **Application to Amend the Official Plan and Zoning By-law, 2613497 Ontario Inc – Evans Planning Inc., 1107 & 1119 Queen St West, Ward 4 (OZS-2020-0014)** to the Planning and Development Committee Meeting of December 7, 2020, be received:

1. Anthony D'Costa, Brampton resident, dated August 7, 2020
2. Arun Sahni, Real Estate Broker, dated October 13, 2020
3. Harb Hundal, Brampton resident, dated August 28, 2020

4. Jeven Tumber, Brampton resident, dated September 8, 2020
5. Navdeep Dhaliwal, Brampton resident, dated November 18, 2020, and November 30, 2020
6. Randy Sampath, Brampton resident, dated August 4, 2020
7. Sachin Khanna and Sonal Khanna, Brampton residents, dated November 28, 2020
8. Mayur Modi, Brampton resident, dated November 30, 2020
9. Paresh Yadav and Gita Yadev, Brampton residents, dated November 30, 2020
10. Randy Sampath, Navdeep Dhaliwal, Claire Sampath, Mayor Mody, and Chirag Lapsiwala, Brampton residents, November 30, 2020, including a petition of objection containing approximately 122 signatures
11. Akhtar Hussain, Brampton resident, dated November 30, 2020
12. Abbalagan Perumal, Brampton resident, dated November 30, 2020
13. Chirag Lapsiwala, Brampton resident, dated November 30, 2020
14. Gaitrie Hansraj Grabowski, Brampton resident, dated November 29, 2020
15. Hitesh Prajapati, Brampton resident, dated November 29, 2020
16. Inderpal Singh, Brampton resident, dated November 30, 2020
17. Paul Grabowski, Brampton resident, dated November 29, 2020
18. Ram Rudra, Brampton resident, dated November 29, 2020
19. Ravie Samlal, Brampton resident, dated November 29, 2020
20. Umesh Patel, Brampton resident, dated November 28, 2020

Carried

6. Public Delegations (5 minutes maximum)

- 6.1 Delegations re: Application to Amend the Official Plan and Zoning By-law (to permit a residential development with a total of 1089 dwelling units) - Great Gulf Homes - Scottish Heather Developments Inc. - Brampton G&H Holdings Inc. - File OZS-2020-0011

Dealt with under Item 5.2

- 6.2 Delegations re: City-initiated Supportive Housing Policy Review:

Dealt with under Item 5.1

- 6.3 Delegations re: Application to Amend the Official Plan and Zoning By-law (to permit a 12-storey mixed-use building) - 2613497 Ontario Inc. - Evans Planning Inc. - File OZS-2020-0014

Dealt with under Item 5.4

- 6.4 Delegations re: Application to Amend the Zoning By-law and Draft Plan of Subdivision (to permit 5 single detached residential dwellings) - Gagnon Walker Domes Ltd. - Gurpreet Gill - File OZS-2020-0018:

Note: the delegation was withdrawn on December 7, 2020

- 6.5 Delegation from Sylvia Menezes-Roberts, Brampton resident, re: Brampton Plan Update

Items 7.1 and 7.2 were brought forward at this time.

Andrew McNeill, Manager, Official Plan and Growth Management, Planning, Building and Economic Development, and Jamie Cook, Watson and Associates, presented an overview of the Growth Plan that included the following:

- Introduction and purpose
- economics and demographics
- macro-economics and regional employment trends
- unemployment trends
- employment growth
- commuting patterns
- historical population growth rates
- long-term population and housing forecast scenarios
- city-wide long-term employment forecast scenarios
- conclusions and next steps

Sylvia Menezes-Roberts, Brampton resident, expressed concerns and suggestions with respect to the population projections, transit, and housing.

Committee consideration of the matter included the following:

- projected population and employment levels; questions with respect to preferred numbers and implementing the Brampton 2040 Vision

- intensification in built areas
- employment numbers, office and industrial development; potential impacts from Covid-19
- provincial zoning controls
- different growth rates between Caledon, Brampton and Mississauga
- current and future high density developments; impacts on numbers
- allocation of commercial and residential lands
- density per hectare projections

The following motion was considered:

PDC148-2020

1. That the staff report re: **Brampton Plan Update** to the Planning and Development Committee Meeting of December 7, 2020, be received;
2. That the presentation by Andrew McNeill, Manager, Official Plan and Growth Management, and Jamie Cook, Watson and Associates Economists Ltd., re: **Brampton Plan – Growth Forecasts** to the Planning and Development Committee Meeting of December 7, 2020, be received; and,
3. That the delegation from Sylvia Menezes Roberts, Brampton resident, re: **Brampton Plan Update** to the Planning and Development Committee Meeting of December 7, 2020, be received.

Carried

- 6.6 Delegation from Sylvia Menezes-Roberts, Brampton resident, re: City-Initiated Zoning By-law Amendment to Modernize Parking Standards - City-wide

Item 7.4 was brought forward at this time.

Sylvia Menezes-Roberts, Brampton resident, expressed concerns, suggestions and opinions with respect to modernizing parking standards in the City of Brampton.

The following motion was considered:

PDC149-2020

1. That the staff report re: **City-Initiated Zoning By-law Amendments to Modernize Parking Standards - City Wide**, to the Planning and Development Committee Meeting of December 7, 2020, be received;
2. That the Zoning By-law Amendment attached hereto as Appendix 1 be adopted, on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, conforms to A Place 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 dated October 23, 2020 that was received by Planning and Development Committee on November 16, 2020;
3. That staff be directed to hold a statutory public meeting to present a City-initiated Zoning By-law Amendment that proposes to eliminate minimum parking requirements for specific uses with the Downtown, Central Area and the Hurontario-Main Street Corridor; and,
4. That the delegation from Sylvia Menezes-Roberts, Brampton resident, re: **City-Initiated Zoning By-law Amendments to Modernize Parking Standards - City Wide**, to the Planning and Development Committee Meeting of December 7, 2020, be received.

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

Yea (10): Regional Councillor Medeiros , Regional Councillor Fortini , Regional Councillor Santos , Regional Councillor Vicente , City Councillor Whillans , Regional Councillor Palleschi , City Councillor Bowman , City Councillor Williams , City Councillor Singh , and Regional Councillor Dhillon

Carried (10 to 0)

7. Staff Presentations and Planning Reports

- 7.1 Presentation by Andrew McNeil, Manager, Official Plan and Growth Management, Planning, Building and Economic Development, re: Brampton Plan – Growth Forecasts

Dealt with under Item 6.5

- 7.2 Staff report re: Brampton Plan Update

Dealt with under Item 6.5

- 7.3 Staff report re: Driveway Design Specifications in Development Approval Process
Committee consideration of the matter included the following:

- opportunity for public input during the proposed workshop with members of the public and BILD

- anticipated workshop dates

- questions of clarification with respect to anticipated completion date
- integration with Official Plan review
- driveway setbacks and side-yard clearance

The following motion was introduced and subsequently withdrawn:

"That staff be directed to organize a public meeting specifically to address driveway design and setbacks, as soon as time would allow."

The following motion was considered:

PDC150-2020

1. That the staff report re: **Driveway Design Specifications in Development Approval Process** to the Planning Development Committee Meeting of December 7, 2020, be received;

2. That through the workplan of Brampton Plan and the Comprehensive Zoning By-Law Review, staff be directed to undertake a workshop with members of the public and the Peel Chapter of the Building Industry and Land Development (BILD) that examines housing design and property setback standards; and,

3. That staff report back on the outcome of workshop through the Brampton Plan process and Comprehensive Zoning By-Law Review.

Carried

7.4 Staff report re: City-Initiated Zoning By-law Amendment to Modernize Parking Standards - City-wide

Dealt with under Item 6.6

7.5 Staff report re: Residential Driveway Widenings Review and Recommendations

Committee consideration of the matter included support of the recommendations and proposed by-law amendments.

The following motion was considered:

PDC151-2020

1. That the staff report re: **Residential Driveway Widenings Review and Recommendations**, to the Planning and Development Committee Meeting of December 7, 2020, be received;
2. That City Council repeal Driveway Permit By-law 105-2019, as amended;
3. 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;
4. That Business licensing By-law 332-2013, as amended, be further amended to remove the definition of “permit” and include provisions for the collection and dispensation of securities, a required Driveway Paving Training Course related to the City’s Zoning requirements and circumstances for revocation or suspension of licenses for Driveway Paving Contractors;
5. That the comprehensive review of the Business Licensing By-Law include further review of this process in 2021 to address any required amendments at time of consideration; and,
6. That By-law Enforcement Staff, with respect to driveway widths and compliance with the Zoning By-law, continue with suspended enforcement until June 1st, 2021.

Carried

- 7.6 Staff report re: Housekeeping Amendment to By-law 280-2012 (A by-law to change the street names of a portion of Creditview Road, Earnest Parr Gate, Butterfield Drive, Omaha Drive Magnotta Lane) to Change a Street Name

The following motion was considered:

PDC152-2020

1. That the staff report re: **Housekeeping Amendment to By-law 280-2012 (A by-law to change the street names of a portion of Creditview Road, Earnest Parr Gate, Butterfield Drive, Omaha Drive Magnotta Lane) to Change a Street Name** to the Planning and Development Committee Meeting of December 7, 2020, be received; and

2. That Council adopt the proposed Amending By-law to amend By-law 280-2012 to add a reference to Plan 43M-1878, which was omitted in error, to replace the street name Magnotta Lane with Meadowcrest Lane.

Carried

7.7 ^Staff report re: Proposed Draft Plan of Subdivision - Candevcon Limited - Navjot Brar - OZS-2020-0017

PDC153-2020

1. That the staff report re: **Proposed Draft Plan of Subdivision - Candevcon Limited- Navjot Brar - File OZS-2020-0017**, to the Planning and Development Committee Meeting of December 7, 2020, be received; and,

2. That the Draft Plan of Subdivision application submitted by Candevcon Limited, on behalf of Navjot Brar, Ward: 9, File: OZS-2020-0017, be approved, on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, has regard to Section 51 (24) of the Planning Act, 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.

Carried

7.8 ^Staff report re: Application for a Proposed Draft Plan of Subdivision (to create a block on a plan of subdivision in order to register a common element condominium) - Candevcon Ltd. - Sunfield Investments (McMurphy) Inc. - File OZS-2020-0006

PDC154-2020

1. That the staff report re: **Application for a Proposed Draft Plan of Subdivision (to create a block on a plan of subdivision in order to register a common element condominium) - Candevcon Ltd. – Sunfield Investments (McMurphy) Inc. - File OZS-2020-0006**, to the Planning and Development Committee Meeting of December 7, 2020, be received; and,

2. That the Draft Plan of Subdivision application submitted by Candevcon Limited on behalf of Sunfield Investments (McMurphy) Inc., Ward: 3, File: OZS-2020-0006, be approved, on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, has regard to Section 51 (24)

of the Planning Act, 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.

Carried

- 7.9 ^Staff report re: Application to Amend the Zoning By-Law (to permit two hotels, a banquet hall, and office/retail uses) - 1942411 Ontario Inc. – Henry Chiu Architect Ltd. - File T05W15.004

PDC155-2020

1. That the staff report re: **Application to Amend the Zoning By-Law (to permit two hotels, a banquet hall, and office/retail uses) 1942411 Ontario Inc. – Henry Chiu Architect Ltd. - File T05W15.004**, to the Planning and Development Committee Meeting of December 7, 2020, be received;
2. That the application to amend the Zoning By-law, submitted by Henry Chiu Architect Limited on behalf of 1942411 Ontario Inc., Ward: 6, File T05W15.004, 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 report;
3. That the amendment to the Zoning By-law, generally in accordance with Appendix 10 of the report, be adopted; and,
4. 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.

Carried

8. **Committee Minutes**

- 8.1 ^Minutes - Brampton Age-Friendly Advisory Committee - November 3, 2020

PDC156-2020

That the Minutes of the Brampton Age-Friendly Advisory Committee Meeting of November 3, 2020, Recommendations AFC007-2020 to AFC012-2020, to the Planning and Development Committee Meeting of December 7, 2020, be approved as published and circulated.

The recommendations were approved as follows:

AFC007-2020

That the agenda for the Age-Friendly Brampton Advisory Committee meeting of November 3, 2020, be approved as published.

AFC008-2020

That the presentation by Daniella Balasal, Policy Planner, to the Age-Friendly Brampton Advisory Committee meeting of November 3, 2020, re: Mayor's COVID-19 Seniors Support Task Force be received.

AFC009-2020

That the presentation by Yvonne Sinniah, Manager, Strategic Community Development and Partnerships, to the Age-Friendly Brampton Advisory Committee meeting of November 3, 2020, re: Mayor's COVID-19 Youth Task Force be received.

AFC010-2020

1. That the verbal advisory from the City Clerk's Office, to the Age-Friendly Brampton Advisory Committee meeting of November 3, 2020, re: Resignation of Ron Feniak, Member, Age-Friendly Brampton Advisory Committee be accepted; and,
2. That the City Clerk take the necessary steps to fill the vacancy in accordance with Clerks Office procedures.

AFC011-2020

1. That staff report back on the role and function of the Age-Friendly Brampton Advisory Committee as it relates to the advancement of the priorities and implementation of the action items in the Age-Friendly Strategy; and,
2. That the Age-Friendly Committee Call To Action - Short List of Potential Action Items be included in the report to Committee on January 2021.

AFC012-2020

That the Age-Friendly Brampton Advisory Committee do now adjourn to meet again in January 2021.

Carried

8.2 Minutes - Brampton Heritage Board - November 17, 2020

The following motion was considered:

PDC157-2020

That the Minutes of the Brampton Heritage Board Meeting of November 17, 2020, Recommendations HB036-2020 to HB041-2020, to the Planning and Development Committee Meeting of December 7, 2020, be approved as published and circulated.

The recommendations were approved as follows:

HB036-2020

That the agenda for the Brampton Heritage Board Meeting of November 17, 2020 be approved as published and circulated.

HB037-2020

That the delegation from Natalie Faught, Senior Coordinator, Credit Valley Trail Project, Credit Valley Conservation Authority, to the Brampton Heritage Board Meeting of November 17, 2020, re: The Credit Valley Trail Project, be received.

HB038-2020

1. That the report titled: Recommendation Report: Heritage Permit Application for the Second Phase of Conservation Work and Revisions to Previously Approved Conservation Work – 45 Railroad Street South – Ward 1 (HE.x 45 Railroad Street South), to the Brampton Heritage Board meeting of November 17, 2020, be received;
2. That the Heritage Permit application for the Second Phase of Conservation Work and Revisions to Previously Approved Conservation Work at 45 Railroad Street be approved in accordance with Section 33 of the *Ontario Heritage Act* (the “Act”) subject to the following terms and conditions:
 - a. That the owner undertake all work substantially in accordance with the revised Conservation Plan by ERA Architects dated November 4, 2020 and in compliance with all applicable laws having jurisdiction and by retaining all necessary permits; and,
 - b. That prior to the release of financial securities associated with the site plan application SP09-010.001 for 45 Railroad Street, 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 City Planning and Design, Building & Economic Development Department;

3. That the 45 Railroad Street Interpretation Plan prepared by ERA Architects, dated November 4, 2020, be received and that the interpretation strategy detailed therein be approved.

HB039-2020

1. That the report titled: Recommendation Report: Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – (85 Wellington St. E. James Packham House) – Ward 3 (H.Ex. 85 Wellington St. E.), to the Brampton Heritage Board Meeting of November 17, 2020, be received;

2. That the designation of the property at 85 Wellington St. E. 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 85 Wellington St. E. in accordance with the requirements of the Act;

4. That, in the event that no objections to the designation are received, a by-law be passed to designate the subject property;

5. That, in the event that any objections to the designation are received, staff be directed to refer the proposed designation to the Ontario Conservation Review Board; and,

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

HB040-2020

1. That the report titled: Recommendation Report: Heritage Permit Application for Service Upgrades – 563 Bovaird Drive East (Bovaird House) – Ward 1 (HE.x 563 Bovaird Drive East), to the Brampton Heritage Board meeting of November 17, 2020, be received;

2. That the Heritage Permit Application for electrical, lighting, and security upgrades to the Bovaird House be approved.

HB041-2020

That the Brampton Heritage Board do now adjourn to meet again on Tuesday, December 15, 2020 at 7:00 p.m. or at the call of the Chair.

Carried

9. Other Business/New Business

Nil

10. Referred/Deferred Matters

- 10.1 Discussion Item at the Request of Regional Councillor Dhillon re: Driveway Design Specifications in Development Approval Process

Dealt with under Item 7.3

11. Correspondence

- 11.1 ^Correspondence from Stephanie Jurrius, Legislative Specialist, Region of Peel, dated November 20, 2020, re: Resolution Number 2020-926 - Update on the Development Service Fee Review

PDC158-2020

That the correspondence from Stephanie Jurrius, Legislative Specialist, Region of Peel, dated November 20, 2020, re: Resolution Number 2020-926 - Update on the Development Service Fee Review, to the Planning and Development Committee Meeting of December 7, 2020, be received.

Carried

- 11.2 Correspondence re: Application to Amend the Official Plan and Zoning By-law (to permit a 12-storey mixed-use building) - 2613497 Ontario Inc. - Evans Planning Inc. - File OZS-2020-0014

Dealt with under Item 5.4

- 11.3 Correspondence re: Application to Amend the Zoning By-law and Draft Plan of Subdivision (to permit 5 single detached residential dwellings) - Gagnon Walker Domes Ltd. - Gurpreet Gill - File OZS-2020-0018

Dealt with under Item 5.3

- 11.4 Correspondence re: Application to Amend the Official Plan and Zoning By-law (to permit a residential development with a total of 1089 dwelling units) - Great Gulf Homes - Scottish Heather Developments Inc. - File OZS-2020-0011:

Dealt with under Item 5.2

11.5 Correspondence re: City-Initiated Supportive Housing Policy Review:

Dealt with under Item 5.1

12. Councillor Question Period

Nil

13. Public Question Period

The public was given the opportunity to submit questions via e-mail to the City Clerk's Office regarding any decisions made at this meeting.

P. Fay, City Clerk, read the following three questions from Prashanth Kumar Panda, Brampton resident with respect to Item 5.2:

1. Most residents raised their concern about the community center / library and spaces for outdoor play area issue in Brampton west so wondering why the planners are not planning to expedite the construction instead further delaying the construction of Mississauga /Embleton community park, There have been many email to Councillor Palleschi and a petition on change.org regarding the same from the residents of Brampton west. Building the community center after the completion of housing construction in Brampton west is considered good planning. What consideration is taken into consideration about current residents living without basic amenities and kids suffering because of that issue?
2. What are the next steps for rezoning applications from the builder (Scottish Heather Developments Inc.) which the residents of the area are opposed to? Do we consider the motion for File OZA 2020-0011 stopped and no further action is required from residents?
3. We have submitted an application to expedite the construction in 2018 to Councillor Palleschi. What action was taken to expedite the construction process of Mississauga / Embleton community park in the last 3 years?

Staff noted that the processing of the development application will include a multi-departmental review of technical studies submitted by the applicant, to ensure sufficient levels of open space and parks are provided to meet the needs of the community. A recommendation report will be brought to a future meeting, and all individuals that provided comments on the application will be advised of the meeting date so they may submit further correspondence or delegate if they so wish.

P. Fay, City Clerk, noted that the questions will be provided to staff directly for response to the resident

Committee noted that questions 1 and 3 will be raised at the Special Council Meeting re. Budget, on December 9, 2020, for further response from staff.

14. Closed Session

The following motion was considered:

14.1 Open Meeting exception under Section 239 (2) (h) and (k) of the Municipal Act, 2001:

Information explicitly supplied in confidence to the municipality or local board by Canada, a province or territory or a Crown agency of any of them; and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

Committee opted not to move into closed session.

The following motion was considered:

PDC159-2020

That Item 14.1 be **referred** to the Council Meeting of December 9, 2020.

Carried

15. Adjournment

PDC160-2020

That the Planning and Development Committee do now adjourn to meet again on Monday, January 18, 2021, at 7:00 p.m., or at the call of the Chair.

Carried

Regional Councillor M. Medeiros, Chair