Minutes

Planning and Development Committee

The Corporation of the City of Brampton

Monday, December 6, 2021

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 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
Members Absent:	Regional Councillor M. Palleschi - Wards 2 and 6
Staff Present:	David Barrick, Chief Administrative Officer Richard Forward, Commissioner Planning and Development Services Allan Parsons, Director, Planning, Building and Economic Development Sameer Akhtar, City Solicitor Bob Bjerke, Director, Policy Planning, Planning, Building and Economic Development Jeffrey Humble, Manager, Policy Planning Steve Ganesh, Manager, Planning Building and Economic Development David Vanderberg, Manager, Planning Building and Economic Development Cynthia Owusu-Gyimah, Manager, Planning Building and Economic Development Bindu Shah, Principal Planner/Supervisor, Planning, Building and Economic Development Carmen Caruso, Central Area Planner, Planning, Building and Economic Development

Alex Sepe, Development Planner, Planning, Building and Economic Development
Xinyue (Jenny) Li, Development Planner, Planning, Building and Economic Development
Peter Fay, City Clerk
Charlotte Gravlev, Deputy City Clerk
Richa Ajitkumar, Acting Legislative Coordinator

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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 adjourned at 9:54 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 Bowman, Councillor Medeiros, Councillor Fortini, Councillor Williams, Councillor Singh and Councillor Dhillon

Members absent during roll call: Councillor Palleschi (personal)

2. Approval of Agenda

The following motion was considered.

PDC184-2021

That the Agenda for the Planning and Development Committee Meeting of December 6, 2021, be approved as published and circulated.

Carried

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

Regional Councillor Fortini declared a conflict of interest with respect to Item 5.1 as he owns property on the subject street.

City Councillor Whillans declared a conflict of interest with respect to item 5.3 as the proposal is in close proximity to property owned by him.

4. Consent Motion

In keeping with Council Resolution C019-2021, the Meeting Chair reviewed the relevant agenda items during this section of the meeting and allowed Members to identify agenda items for debate and consideration, with the balance to be approved as part of the Consent Motion given the items are generally deemed to be routine and non-controversial.

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, 7.7, 7.8, 7.9, 8.1)

The following motion was considered:

PDC185-2021

That the following items to the Planning and Development Committee Meeting of December 6, 2021, be approved as part of Consent:

(7.5, 7.7, 7.8, 7.9, 8.1)

Yea (9): Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Vicente, Regional Councillor Santos, City Councillor Whillans, City Councillor Bowman, City Councillor Williams, Regional Councillor Dhillon and City Councillor Singh

Nay (0): nil

Absent (1): Regional Councillor Palleschi

Carried (9-0-1)

Carried

5. Statutory Public Meeting Reports

5.1 Staff report re: Application to Amend the Official Plan and Zoning By-Law, City of Brampton, 140 & 150 Howden Boulevard - File - OZS-2021-0031

Alex Sepe, Development Planner, Planning, Building and Economic Development, provided an overview of the subject matter.

Item 11.1 was brought forward at this time.

Regional Councillor Fortini declared a conflict with respect to the proposal as he owns a property in close proximity, and left the meeting during consideration of this item.

The following motion was considered:

PDC186-2021

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-Law, City of Brampton, 140 & 150 Howden Boulevard - Ward: 7 - File: OZS-2021-0031**, to the Planning and Development Committee Meeting of December 6, 2021, 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 and Zoning By-Law, City of Brampton, 140 & 150 Howden Boulevard - Ward 7 - File: OZS-2021-0031, to the Planning and Development Committee Meeting of December 6, 2021, be received:

1. Elizabeth Craven, Brampton Resident, dated November 15, 2021
2. Desiree Jones, Brampton Resident, dated November 17, 2021
3. Elizabeth Lance, Brampton Resident, dated November 17, 2021
4. Harry Oblak, Brampton Resident, dated November 22, 2021
5. Greg Coxon, Brampton Resident, dated December 3, 2021

Carried

5.2 Staff report re: Application to Amend the Official Plan and Zoning By-Law, City of Brampton, 80 Bramalea Road – File - OZS-2021-0043

Alex Sepe, Development Planner, Planning, Building and Economic Development, provided an overview of the subject matter.

Items 6.3 and 11.2 were brought forward at this time.

Lauren Capilongo, Malone Given Parsons presented an overview of the application that included information regarding the subject site, Crown-Jewel lands, site context, proposed concept and technical considerations.

Michele Drenters, Brampton Resident, addressed Committee and expressed her views, suggestions, concerns and questions with respect to the subject application.

The following motion was considered:

PDC187-2021

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-Law, City of Brampton, 80 Bramalea Road - Ward 7 - File: OZS-2021-0043**, to the Planning and Development Committee Meeting of December 6, 2021, 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 and Zoning By-Law, City of Brampton, 80 Bramalea Road - Ward 7 - File: OZS-2021-0043, to the Planning and Development Committee Meeting of December 6, 2021, be received;

1. Lauren Capilongo, Malone Given Parsons, dated December 2, 2021
2. Michele Drenters, Brampton Resident, dated December 6, 2021

4. That the following correspondence re: Application to Amend the Official Plan and Zoning By-Law, City of Brampton, 80 Bramalea Road - Ward 7 - File: OZS-2021-0043, to the Planning and Development Committee Meeting of December 6, 2021, be received;

1. James Ward, Brampton Resident, dated November 15, 2021
2. Allan Franklin, Brampton Resident, dated November 22, 2021
3. Teresa Ward, Brampton Resident, dated November 29, 2021
4. Cynthia Ward-Jasinski, Brampton Resident, dated November 29, 2021
5. Kenneth Lobo, Brampton Resident, dated December 1, 2021
6. Magda Wyrebek, Brampton Resident, dated December 3, 2021
7. Michele Drenters, Brampton Resident, dated December 6, 2021
8. Laur Dantsis, Brampton Resident, dated December 2, 2021

Carried

5.3 Staff report re: Application to amend the Official Plan and Zoning By¬law, Glen Schnarr and Associates Inc. – 2424203 Ontario Inc./ c/o Raman Khatra - File - OZS-2021-0042

City Councillor Whillans declared a conflict of interest with respect to item 5.3 as the proposal is in close proximity to property owned by him, and left the meeting during consideration of this item.

Xinyue (Jenny) Li, Development Planner, Planning, Building and Economic Development, provided an overview of the subject matter.

Items 6.2 and 11.3 were brought forward at this time.

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

1. Harmeet Singh Walia, Brampton Resident
2. Payal Mehta, Brampton Resident
3. Gyozo Olvedi, Brampton Resident - not present
4. Tony Fera, Brampton Resident

The following motion was considered:

PDC188-2021

1. That the staff report re: **Application to amend the Official Plan and Zoning By-law, Glen Schnarr and Associates Inc. – 2424203 Ontario Inc./ c/o Raman Khatra, 0 McLaughlin Road - Ward 6 - File: OZS-2021-0042, to the Planning and Development Committee Meeting of December 6, 2021**, 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 and Zoning By-law, Glen Schnarr and Associates Inc. – 2424203 Ontario Inc./ c/o Raman Khatra, 0 McLaughlin Road - Ward 6 - File: OZS-2021-0042, to the Planning and Development Committee Meeting of December 6, 2021, be received;

1. Harmeet Singh Walia, Brampton Resident, dated November 30, 2021

2. Payal Mehta, Brampton Resident, dated December 1, 2021

3. Tony Fera, Brampton Resident, dated December 2, 2021

4. That the following correspondence re: Application to amend the Official Plan and Zoning By-law, Glen Schnarr and Associates Inc. – 2424203 Ontario Inc./ c/o Raman Khatra, 0 McLaughlin Road - Ward 6 - File: OZS-2021-0042, to the Planning and Development Committee Meeting of December 6, 2021, be received;

1. Nora Salt, Brampton Resident, dated November 13, 2021

2. Helia Marques, Brampton Resident, dated November 19, 2021

3. Tyron Nimalakumar, dated November 22, 2021

4. Tony Fera, Brampton Resident, dated November 22, 2021

5. Harmeet Singh Walia, Brampton Resident, dated November 23, 2021

6. Payal Mehta and Monish Mehta, Brampton Residents, dated November 28, 2021

7. Kendra and Mario Aguilar, Brampton Residents, dated November 28, 2021

8. Gyozo Olvedi and Ramji Shrestha, Brampton Residents, dated November 28, 2021 and November 29, 2021

9. Navdeep Gandhi and Esha Gandhi, Brampton Residents, dated November 30, 2021

10. Umang Shah, Brampton Resident, dated November 30, 2021

11. Carolyn Modi, Brampton Resident, dated December 5, 2021

12. Arnel De Jesus, Brampton Resident, dated December 6, 2021

Carried

6. Public Delegations (5 minutes maximum)

6.1 Delegations re: Application to Amend the Zoning By-law, 2775990 Ontario Inc. – Blackthorn Development Corp, 34-2500 Williams Parkway - Ward 8 - File: OZS-2021-0014

Dealt with under Item 7.6 - Recommendation PDC193-2021

6.2 Delegations re: Application to amend the Official Plan and Zoning By¬law, Glen Schnarr and Associates Inc. – 2424203 Ontario Inc./ c/o Raman Khatra - File - OZS-2021-0042

Dealt with under Item 5.3 - Recommendation PDC188-2021

6.3 Delegations re: Application to Amend the Official Plan and Zoning By-Law, City of Brampton, 80 Bramalea Road – File - OZS-2021-0043

Dealt with under Item 5.2 - Recommendation PDC187-2021

6.4 Delegation re: Application to Amend the Official Plan and Zoning By-law, and Draft Plan of Subdivision, Glen Schnarr & Associates Inc. – TFP Maycing Developments Ltd., 11687 Chinguacousy Road - Ward 6 - File: OZS-2021-0007

Dealt with under Item 7.3 - Recommendation PDC190-2021

6.5 Delegation re: Application to amend the Official Plan and Zoning By-law, S. Kaur & N. Parhar – Gagnon Walker Domes Ltd., West side of Bramalea Road, north of Peter Robertson Boulevard - Ward 9 - File: C04E11.008

Dealt with under Item 7.4 - Recommendation PDC191-2021

7. Staff Presentations and Planning Reports

7.1 Staff presentation re: Updates to the Central Area Community Improvement Plan's Development Charges Incentive Program - (RM 72/2020)

Staff provided a presentation on updates to the Central Area Community Improvement Plan's Development Charges Incentive Program Implementation Guidelines.

Committee discussion on this matter included the following:

- Incentives offered with the program
- Transition Period
- Timeline for obtaining building permit

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

The following motion was considered:

PDC189-2021

1. That the staff report re: **Updates to the Central Area Community Improvement Plan's Development Charges Incentive Program**

Implementation Guidelines, to the Planning and Development Committee meeting of December 6, 2021, be received;

2. That staff be directed to update the Development Charges Incentive Program Implementation Guidelines, including Section 2.3 Eligibility Requirements and Appendix 5.4 Scoring Summary, as per the recommendations in the report; and,

3. That the staff presentation re: **Updates to the Central Area Community Improvement Plan's Development Charges Incentive Program**, to the Planning and Development Committee Meeting of December 6, 2021, be received.

Carried

7.2 Staff report re: Updates to the Central Area Community Improvement Plan's Development Charges Incentive Program - (RM 72/2020)

Dealt with under Item 7.1 - Recommendation PDC189-2021

7.3 Staff report re: Application to Amend the Official Plan and Zoning By-law, and Draft Plan of Subdivision, Glen Schnarr & Associates Inc. – TFP Maychingg Developments Ltd., 11687 Chinguacousy Road - Ward 6 - File: OZS-2021-0007

Item 6.4 was brought forward at this time.

Anjan Rakshit, Brampton Resident, provided a presentation to Committee entitled: " Submission by Mount Pleasant North Phase 9 Homeowners Group".

Staff provided information regarding Commercial Uses and noted that they will continue to work with the applicant on various details of design and landscaping.

The following motion was considered:

PDC190-2021

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law, and Draft Plan of Subdivision, Glen Schnarr & Associates Inc. – TFP Maychingg Developments Ltd., 11687 Chinguacousy Road - Ward 6 - File: OZS-2021-0007**, to the Planning and Development Committee Meeting of December 6, 2021, be received;

2. That the application to amend the Official Plan and Zoning By-law, and Proposed Draft Plan of Subdivision, submitted by Glen Schnarr & Associates Inc. on behalf of TFP Maychingg Developments Inc., Ward 6, Files OZS-2021-0007 & 21T-21003B, be approved on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, and confirms to

the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and is consistent with the goals and objectives of the City's Official Plan, and for reasons set out in the Recommendation Report;

3. That it is determined that no further notice be given in respect of the proposal and that no further public meeting be held;

4. That the amendment to the Official Plan, including the Mount Pleasant Secondary Plan, generally in accordance with the Official Plan amendment attached as Appendix 12 of the report, be adopted;

5. That the amendment to the Zoning By-law, generally in accordance with the amending zoning by-law attached as Appendix 13 to the report, be adopted; and,

6. That the delegation from Anjan Rakshit, Brampton Resident, dated December 2, 2021, re: Application to Amend the Official Plan and Zoning By-law, and Draft Plan of Subdivision, Glen Schnarr & Associates Inc. – TFP Maychin Developments Ltd., 11687 Chinguacousy Road - Ward 6 - File: OZS-2021-0007, to the Planning and Development Committee Meeting of December 6, 2021, be received.

Carried

7.4 Staff report re: Application to amend the Official Plan and Zoning By-law, S. Kaur & N. Parhar – Gagnon Walker Domes Ltd., West side of Bramalea Road, north of Peter Robertson Boulevard - Ward 9 - File: C04E11.008

Items 6.5 and 11.4 were brought forward.

Marc De Nardis, Planning Associate, Gagnon Walker Domes Ltd., presented details on the application that included information regarding the subject site, view looking northeast, street view and site photos, conceptual Site Plan (8 Townhouse units), landscape and restoration planting plan, timeline of the planning process.

Staff provided background information with respect to the recommendation report.

Councillor Dhillon introduced a motion and provided an overview of the motion.

Councillor Singh acknowledged the motion and requested that the motion be referred to the Council Meeting of December 8, 2021 for consideration.

The following motion was considered:

PDC191-2021

1. That the staff report re: **Application to amend the Official Plan and Zoning By-law, S. Kaur & N. Parhar – Gagnon Walker Domes Ltd., West side of Bramalea Road, north of Peter Robertson Boulevard - Ward 9 - File: C04E11.008**, to the Planning and Development Committee Meeting of December 06, 2021, be referred to the Council Meeting of December 8, 2021;

2. That the delegation from Marc De Nardis, Gagnon Walker Domes Ltd., re: Application to amend the Official Plan and Zoning By-law, S. Kaur & N. Parhar – Gagnon Walker Domes Ltd., West side of Bramalea Road, north of Peter Robertson Boulevard - Ward 9 - File: C04E11.008, to the Planning and Development Committee Meeting of December 6, 2021, be received;

3. That the correspondence from Jag Jhajj, Brampton Resident, re: Application to amend the Official Plan and Zoning By-law, S. Kaur & N. Parhar – Gagnon Walker Domes Ltd., West side of Bramalea Road, north of Peter Robertson Boulevard - Ward 9 - File: C04E11.008, to the Planning and Development Committee Meeting of December 6, 2021, be received; and,

4. That the following motion be referred to the Council Meeting of December 8, 2021 for consideration:

"Moved by Councillor Dhillon:

1. That the staff report re: **Application to amend the Official Plan and Zoning By-law, S. Kaur & N. Parhar – Gagnon Walker Domes Ltd., West side of Bramalea Road, north of Peter Robertson Boulevard - Ward 9 - File: C04E11.008**, to the Planning and Development Committee Meeting of December 6, 2021, be received;

2. THAT the Application to amend the Official Plan and Zoning By-law, S Kaur & N. Parhar – GAGNON WALKER DOMES LTD., File C04E11.008, be approved, on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan and the City's Official Plan for the reasons set out in the Planning Recommendation Report, dated November 12, 2021;

3. THAT the Official Plan be amended to re-designated a portion of the site from 'Open Space' to 'Residential' on

Schedule A; ‘Open Space System’ to ‘Communities’ on Schedule 1; delete a portion of the site from the ‘Woodland’ designation on Schedule D; and amend Schedule 2 in the Springdale Secondary Plan, to re-designate a portion of the site from ‘Natural Heritage System’ to ‘Medium Density Residential’ be adopted;

4. THAT the Zoning By-law be amended to rezone the site from ‘Agricultural’ to ‘Residential Townhouse A (Holding) Section 3599 R3A (R3A(H) – 3599)’ and ‘Open Space (OS)’;

5. WHEREAS Gagnon Walker Domes Ltd. on behalf of S. Kaur and N. Pahar has made an Application to amend the Official Plan and the Zoning By-law to permit a residential townhouse development consisting of eight (8) townhouse units located on 10196 Bramalea Road;

   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 the Planning and Development Committee (“Committee”) has had an opportunity to consider the Planning Recommendation Report, dated November 12, 2021;

   AND WHEREAS Committee has listened to the submissions of Mr. Marc De Nardis to the Committee;

   AND WHEREAS the Planning Act, through Section 36, allows the Council of a municipality to specify the use of lands with a holding symbol “H” until certain conditions are met in regards to the lands, and at such time in the future, the holding symbol is removed and the lands can avail of various new uses and regulations;

   AND WHEREAS Seven (7) aspects of the Application are either pending final approval for logistical reasons or pending completion of separate legal processes, a Holding Zone is therefore proposed for the Zoning By-law and will

remain in place until the following conditions are fulfilled to the satisfaction of the various departments at the City of Brampton:

(a) A Functional Servicing Report shall be approved to the satisfaction of the Commissioner of Public Works and Engineering;

(b) An Urban Design Brief shall be approved to the satisfaction of the Commissioner of Planning, Building and Economic Development;

(c) A Sustainability Score and Summary shall be approved to the satisfaction of the Commissioner of Planning, Building and Economic Development;

(d) A Restoration Planting Plan shall be approved to the satisfaction of the Commissioner of Engineering and Public Works;

(e) An Environmental Impact Study shall be approved to the satisfaction of the Engineering and Public Works;

(f) An Arborist Report shall be approved to the satisfaction of the Engineering and Public Works;

(g) Adequate arrangements be made to gratuitously convey to the City, to the satisfaction of the Commissioner of Planning, Building and Economic Development, the portion of the subject lands that is required to generally provide a 15 metre wide buffer to the existing woodlot;

AND WHEREAS approving a Holding Zone establishes the proposed land uses, but does not allow for the development to proceed until such time as the conditions associated with the proposal are fulfilled to the satisfaction of the various departments at the City of Brampton.

THEREFORE BE IT RESOLVED that:

1. Planning and Development Committee hereby recommends that Council adopt the Official Plan Amendment and implementing Zoning By-law Amendment attached hereto at its meeting of December 8, 2021."

Carried

7.5 ^Staff report re: Application to amend the Official Plan, Zoning By-law, and Proposed Draft Plan of Subdivision Glen Schnarr & Associates Inc. – Mattamy Homes (Brampton North) Ltd - Ward 6 - File: OZS-2021-0012

PDC192-2021

1. That the staff report re: **Application to amend the Official Plan, Zoning By-law, and Proposed Draft Plan of Subdivision Glen Schnarr & Associates Inc. – Mattamy Homes (Brampton North) Ltd - Ward 6 - File: OZS-2021-0012**, to the Planning and Development Committee Meeting of December 6, 2021, be received;

2. That the Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by Glen Schnarr & Associates on behalf of Mattamy Homes (Brampton North) Ltd., Ward: 6, File: OZS-2021-0012, 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 this Recommendation Report;

3. That the amendments to the Official Plan, attached as Appendix 11 to the report be adopted;

4. That the amendments to the Zoning By-law, generally in accordance with the attached Appendix 12 to the report be adopted; and,

5. That no further notice or public meeting be required for the attached Zoning By-law Amendment to Section 34(17).

7.6 Staff report re: Application to Amend the Zoning By-law, 2775990 Ontario Inc. – Blackthorn Development Corp, 34-2500 Williams Parkway - Ward 8 - File: OZS-2021-0014

Item 6.1 was brought forward at this time.

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

1. Rattan Nahal and Sukhpreet Nahal, Units 10 and 11, 2500 Williams Parkway

2. Gurpreet Singh Deo, Unit 27, 2500 Williams Parkway - not present

3. Milton Leite, Unit 38, 2500 Williams Parkway - not present

4. Simarjeet S Bajaj, Unit 38, 2500 Williams Parkway - not present

5. Manjit Singh Sahota, Unit 12, 2500 Williams Parkway

6. Frank Gerolin, Unit 36, 2500 Williams Parkway - not present

7. Bhupinder Rooprai, Unit 42, 2500 Williams Parkway - not present

8. Sandip Bassi, Unit 33, 2500 Williams Parkway

9. Brian Ganesh, Unit 32, 2500 Williams Parkway - technical issues

10. Gurtej Singh Matharu, Unit 20, 2500 Williams Parkway

11. Tony Mehta, Unit 13, 2500 Williams Parkway

12. Nirbhair Saini, Unit 31, 2500 Williams Parkway - not present

13. Lilla Ganesh, Unit 32, 2500 Williams Parkway - not present

14. Maurizio Rogato, Principal, Blackthorn Development Corp.

Committee discussion on this matter included:

- varying opinions in support of and opposition to the motion
- number of units in the plaza
- circulation of public notice
- environmental assessment
- issuance of licenses and designation of the site

In response to a question from Committee, staff confirmed that this would be the first privately owned pet crematorium in Brampton.

The motion was considered as follows:

PDC193-2021

1. That the staff report re: **Application to Amend the Zoning By-law, 2775990 Ontario Inc. – Blackthorn Development Corp, 34-2500 Williams Parkway - Ward 8 - File: OZS-2021-0014**, to the Planning and Development Committee Meeting of December 6, 2021, be received;

2. That the Zoning By-law Amendment application submitted by Blackthorn Development Corp, on behalf of 2775990 Ontario Inc., Ward: 8, Files: OZS-2021-0014 and Planning, Bld & Ec Dev 2021-1160, be approved, on the basis that it represents good planning, it is consistent with the Provincial Policy Statement, conforms to the Grown 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 November 12, 2021;

3. That the amendments to the Zoning By-law, generally in accordance with Appendix 7 to the report be adopted; and,

4. That the following delegations re: Application to Amend the Zoning By-law, 2775990 Ontario Inc. – Blackthorn Development Corp, 34-2500 Williams Parkway - Ward 8 - File: OZS-2021-0014, to the Planning and Development Committee Meeting of December 6, 2021, be received;

1. Rattan Nahal and Sukhpreet Nahal, Units 10 and 11, 2500 Williams Parkway, dated November 29, 2021
2. Manjit Singh Sahota, Unit 12, 2500 Williams Parkway, dated November 30, 2021
3. Sandip Bassi, Unit 33, 2500 Williams Parkway, dated December 1, 2021, including a petition of objection containing approximately 36 signatures
4. Brian Ganesh, Unit 32, 2500 Williams Parkway, dated December 1, 2021
5. Gurtej Singh Matharu, Unit 20, 2500 Williams Parkway, dated December 2, 2021
6. Maurizio Rogato, Principal, Blackthorn Development Corp., dated December 6, 2021

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

Yea (7): Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Vicente, Regional Councillor Santos, City Councillor Whillans, City Councillor Bowman and City Councillor Williams

Nay (2): Regional Councillor Dhillon and City Councillor Singh

Absent (1): Regional Councillor Palleschi

Carried (7-2-1)

Carried

7.7 ^Staff report re: City-Initiated Draft Official Plan Amendment to implement the new Airport Intermodal Secondary Plan Area 4

PDC194-2021

1. That the staff report re: **City-Initiated Draft Official Plan Amendment to implement the new Airport Intermodal Secondary Plan Area 4**, to the Planning and Development Committee meeting of December 6, 2021, be received;

2. That the proposed City-initiated Official Plan Amendment to implement the Airport Intermodal Secondary Plan Area 4 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 this Report;

3. That a by-law be passed to adopt the Official Plan Amendment attached to the report as Appendix D, and;

4. That it is hereby determined that in adopting the attached Official Plan Amendment, Council has had regard for all matters of Provincial Interest and the Provincial Policy Statements as set out in Section 2 and 3(5) respectively of the *Planning Act,* R.S.O. 1990, c.P.13, as amended.

Carried

7.8 ^Staff report re: Application to Amend the Zoning By-Law, Delta Engineering Services – Tripathi, Dherinder Kumar and Isha, 1061 & 1071 Queen Street West - Ward 4 - File: C03W05.015

PDC195-2021

1. That the staff report re: **Application to Amend the Zoning By-Law, Delta Engineering Services – Tripathi, Dherinder Kumar and Isha, 1061 & 1071 Queen Street West - Ward 4 - File: C03W05.015**, to the Planning and Development Committee of December 6, 2021, be received;

2. That the application to amend the Zoning By-law, submitted by Delta Engineering Services on behalf of Tripathi, Dherinder Kumar and Isha, 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

7.9 ^Staff report re: Application to Amend the Zoning By-Law, GWD Ltd., c/o Maple Lodge Farms Limited, 8175 Winston Churchill Boulevard - Ward 6 - File: C06W01.005

PDC196-2021

1. That the staff report re: **Application to Amend the Zoning By-Law, GWD Ltd., c/o Maple Lodge Farms Limited, 8175 Winston Churchill Boulevard - Ward 6 - File: C06W01.005**, to the Planning and Development Committee Meeting of December 6, 2021, be received;

2. That the Application to amend the Zoning By-law, submitted by GWD Ltd., c/o Maple Lodge farms Limited, Ward: 6, File: C06W01.005, be approved on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, and conforms to the 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 the by-law attached as Appendix 7 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

7.10 Staff report re: Interim Control By-Law 306-2003 – Northwest Brampton

Item 11.5 was brought forward at this item.

The following motion was considered:

PDC197-2021

1. That the staff report re: **Interim Control By-Law 306-2003 – Northwest Brampton**, to the Planning and Development Committee meeting of December 6, 2021, be received;

2. That the Interim Control By-Law 306-2003 amending by-law attached as Appendix 2 to the report, be adopted;

3. That the Clerk circulate Notice of the ICBL amendment in accordance with section 38(3) of the *Planning Act; and,*

4. That the following correspondence re: Interim Control By-Law 306-2003 – Northwest Brampton, to the Planning and Development Committee meeting of December 6, 2021, be received.

1. Jeff Wilker, Municipal and Planning Law Department Head Partner, Thomson Rogers Lawyers, dated December 6, 2021

2. Kelly G. Yerxa, Senior Legal Counsel, Halton Region, dated December 6, 2021

Carried

8. Committee Minutes

8.1 ^Minutes - Brampton Heritage Board - October 19, 2021

PDC198-2021

That the **Minutes of the Brampton Heritage Board – October 19, 2021**, to the Planning and Development Committee Meeting of December 6, 2021, be received.

Carried

8.2 Minutes - Brampton Heritage Board - November 16, 2021

Committee consideration of the matter included consensus that recommendation HB058-2021, of the subject minutes be deferred to the January 17, 2021 Planning and Development Committee Meeting.

PDC199-2021

1. That the **Minutes of the Brampton Heritage Board – November 16, 2021**, Recommendations HB056-2021 and HB057-2021, and HB059-2021 to HB061-2021, to the Planning and Development Committee Meeting of December 6, 2021, be approved as published and circulated; and

HB056-2021

That the agenda for the Brampton Heritage Board Meeting of

November 16, 2021, be approved as amended, to add the following item:

11.1. Verbal update by City Clerk's Office re: Resignation of Vipul Shah, Member

HB057-2021

1. That the presentation by Shahid Mahmood, Principal Advisor/Supervisor, and Shahinaz Eshesh, Policy Planner, Planning, Building and Economic Development, to the Brampton Heritage Board Meeting of November 16, 2021, re: I**ntegrated Downtown Plan** be received.

HB059-2021

1. That the report from Merissa Lompart, Assistant Heritage Planner, dated November 4, 2021, to the Brampton Heritage Board Meeting of November 16, 2021, re, Heritage Impact Assessment, 10244 Mississauga Road, Part of Lot 12, Concession 5 West of Center Road, Chinguacousy Township, Now City of Brampton, Regional Municipality of Peel be received; and

2. That the following recommendations as per the Heritage Impact Assessment by Parslow Heritage Consultancy Inc. be followed:

a. Given the historical/associative and contextual value of the residence at 10244 Mississauga Road, every effort should be made to conserve the house. The preferred mitigation option is the relocation of the structure to a prominent location within the proposed development (Section 8.1.3). The relocation should retain the heritage attributes of the structure (Section 6.3) while providing for the adaptive reuse of the structure in a way that will provide for its inclusion within the community. The exterior of the structure should be restored to its as built configuration, including front veranda, based on available evidence. The interior of the home has been extensively damaged and has been subject to alteration from its as built form. The interior of the home should be subject to adaptive reuse with internal finishes being complementary to the antiquity of the structure.

b. It is recommended that any intervention aim to:

i. Promote community engagement and enjoyment of the structure

ii. Where possible maintain the visual connection with Mississauga Road

iii. Retain the exterior configuration of the original portion of the structure including front veranda

iv. Ensure alterations and augmentations are sympathetic to and distinguishable from the original fabric of the structure

v. Reflect the as built setback of the structure

vi. Interior alterations should be complementary to the antiquity of the structure, but restoration to as built interior configuration and finishes are not recommended

c. It is also recommended that:

i. Designation under Part IV of the Ontario Heritage Act be considered. Based on Ontario Regulation 9/06, the Subject Property meets the criteria for heritage designation. The residence has historical/associative and contextual value, serving as a touchstone to the historical settlement and agricultural development of Chinguacousy Township

ii. A conservation and adaptive reuse plan be developed

3. That when further discussion on relocation occurs between the City of Brampton and the Developer, relocation options facing Mississauga Road be thoroughly explored and prioritized over options facing other arterial roads.

HB060-2021

1. That the **Resignation of Vipul Shah, Member**, to the Brampton Heritage Board Meeting of November 16, be accepted; and

2. That Mr. Shah be thanked for his years of volunteering and contributions to the Board.

HB061-2021

That Brampton Heritage Board do now adjourn to meet again on December 14, 2021 at 7:00 pm.

2. That recommendation HB058-2021 be **deferred** to the Planning and Development Committee meeting on January 17, 2022 for further consideration.

HB058-2021

1. That the report from Merissa Lompart, Assistant Heritage Planner,

dated November 4, 2021, to the Brampton Heritage Board Meeting of November 16, 2021, re: Heritage Impact Assessment, 8940 Creditview Road, Part of Lot 5, Concession 4 West of Center Road, Chinguacousy Township, Now City of Brampton, Regional Municipality of Peel dated November 2, 2021 be received; and

2. That the following recommendations as per the Heritage Impact Assessment by Parslow Heritage Consultancy Inc. be followed:

    a. While in situ retention is always preferable it is not always the most viable or practical option to ensure the retention of heritage resources. To facilitate the retention and preservation of the Edwin Trimble House while allowing for the continued development of the area it is recommended that Edwin Trimble House be relocated to proposed lot 59 or 60 of the proposed development plan (Appendix B). Relocation of the house should include:

    i. Continued visibility from Creditview Road and George Brown Drive; development should not be permitted that would obstruct the view of Edwin Trimble House. 5

    ii. Any alterations to the Edwin Trimble House should be limited to the rear of the structure.

    iii. Setbacks should be maintained that preserve the aesthetic of the residence.

    iv. New construction adjacent to the Edwin Trimble House should not exceed the current elevation of the extant structure.

    v. The establishment of a heritage easement should be discussed with the City of Brampton to ensure the ongoing retention of Edwin Trimble House. vi. Designation under Part IV of the Ontario Heritage Act should be considered. vii. Edwin Trimble house shall be subject to structural assessment by a qualified structural engineer familiar with heritage structures

    viii. Prior to undertaking any action, a conservation and adaptive reuse plan should be developed. b. In addition to the retention of Edwin Trimble House, development of the Subject Property should attempt to retain the mature pine

trees that delineate the northeast limit of the property. These trees contribute to the Creditview Road Corridor CHL. If possible, Edwin Trimble House and the pine trees should be maintained together on a single lot."

Carried

9. Other Business/New Business

10. Referred/Deferred Matters

10.1 Discussion Item at the Request of City Councillor Singh, re: Development Charges Act

Councillor Singh advised that he prepared a motion to present for discussion. After discussion with staff the motion is not required.

Committee discussion on this matter included the following:

- Current and future Development Charges
- Transportation Master Plan
- Additional lanes for cars
- Timeline for Transportation Master Plan
- Development Charges By-law

No direction was provided to staff.

11. Correspondence

11.1 Correspondence re: Application to Amend the Official Plan and Zoning By-Law, City of Brampton, 140 & 150 Howden Boulevard - File - OZS-2021-0031

Dealt with under Item 5.1 - Recommendation PDC186-2021

11.2 Correspondence re: Application to Amend the Official Plan and Zoning By-Law, City of Brampton, 80 Bramalea Road – File - OZS-2021-0043

Dealt with under Item 5.2 - Recommendation PDC187-2021

11.3 Correspondence re: Application to amend the Official Plan and Zoning By¬law, Glen Schnarr and Associates Inc. – 2424203 Ontario Inc./ c/o Raman Khatra - File - OZS-2021-0042

Dealt with under Item 5.3 - Recommendation PDC188-2021

11.4 Correspondence re: Application to amend the Official Plan and Zoning By-law, S. Kaur & N. Parhar – Gagnon Walker Domes Ltd., West side of Bramalea Road, north of Peter Robertson Boulevard - Ward 9 - File: C04E11.008

Dealt with under Item 7.4 - Recommendation PDC191-2021

11.5 Correspondence re: Interim Control By-Law 306-2003 – Northwest Brampton

Dealt with item 7.10 - Recommendation PDC197-2021

12. Councillor Question Period

Staff responded to a question from Councillor Fortini regarding whether there was a pause on the road widening from four to six lanes.

13. Public Question Period

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:

PDC200-2021

That the Planning and Development Committee do now adjourn to meet again on Monday, January 17, 2022, at 7:00 p.m., or at the call of the Chair.

Carried

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Regional Councillor M. Medeiros, Chair

Minutes

Planning and Development Committee

The Corporation of the City of Brampton

Monday, January 18, 2021

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:	Richard Forward, Commissioner Planning and Development Services Allan Parsons, Director, Planning, Building and Economic Development Bob Bjerke, Director, Policy Planning, 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 Himanshu Katyal, Development Planner, Planning, Building and Economic Development Yinzhou Xiao, Development Planner, Planning, Building and Economic Development Mark Michniak, Development Planner, Planning, Building and Economic Development Stephen Dykstra, Development Planner, Planning, Building and Economic Development Anthony-George D'Andrea, Legal Counsel, Legislative Services Peter Fay, City Clerk

Charlotte Gravlev, Deputy City Clerk
Shauna Danton, Legislative Coordinator, City Clerk's Office

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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 7:02 p.m. and adjourned at 9:07 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 Williams

Members absent during roll call: Councillor Dhillon, Councillor Singh

Councillor Dhillon joined the meting at 7:06 p.m. - technical issues

Councillor Singh joined the meeting at 7:10 p.m. - technical issues

2. Approval of Agenda

The following motion was considered:

PDC001-2021

That the Agenda for the Planning and Development Committee Meeting of January 18, 2021, be approved as published and circulated.

Carried

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

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 this time.

5. Statutory Public Meeting Reports

5.1 Staff report re: City-initiated Amendment to the Zoning By-law to Eliminate Minimum Parking Requirements in the Downtown, Central Area, and Hurontario-Main Corridor

Michelle Gervais, Policy Planner, Planning, Building and Economic Development presented details of the amendment that included proposed boundaries, the process to date, background information, details of the City-wide parking strategy, Council direction, proposed zoning by-law amendments, objective, next steps and staff contact information.

Sylvia Roberts, Brampton resident, expressed concerns, suggestions and questions with respect to the subject amendment.

Committee consideration of the matter included questions of clarification regarding the affected lands and enquiries regarding expanding the proposed boundaries.

In response to questions from Committee, staff noted that a boundary expansion would require a public meeting, and it will be taken into consideration when reviewing the matter and preparing a recommendation report.

The following motion was considered:

PDC002-2021

1. That the staff report re: City-initiated Amendment to the Zoning By-law to Eliminate Minimum Parking Requirements in the Downtown, Central Area, and Hurontario-Main Corridor, to the Planning and Development Committee Meeting of January 18, 2021, be received; and

2. That Planning 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 delegation from Sylvia Roberts, Brampton resident, re: City-initiated Amendment to the Zoning By-law to Eliminate Minimum Parking Requirements in the Downtown, Central Area, and Hurontario-Main Corridor, to the Planning and Development Committee Meeting of January 18, 2021, be received.

Carried

5.2 Staff report re: City-Initiated Amendments to the Official Plan (Second Unit Policies) and Zoning By-law (Above Grade Side Entrances Provision)

Michelle Gervais, Policy Planner, Planning, Building and Economic Development, presented details on the proposed amendments that included the process to date, Council resolution, second unit policies within the Official Plan, highlights of the proposed Official Plan amendment, above grade side entrance policies within the Zoning By-law, highlights of the proposed Zoning By-law amendments, next steps and staff contact information.

Jotvinder Sodhi, Homeowners Welfare Association and Concerned Residents of Brampton, expressed concerns, suggestions and questions with respect to the subject amendments.

Staff responded to questions of clarification from Committee with respect to above grade side door entrances.

The following motion was considered:

PDC003-2021

1. That the staff report re: **City-Initiated Amendments to the Official Plan (Second Unit Policies) and Zoning By-law (Above Grade Side Entrances Provision),** to the Planning and Development Committee Meeting of January 18, 2021, be received; and

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 delegation from Jotvinder Sodhi, Homeowners Welfare Association and Concerned Residents of Brampton, re: **City-Initiated Amendments to the Official Plan (Second Unit Policies) and Zoning By-law (Above Grade Side Entrances Provision),** to the Planning and Development Committee Meeting of January 18, 2021, be received.

Carried

5.3 Staff report re: Application to Amend the Zoning By-law (to permit 29 additional units, relocate the supermarket, update setback requirements, and remove the Holding provision) - 2652367 Ontario Inc. - KLM Planning Partners Inc. - File OZS-2020-0019

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.

Billy Tung, KLM Planning Partners Inc., highlighted the details of the revised site plan.

The following motion was considered:

PDC004-2021

1. That the staff report re: **Application to Amend the Zoning By-law (to permit 29 additional units, relocate the supermarket, update setback requirements, and remove the Holding provision) - 2652367 Ontario Inc. - KLM Planning Partners Inc. - File OZS-2020-0019**, to the Planning and Development Services Committee Meeting of January 18, 2021, 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 Billy Tung, KLM Planning Partners Inc., re: **Application to Amend the Zoning By-law (to permit 29 additional units, relocate the supermarket, update setback requirements, and remove the Holding provision) - 2652367 Ontario Inc. - KLM Planning Partners Inc. - File OZS-2020-0019** to the Planning and Development Committee Meeting of January 18, 2021, be received; and,

4. That the correspondence from Tushar Sood, Brampton resident, dated January 8, 2021, re: **Application to Amend the Zoning By-law (to permit 29 additional units, relocate the supermarket, update setback requirements, and remove the Holding provision) - 2652367 Ontario Inc. - KLM Planning Partners Inc. - File OZS-2020-0019** to the Planning and Development Committee Meeting of January 18, 2021, be received.

Carried

5.4 Staff report re: Application to Amend the Official Plan and Zoning By-law (to permit 24 stacked back-to-back townhouse and three (3) traditional townhouse units) - Sunfield Investments (Church) Inc. - Weston Consulting - File OZS-2020-0026

Yin Xiao, 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.

Jessica Demaren, Weston Consulting, presented details on the supporting materials and technical studies, site context, site plan, parking, landscape plan, elevations, and contact information.

The following motion was considered:

PDC005-2021

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law (to permit 24 stacked back-to-back townhouse and three (3) traditional townhouse units) - Sunfield Investments (Church) Inc. - Weston Consulting - File OZS-2020-0026**, to the Planning and Development Committee Meeting of January 18, 2021, be received;

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

3. That the delegation from Jessica Damaren, Weston Consulting, re: **Application to Amend the Official Plan and Zoning By-law (to permit 24 stacked back-to-back townhouse and three (3) traditional townhouse units) - Sunfield Investments (Church) Inc. - Weston Consulting - File OZS-2020-0026**, to the Planning and Development Committee Meeting of January 18, 2021, be received; and,

4. That the following correspondence re: **Application to Amend the Official Plan and Zoning By-law (to permit 24 stacked back-to-back townhouse and three (3) traditional townhouse units) - Sunfield Investments (Church) Inc. - Weston Consulting - File OZS-2020-0026**, to the Planning and Development Committee Meeting of January 18, 2021, be received:

1. Linda and Michael Joll, Brampton residents, dated January 7, 2021

2. Mr. and Mrs. Snyder, Brampton residents, dated January 18, 2021

Carried

5.5 Staff report re: Application to Amend the Zoning By-law (to permit a 21-storey residential building with 290 units on Block 2 lands) - KLM Planning Partners Inc. - i2 Developments (Brampton) Inc. - File OZS-2020-0028

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.

Ryan Mino-Leahan, KLM Planning Partners Inc., noted details of the site plan, layout and renderings.

Committee requested that staff and the applicant engage with Sheridan College and RioCan with respect to potential collaboration with their district energy programs.

The following motion was considered:

PDC006-2021

1. That the staff report re: **Application to Amend the Zoning By-law (to permit a 21-storey residential building with 290 units on Block 2 lands) - KLM Planning Partners Inc. - i2 Developments (Brampton) Inc. - File OZS-2020-0028**, to the Planning and Development Committee Meeting of January 18, 2021, 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 Ryan Mino-Leahan, KLM Planning Partners Inc., re: **Application to Amend the Zoning By-law (to permit a 21-storey residential building with 290 units on Block 2 lands) - KLM Planning Partners Inc. - i2 Developments (Brampton) Inc. - File OZS-2020-0028**, to the Planning and Development Committee Meeting of January 18, 2021, be received; and,

4. That the following correspondence re: **Application to Amend the Zoning By-law (to permit a 21-storey residential building with 290 units on Block 2 lands) - KLM Planning Partners Inc. - i2 Developments (Brampton) Inc. - File OZS-2020-0028**, to the Planning and Development Committee Meeting of January 18, 2021, be received:

1. Johanna Shapira, Wood Bull LLP, dated January 12, 2021

2. Dan Sukara, Brampton resident, dated January 10, 2021

3. Lorraine O'Sullivan, Brampton resident, dated December 19, 2020.

Carried

5.6 Staff report re: Application to Amend the Zoning By-Law (to permit development of two high-rise mixed-use towers with a connecting podium) - TACC Holborn Corp. – Malone Given Parsons Ltd. - File OZS-2020-0032

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.

Lauren Capilongo, Malone Given Parsons Ltd., noted that the proposed development is a logical location for intensification.

Sylvia Roberts, Brampton resident, expressed concerns, suggestions and questions with respect to the subject amendment.

Staff responded to questions of clarification with respect to the type of proposed housing and inclusion of affordable units.

The following motion was considered:

PDC007-2021

1. That the staff report re: Application to Amend the Zoning By-Law (to permit development of two high-rise mixed-use towers with a connecting podium) - TACC Holborn Corp. – Malone Given Parsons Ltd. - File OZS-2020-0032 to the Planning and Development Committee Meeting of January 18, 2021, 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 correspondence from Tushar Sood, Brampton resident, dated January 8, 2021, re: Application to Amend the Zoning By-Law (to permit development of two high-rise mixed-use towers with a connecting podium) - TACC Holborn Corp. – Malone Given Parsons Ltd. - File OZS-2020-0032 to the

Planning and Development Committee Meeting of January 18, 2021, be received; and,

4. That the following delegations re: Application to Amend the Zoning By-Law (to permit development of two high-rise mixed-use towers with a connecting podium) - TACC Holborn Corp. – Malone Given Parsons Ltd. - File OZS-2020-0032 to the Planning and Development Committee Meeting of January 18, 2021, be received:

1. Lauren Capilongo, Malone Given Parsons Ltd.

2. Sylvia Roberts, Brampton resident

Carried

6. Public Delegations (5 minutes maximum)

6.1 Possible delegations re: Site Specific Amendment to the Sign By-Law 399-2002, as amended - Peel Standard Condominium Corporation 1044 - 7956 Torbram Road – Ward 7

P. Fay, City Clerk, confirmed that no pre-registered delegations or correspondence was received for this item.

See Item 7.1

6.2 Delegation re: Application to Amend the Zoning By-law (to permit 29 additional units, relocate the supermarket, update setback requirements, and remove the holding provision) - 2652367 Ontario Inc. - KLM Planning Partners Inc. - File OZS-2020-0019

Dealt with under Item 5.3 - Recommendation PDC004-2021

6.3 Delegation from Colin Chung, Glen Schnarr & Associates Inc., re: Seeking Exemption from Section 22(2.1) of the Planning Act - Glen Schnarr & Associates Inc. - Medallion Developments Inc. - File PRE17.123

Colin Chung, Glen Schnarr and Associates Inc., provided and overview of the history of the file, noted the *Planning Act* requirements with respect to the application and expressed support for the staff recommendations.

Item 7.5 was brought forward at this time.

A motion was introduced to amend the second clause of the recommendations to read as follows:

"That Council exempt application Glen Schnarr & Associates Inc. - Medallion Developments Inc., PRE17.123 from Section 22(2.1.1) of the Planning Act, as it does not undermine or frustrate the intent of the recently approved Bramalea Mobility Hub Secondary Plan (SPA9)."

The following motion was considered:

PDC008-2021

1. That the report staff report re: Seeking Exemption from Section 22(2.1) of the Planning Act - Glen Schnarr & Associates Inc. - Medallion Developments Inc. - File PRE17.123, to the Planning and Development Committee Meeting of January 18, 2021, be received;

2. That Council exempt application Glen Schnarr & Associates Inc. - Medallion Developments Inc., PRE17.123 from Section 22(2.1.1) of the Planning Act, as it does not undermine or frustrate the intent of the recently approved Bramalea Mobility Hub Secondary Plan (SPA9); and,

3. That the delegation from Colin Chung, Glen Schnarr and Associates Inc., re: Seeking Exemption from Section 22(2.1) of the Planning Act - Glen Schnarr & Associates Inc. - Medallion Developments Inc. - File PRE17.123, to the Planning and Development Committee Meeting of January 18, 2021, be received.

Carried

6.4 Delegations re: Application to Amend the Zoning By-law (to permit a 21-storey residential building with 290 units on Block 2 lands) - KLM Planning Partners Inc. - i2 Developments (Brampton) Inc. - File OZS-2020-0028

Dealt with under Item 5.5 - Recommendation PDC006-2021

6.5 Delegations re: Application to Amend the Official Plan and Zoning By-law (to permit 24 stacked back-to-back townhouse and three (3) traditional townhouse units) - Sunfield Investments (Church) Inc. - Weston Consulting - File OZS-2020-0026

Dealt with under Item 5.4 - Recommendation PDC005-2021

6.6 Delegation re: City-Initiated Amendments to the Official Plan (Second Unit Policies) and Zoning By-law (Above Grade Side Entrances Provision):

Dealt with under Item 5.2 - Recommendation PDC003-2021

6.7 Delegation re: City-initiated Amendment to the Zoning By-law to Eliminate Minimum Parking Requirements in the Downtown, Central Area, and Hurontario-Main Corridor:

Dealt with under Item 5.1 - Recommendation PDC002-2021

6.8 Delegation re: Application to Amend the Zoning By-Law (to permit development of two high-rise mixed-use towers with a connecting podium) - TACC Holborn Corp. – Malone Given Parsons Ltd. - File OZS-2020-0032

Dealt with under Item 5.6 - Recommendation PDC005-2021

7. Staff Presentations and Planning Reports

7.1 Staff report re: Site Specific Amendment to the Sign By-Law 399-2002, as amended - Peel Standard Condominium Corporation 1044 - 7956 Torbram Road – Ward 7

Staff expressed support for the subject amendment.

The following motion was considered:

PDC009-2021

1. That the staff report re: **Site Specific Amendment to the Sign By-Law 399-2002, as amended - Peel Standard Condominium Corporation 1044 - 7956 Torbram Road – Ward 7** to the Planning and Development Committee Meeting of January 18, 2021, 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: Application to Amend the Official Plan and Zoning By-law, and Proposed Draft Plan of Subdivision - 2639509 Ontario Ltd. - Candevcon Ltd. - File C03W14.008

The following motion was considered:

PDC010-2021

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law, and Proposed Draft Plan of Subdivision - 2639509 Ontario Ltd. - Candevcon Ltd. - File C03W14.008**, to the Planning and Development Committee Meeting of January 18, 2021, be received;

2. That the Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by Candevcon Limited on behalf of 2639509 Ontario Ltd., Ward: 6, Files: C03W14.008 and 2021-028, be approved, on the basis that it represents good planning, it is consistent with the Provincial Policy Statement, conforms to the Grown Plan for the Greater Golden Horseshoe, The Region of Peel Official Plan and the City's Official Plan for the reasons set out in the Planning Recommendation Report, dated December 16, 2020;

3. That the amendments to the Fletchers Meadow Secondary Plan (Area 44), generally in accordance with Appendix 7 to the report be adopted; and,

4. That the amendments to the Zoning By-law, generally in accordance with Appendix 8 to the report be adopted.

Carried

7.3 Staff report re: Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision - Candevcon Ltd. - 2185715 Ontario Inc. - File C08E17.012

The following motion was considered:

PDC011-2021

1. That the staff report re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision - Candevcon Ltd. - 2185715 Ontario Inc. - File C08E17.012** to the Planning and Development Committee Meeting of January 18, 2021, be received;

2. That the Zoning By-law Amendment application and proposed Draft Plan of Subdivision submitted by Candevcon Limited on behalf of 2185715 Ontario Inc., Files: C08E17.012 & 21T-19009B, as revised, be approved, on the basis that they represent good planning, including that they are consistent with the Provincial Policy Statement, conform to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, the City of Brampton'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 Appendix 14 attached to 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.

Carried

7.4 Staff report re: Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision - Matthews Planning and Management Ltd. - Ouray Developments - File C10E05.019

The following motion was considered:

PDC012-2021

1. That the staff report re: **Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision - Matthews Planning and Management Ltd. - Ouray Developments - File C10E05.019** to the Planning and Development Committee Meeting of January 18, 2021 be received;

2. That the application to amend the Official Plan and Zoning By-law, and Proposed Draft Plan of Subdivision, submitted by J.H. Stevens, Planning & Development Consultants submitted on behalf of Ouray Developments Incorporated, Ward: 8, Files C10E05.019 and 21T-14001B, 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 Bram East Secondary Plan, generally in accordance with the by-law attached as Appendix 10 of the report be adopted;

4. That the amendments to the Zoning By-law, generally in accordance with the by-law attached as Appendix 11 of the report be adopted; and,

5. 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

7.5 Staff report re: Seeking Exemption from Section 22(2.1) of the Planning Act - Glen Schnarr & Associates Inc. - Medallion Developments Inc. - File PRE17.123

Dealt with under Item 6.3 - Recommendation PDC008-2021

7.6 Staff report re: Bill 108 – Amendments to the Planning Act requiring municipalities to authorize the use of Additional Residential Units in detached, semi-detached and townhouse dwellings

In response to questions of clarification from Committee, staff noted the intent of the recommendations is to ensure the public is engaged in the process and the implications on service levels in existing neighborhoods is fully understood.

The following motion was considered:

PDC013-2021

1. That the staff report re: **Bill 108 – Amendments to the Planning Act requiring municipalities to authorize the use of Additional Residential Units in detached, semi-detached and townhouse dwellings** to the Planning and Development Committee meeting of January 18, 2021, be received; and,

2. That staff be directed to hold a Statutory Public Meeting to present the proposed amendments to the Official Plan and Zoning By-law, implementing Bill 108 requirements.

Carried

7.7 Staff report re: Peer Review Consultant for Market Analysis, Inclusionary Zoning Assessment

The following motion was considered:

PDC014-2021

1. That the staff report re: **Peer Review Consultant for Market Analysis, Inclusionary Zoning Assessment**, to the Planning and Development Committee Meeting of January 18, 2021, be received; and

2. That the proposed selection of urbanMetrics Inc. to provide a written opinion of the market analysis component of the assessment report to be prepared by N. Barry Lyon Consultants Ltd., in accordance with the Planning Act and Ontario Regulation 232/18, be endorsed.

Carried

8. Committee Minutes

8.1 ^Minutes - Cycling Advisory Committee - December 15, 2020

PDC015-2021

That the Cycling Advisory Committee Minutes of December 15, 2020, Recommendations CYC017-2020 to CYC020-2020, to the Planning and Development Committee Meeting of January 18, 2021, be received.

The recommendations were approved as follows:

CYC017-2020
That the agenda for the Cycling Advisory Committee Meeting of December 15, 2020, be approved, as published and circulated.

CYC018-2020
1. That the delegation from Stephen Laidlaw, Co-chair, to the Cycling Advisory Committee Meeting of December 15, 2020, re: City of Brampton Snow Clearing Policy To Encourage Winter Cycling, be received; and
2. That staff be requested to report back to a future Cycling Advisory Committee meeting with information regarding current winter maintenance practices for municipal bike parking facilities.

CYC019-2020
1. That the presentation from Nelson Cadete, Project Manager, Active Transportation, Transportation Planning, Planning and Development, to the Cycling Advisory Committee Meeting of December 15, 2020, re: Implementation of the Active Transportation Master Plan – Annual Report 2020/2021, be received;
2. That a copy of the subject presentation be forwarded to the Region of Peel for information; and
3. That Dayle Laing, Committee Member, delegate the Region of Peel on behalf of the Cycling Advisory Committee on the need to increase focus on Active Transportation mode share, in view of the environment and achieving Sustainable Transportation Strategy goals.

CYC020-2020

That the Cycling Advisory Committee do now adjourn to meet again for a Regular Meeting on February 16, 2021 at 5:00 p.m. or at the call of the Chair.

Carried

9. Other Business/New Business

Nil

10. Referred/Deferred Matters

Nil

11. Correspondence

11.1 Correspondence re: Application to Amend the Official Plan and Zoning By-law (to permit 24 stacked back-to-back and 3 townhouse units) Sunfield Investments (Church) Inc. - Weston Consulting - File OZS-2020-0026

Dealt with under Item 5.4 - Recommendation PDC005-2021

11.2 Correspondence re: Application to Amend the Zoning By-law (to permit 29 additional units, relocate the supermarket, update setback requirements, and remove the Holding provision) - 2652367 Ontario Inc. - KLM Planning Partners Inc. - File OZS-2020-0019

Dealt with under Item 5.3 - Recommendation PDC004-2021

11.3 Correspondence re: Application to Amend the Zoning By-Law (to permit development of two high-rise mixed-use towers with a connecting podium) - TACC Holborn Corp. – Malone Given Parsons Ltd. - File OZS-2020-0032

Dealt with under Item 5.6 - Recommendation PDC007-2021

11.4 Correspondence re: Application to Amend the Zoning By-law (to permit a 21-storey residential building with 290 units on Block 2 lands) - KLM Planning Partners Inc. - i2 Developments (Brampton) Inc. - File OZS-2020-0028

Dealt with under Item 5.5 - Recommendation PDC006-2021

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:

PDC016-2021

That the Planning and Development Committee do now adjourn to meet again on Monday, February 1, 2021, 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, February 1, 2021

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:	David Barrick, Chief Administrative Officer Richard Forward, Commissioner Planning and Development Services Allan Parsons, Director, Planning, Building and Economic Development Bob Bjerke, Director, Policy Planning, Planning, Building and Economic Development Henrik Zbogar, Senior Manager, Transportation Planning, Planning, Building and Economic Development Steve Ganesh, Manager, Planning Building and Economic Development Cynthia Owusu-Gyimah, Manager, Planning, Building and Economic Development Himanshu Katyal, Development Planner, Planning, Building and Economic Development Anthony-George D'Andrea, Legal Counsel, Legislative Services Peter Fay, City Clerk Charlotte Gravlev, Deputy City Clerk Shauna Danton, Legislative Coordinator, City Clerk's Office

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 adjourned at 7:57 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 Williams, Councillor Singh

Members absent during roll call: Councillor Dhillon – illness

2. Approval of Agenda

PDC017-2021

That the Agenda for the Planning and Development Committee Meeting of February 1, 2021, be approved as amended as follows:

To add:

11.2 - Correspondence from Aretha Adams, Deputy Regional Clerk, Region of Peel, dated, January 15, 2021, re: **Region of Peel Planning and Growth Management Committee - Appointment of Representatives**

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 this time.

(7.3)

(Item 8.1 was added into 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 four single detached dwellings) - Castlebridge Development Group Ltd. - 2640267 Ontario Inc. - File OZS-2020-0022

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.

Item 6.1 was brought forward at this time. P. Fay, City Clerk, noted that Vipul Thakkar, Brampton resident, was not present at the meeting.

Item 11.1 was brought forward at this time.

The following motion was considered:

PDC018-2021

1. That the staff report re: **Application to the Amend the Official Plan, Zoning By-law, and Proposed Draft Plan of Subdivision – Castlebridge Development Group Ltd. – 2640267 Ontario Inc. – File OZS-2020-0022**, to the Planning and Development Committee Meeting of February 1, 2021, 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 Jack Sekhon, Brampton resident, dated January 7, 2021, re: **Application to the Amend the Official Plan, Zoning By-law, and Proposed Draft Plan of Subdivision – Castlebridge Development**

Group Ltd. – 2640267 Ontario Inc. – File OZS-2020-0022, to the Planning and Development Committee Meeting of February 1, 2021, be received.

Carried

6. Public Delegations (5 minutes maximum)

6.1 Delegations re: Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision (to permit the development of four single detached dwellings) - Castlebridge Development Group Ltd. - 2640267 Ontario Inc. - File OZS-2020-0022

See Item 5.1

6.2 Delegations re: Transportation Master Plan Review - Objectives and Principles

Items 7.1 and 7.2 were brought forward at this time.

Henrik Zbogar, Senior Manager, Transportation Planning, Planning, Building and Economic Development, presented an overview of the Transportation Master Plan (TMP) Review that included the following:

- Background
- TMP 2015 achievements and emerging considerations
- Drivers for change
- Integration with Vision 2040
- Complete streets objectives and principles
- TMP Review objectives and principles
- Next steps
- Beyond mobility: rethinking outcomes

Gideon Forman, Climate Change and Transportation Policy Analyst, The David Suzuki Foundation, noted his comments and opinions on the subject review, and provided suggestions with respect to prioritizing active and non-automobile modes of transportation.

Committee consideration of the matter included the following:

- collaboration with the community

- education and public messaging
- integration with existing and future development policies
    - transportation staff providing input into polices and strategies
- advocating for changes to Development Charge legislation to include provisions for active transportation
- integrated approach with the Region
- staff are investigating alternate, sustainable options for road re-surfacing
- goods movement
- suggestion to amend "Peel Region" in clause 3 of the recommendations to "Peel Regional Council"

The following motion was considered:

PDC019-2021

1. That the staff report re: **Transportation Master Plan Review – Objectives and Principles**, to the Planning and Development Committee Meeting of February 1, 2021, be received;

2. That Council endorse the guiding principles outlined in this report to inform the Transportation Master Plan Review and Update;

3. That the Clerk be directed to send the report to Peel Regional Council and adjacent municipalities;

4. That the staff presentation re: Transportation Master Plan Review – Objectives and Principles, to the Planning and Development Committee Meeting of February 1, 2021, be received; and,

5. That the delegation from Gideon Forman, Climate Change and Transportation Policy Analyst, The David Suzuki Foundation, re: Transportation Master Plan Review – Objectives and Principles, to the Planning and Development Committee Meeting of February 1, 2021, be received.

Carried

7. Staff Presentations and Planning Reports

7.1 Staff presentation re: Transportation Master Plan Review – Objectives and Principles

Dealt with under Item 6.2 - Recommendation PDC019-2021

7.2 Staff report re: Transportation Master Plan Review – Objectives and Principles

Dealt with under Item 6.2 - Recommendation PDC019-2021

7.3 ^Staff report re: Bram East (Area 41) and Goreway Drive Corridor (Area 39) Secondary Plans Review

PDC020-2021

1. That the staff report re: **Bram East (Area 41) and Goreway Drive Corridor (Area 39) Secondary Plans Review** to the Planning and Development Committee Meeting of February 1, 2021, be received;

2. That staff be authorized to hold a statutory public meeting to present the City's draft updated "Bram East Secondary Plan" in the form of an Official Plan Amendment, and to report back to Council with the results of public consultation and a final recommendation.

Carried

8. Committee Minutes

8.1 ^Minutes - Brampton Heritage Board - January 19, 2021

PDC021-2021

That the **Minutes of the Brampton Heritage Board Meeting of January 19, 2021**, to the Planning and Development Committee Meeting of February 1, 2021, Recommendations HB001-2021 to HB007-2021, be approved as published and circulated.

The recommendations were approved as follows:

HB001-2021

That the agenda for the Brampton Heritage Board Meeting of January 19, 2021 be approved as published and circulated.

HB002-2021

That the delegation from Cassandra Jasinski, former Heritage Planner, re: **Farewell Message**, to the Brampton Heritage Board Meeting of January 19, 2021, be received.

HB003-2021

1. That the discussion at the request of Kathryn Fowlston, Board Member, re: **Credit Valley Trail,** to the Brampton Heritage Board Meeting of January 21, 2021, be received; and,

2. That Kathryn Fowlston be named the Board's representative on the Brampton Chapter of the Credit Valley Trails project and report to the Board as required.

HB004-2021

1. That the report titled: **Recommendation Report: Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 49 Chapel Street,** to the Brampton Heritage Board Meeting of January 19, 2021, be received;

2. That the designation of the property at 49 Chapel Street 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 49 Chapel Street 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.

HB005-2021

1. That the report titled: **Approval of Heritage Incentive Grant – 87 Elizabeth Street South – Ward 3 (File HE.x 87 Elizabeth Street South),** to the Brampton Heritage Board Meeting of January 19, 2021, be received;

2. 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 ten thousand dollars ($10,000); and,

3. That condition 2.a. of Recommendation HB020-2020 from the Brampton Heritage Board Meeting of August 18, 2020 approved by the Planning and Development Committee on September 14, 2020 under recommendation PDC099-2020, and by the Council of The Corporation of the City of Brampton on September 16, 2020, pursuant to Resolution C337-2020 be amended to replace the grant amount of $5000 with a grant of $10,000.

HB006-2021

That the report titled: **Information Report: Designation under Part IV, Section 29 of the Ontario Heritage Act – 10020 Mississauga Road - Ward 6 (H.Ex. 10020 Mississauga Road)**, to the Brampton Heritage Board Meeting of January 19, 2021, be received.

HB007-2021

That the Brampton Heritage Board do now adjourn to meet again on Tuesday, February 16, 2021 at 7:00 p.m. or at the call of the Chair.

Carried

8.2 Minutes - Age-Friendly Brampton Advisory Committee - January 26, 2021

PDC022-2021

That the **Minutes of the Age-Friendly Brampton Advisory Committee Meeting of January 26, 2021**, to the Planning and Development Committee Meeting of February 1, 2021, Recommendations AFC001-2021 to AFC004-2021, be approved as published and circulated.

The recommendations were approved as follows:

AFC001-2021

That the Agenda for the Age-Friendly Brampton Advisory Committee meeting of January 26, 2021, be approved as published and circulated.

AFC002-2021

That the item titled: **Developing a Roadmap for 2021-2022: Reaffirming the Role and Function of the Age-Friendly Brampton Advisory Committee** to the

Age-Friendly Brampton Advisory Committee meeting of January 26, 2021 be received.

AFC003-2021

That the update by Daniella Balasal, Policy Planner, to the Age-Friendly Brampton Advisory Committee meeting of January 26, 2021, re: **Draft 2021 Progress Reporting Chart** be received.

AFC004-2021

That the Age-Friendly Brampton Advisory Committee meeting do now adjourn to meet again on Thursday, March 23, 2021 at 7:00 p.m., or at the call of the Chair.

Carried

9. Other Business/New Business

10. Referred/Deferred Matters

11. Correspondence

11.1 Correspondence re: Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision - Castlebridge Development Group Ltd. - 2640267 Ontario Inc. - File OZS-2020-0022:

Dealt with under Item 5.1 - Recommendation PDC018-2021

11.2 Correspondence from Aretha Adams, Deputy Regional Clerk, Region of Peel, dated, January 15, 2021, re: Region of Peel Planning and Growth Management Committee - Appointment of Representatives

Regional Councillor Medeiros, Chair, noted that as advised by the Region, the Chair and Vice-Chair of the Planning and Development Committee, Regional Councillor Medeiros and Regional Councillor Fortini, respectively, will be appointed to the Region of Peel Planning and Growth Management Committee, and nominated Regional Councillor Vicente as the proposed third member.

There was a call for additional nominations. None were received.

The following motion was considered:

PDC023-2021

1. That the correspondence from Aretha Adams, Deputy Regional Clerk, Region of Peel, dated, January 15, 2021, re: **Region of Peel Planning and Growth Management Committee - Appointment of Representatives** to the Planning and Development Committee Meeting of February 1, 2021, be received;

2. That the following be appointed as City of Brampton representatives to the Regional Planning and Growth Management Committee:

1. Regional Councillor Medeiros

2. Regional Councillor Fortini

3. Regional Councillor Vicente

Carried

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:

PDC024-2021

That the Planning and Development Committee do now adjourn to meet again on Monday, February 22, 2021, at 1 p.m., or at the call of the Chair.

Carried

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Regional Councillor M. Medeiros, Chair

Minutes

Planning and Development Committee

The Corporation of the City of Brampton

Monday, February 22, 2021

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
Members Absent:	Regional Councillor G. Dhillon - Wards 9 and 10
Staff Present:	David Barrick, Chief Administrative Officer Richard Forward, Commissioner, Planning, Building and Economic Development Allan Parsons, Director, Development Services, Planning, Building and Economic Development Bob Bjerke, Director, Policy Planning, Planning, Building and Economic Development Jeffrey Humble, Manager, Planning, Building and Economic Development David Vanderberg, Manager, Planning Building and Economic Development Steve Ganesh, Manager, Planning Building and Economic Development Daniella Balasal, Policy Planner, Planning, Building and Economic Development Anthony-George D'Andrea, Legal Counsel, Legislative Services 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 1:00 p.m. and adjourned at 1:26 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 Williams, Councillor Singh

Members absent during roll call: Councillor Dhillon – personal

2. Approval of Agenda

The following motion was considered:

PDC025-2021

That the Agenda for the Planning and Development Committee Meeting of February 22, 2021, be approved as amended as follows:

To add:

6.1. Delegation from Sylvia Menezes-Roberts, Brampton resident, re: **Age-Friendly Strategy and Action Plan – Year 1 Progress Report**

9.1 - Discussion at the request of Regional Councillor Fortini, re: **Airbnb**

Carried

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

Nil

4. Consent Motion

In keeping with Council Resolution C019-2021, the Meeting Chair reviewed the relevant agenda items during this section of the meeting and allowed Members to identify agenda items for debate and consideration, with the balance to be approved as part of the Consent Motion, given the items are generally deemed to be routine and non-controversial.

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

(7.4, 7.5, 8.1, 11.1)

The following motion was considered:

PDC026-2021

That the following items to the Planning and Development Committee Meeting of February 22, 2021 be approved as part of Consent:

7.4, 7.5, 8.1, 11.1

Yea (9): Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Santos , Regional Councillor Vicente, City Councillor Whillans, Regional Councillor Palleschi, City Councillor Bowman, City Councillor Williams, and City Councillor Singh

Absent (1): Regional Councillor Dhillon

Carried (9 to 0)

5. Statutory Public Meeting Reports

Nil

6. Public Delegations (5 minutes maximum)

6.1 Delegation from Sylvia Menezes-Roberts, Brampton resident, re: Age-Friendly Strategy and Action Plan - Year 1 Progress Report

Dealt with under Item 7.1 - Recommendation PDC027-2021

7. Staff Presentations and Planning Reports

7.1 Staff presentation re: Age-Friendly Strategy and Action Plan – Year 1

Daniella Balasal, Policy Planner, Planning, Building and Economic Development presented an overview of the Age-Friendly Strategy and Action Plan Year 1 Progress Report that included the following:

- Progress reporting chart
- Status of action items
- 2019 and 2020 Age-friendly activities
- Covid-19 Seniors Support Task Force
- Social isolation programs and supports
- Communication and engagement
- Top seniors needs
- Service delivery innovation
- Ongoing implementation and monitoring
- Barrier free amenities - Creditview Activity Hub, Chinguacousy Park

Sylvia Menezes-Roberts, Brampton resident, provided a presentation titled "Age Friendly Strategy" outlining comments, concerns and suggestions with respect to the Age-Friendly strategy.

The following motion was considered:

PDC027-2021

1. That the staff report re : **Age-Friendly Strategy and Action Plan Year 1 Progress Report (File J.BD. AFBS)**, to the Planning and Development Committee Meeting of February 22, 2021, be received;

2. That the City of Brampton continue to pursue and subsequently maintain the World Health Organization's Age-Friendly Communities Designation through the ongoing advancement and implementation of the Brampton Age-Friendly Strategy and Action Plan ("the Plan");

3. That the staff presentation re: **Age-Friendly Strategy and Action Plan – Year 1**, to the Planning and Development Committee Meeting of February 22, 2021, be received; and,

4. That the delegation from Sylvia Menezes-Roberts, Brampton resident, re: **Age-Friendly Strategy and Action Plan – Year 1**, to the Planning and Development Committee Meeting of February 22, 2021, be received.

Carried

7.2 Staff report re: Age-Friendly Strategy and Action Plan – Year 1 Progress Report

Dealt with under Item 7.1 - Recommendation PDC027-2021

7.3 *Staff report re: Application to Amend the Official Plan - TACC Holborn Corporation - Malone Given Parsons Ltd. - File C10E04.005

Note: February 16, 2021 - This report is withdrawn from the meeting agenda at the request of the Planning, Building and Economic Development Department on behalf of the owner and will be presented to a future meeting.

7.4 ^Staff report re: Application to Amend the Zoning By-law (temporary use) - Candevcon Ltd. - 2565361 Ontario Inc. - File OZS-2020-0001

PDC028-2021

1. That the staff report re: **Application to Amend the Zoning By-law (temporary Use) - Candevcon Ltd. – 2565361 Ontario Inc. - File OZS-2020-0001**, to the Planning and Development Committee Meeting of February 22, 2021, be received;

2. That the Zoning By-law Amendment (Temporary Use) application submitted by Candevcon Limited on behalf of 2565361 Ontario Inc., Ward 9, File: OZS-2020-0001, 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, and,

3. That the amendments to the Zoning By-law, generally in accordance with the attached Appendix 10 to the report be adopted.

Carried

7.5 ^Staff report re: Application for Temporary Use By-law to permit an additional retail use - 2644083 Ontario Inc. - Astenik International Corp. - File OZS-2020-0016

PDC029-2021

1. That the staff report re: **Application for Temporary Use By-law to permit an additional retail use - 2644083 Ontario Inc. – Astenik International Corp. File OZS-2020-0016** to the Planning and Development Committee meeting of February 22, 2021, be received;

2. That the Temporary Zoning By-law application submitted by 2644083 Ontario Inc. – Astenik International Corp. 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 this Recommendation Report;

3. That the Temporary Use Zoning By-law generally in accordance with the attached Appendix 9 to this report be adopted; and,

4. That no further notice or public meeting be required for the attached Temporary 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 - Age-Friendly Brampton Advisory Committee - January 26, 2021

PDC030-201

That the Minutes of the Age-Friendly Brampton Advisory Committee, to the Planning and Development Committee Meeting of February 22, 2021, Recommendations AFC001-2021 to AFC004-2021, be approved as published and circulated.

The recommendations were approved as follows:

AFC001-2021

That the Agenda for the Age-Friendly Brampton Advisory Committee meeting of January 26, 2021, be approved as published and circulated.

AFC002-2021

That the item titled: **Developing a Roadmap for 2021-2022: Reaffirming the Role and Function of the Age-Friendly Brampton Advisory Committee** to the Age-Friendly Brampton Advisory Committee meeting of January 26, 2021 be received.

AFC003-2021

That the update by Daniella Balasal, Policy Planner, to the Age-Friendly Brampton Advisory Committee meeting of January 26, 2021, re: **Draft 2021 Progress Reporting Chart** be received.

AFC004-2021

That the Age-Friendly Brampton Advisory Committee meeting do now adjourn to meet again on Thursday, March 23, 2021 at 7:00 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: Airbnb

In response to a question from Committee, staff noted that a report addressing short-term rentals, such as Airbnb, is expected to be considered by Committee by April 2021. The report will include recommended changes to the Licensing By-law which are anticipated to be in effect by summer 2021.

10. Referred/Deferred Matters

11. Correspondence

11.1 ^Correspondence from Angie Melo, Legislative Coordinator, City of Mississauga, dated February 5, 2020, re: Confirmation of Consultant to Conduct Peer Review of Inclusionary Zoning Municipal Assessment Report

PDC031-2021

That the correspondence from Angie Melo, Legislative Coordinator, City of Mississauga, dated February 5, 2020, re: **Confirmation of Consultant to Conduct Peer Review of Inclusionary Zoning Municipal Assessment Report**

to the Planning and Development Committee Meeting of February 22, 2021, be received.

Carried

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:

PDC032-2021

That the Planning and Development Committee do now adjourn to meet again on Monday, March 8, 2021, at 7:00 p.m.

Carried

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Regional Councillor M. Medeiros, Chair

Minutes

Planning and Development Committee

The Corporation of the City of Brampton

Monday, March 8, 2021

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:
David Barrick, Chief Administrative Officer
Richard Forward, Commissioner Planning and Development Services
Allan Parsons, Director, Planning, Building and Economic Development
Bob Bjerke, Director, Policy Planning, Planning, Building and Economic Development
Anthony-George D'Andrea, Legal Counsel, Legislative Services
Elizabeth Corazzola, Manager, Zoning and Sign By-law Services, Planning, Building and Economic Development
Jeffrey Humble, Manager, Policy Planning
Steve Ganesh, Manager, Planning Building and Economic Development
David Vanderberg, Manager, Planning Building and Economic Development
Cynthia Owusu-Gyimah, Manager, Planning Building and Economic Development
Daniel Watchorn, Development Planner, Planning, Building and Economic Development
Shelby Swinfield, Development Planner, Planning, Building and

Economic Development
Himanshu Katyal, Development Planner, Planning, Building and Economic Development
Peter Fay, City Clerk
Charlotte Gravlev, Deputy City Clerk
Shauna Danton, Legislative Coordinator, City Clerk's Office

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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 adjourned at 9:58 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 Williams, Councillor Singh

Members absent during roll call: Councillor Dhillon – personal

2. Approval of Agenda

PDC033-2021

That the Agenda for the Planning and Development Committee Meeting of March 8, 2021, be approved as published and circulated.

Carried

Note: Later in the meeting, on a two-thirds majority vote to reopen the question, the Approval of Agenda was reopened and Item 6.2-21 was added.

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

Nil

4. Consent Motion

In keeping with Council Resolution C019-2021, the Meeting Chair reviewed the relevant agenda items during this section of the meeting and allowed Members to identify agenda items for debate and consideration, with the balance to be approved as part of the Consent Motion, given the items are generally deemed to be routine and non-controversial.

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)

The following motion was considered:

PDC034-2021

That the following items to the Planning and Development Committee Meeting of February 22, 2021 be approved as part of Consent:

(8.1)

Yea (9): Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Santos , Regional Councillor Vicente, City Councillor Whillans, Regional Councillor Palleschi, City Councillor Bowman, City Councillor Williams, and City Councillor Singh

Absent (1): Regional Councillor Dhillon

Carried (9 to 0)

5. Statutory Public Meeting Reports

5.1 Staff report re: Application to Amend the Official Plan and Zoning By-law (to permit the development of two low-rise commercial buildings) - KLM Planning Partners Inc. - Lebosco Developments Inc. - File OZS-2020-0027

Daniel Watchorn, 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.

P. Fay, City Clerk, confirmed that there were no pre-registered delegations for this item.

Item 11.4 was brought forward at this time.

The following motion was considered:

PDC035-2021

1. That staff report re: **Application to Amend the Official Plan and Zoning By-law (to permit the development of two low-rise commercial buildings) - KLM Planning Partners Inc. - Lebosco Developments Inc. - File OZS-2020-0027**, to the Planning and Development Committee Meeting of March 8, 2021, 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 the development of two low-rise commercial buildings) - KLM Planning Partners Inc. - Lebosco Developments Inc. - File OZS-2020-0027, to the Planning and Development Committee Meeting of March 8, 2021, be received:

1. Silver Ighoyota, Brampton resident, dated February 19, 2021

2. Mandip Rana, Brampton resident, dated March 3, 2021.

Carried

5.2 Staff report re: Application to Amend the Official Plan and Zoning By-law (to permit the development of a 15-storey residential apartment building) - Glen Schnarr & Associates Inc. - 12148048 Canada Inc./Umbria Developers Inc. - File OZS-2020-0034

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.

Patrick Pearson, Glen Schnarr & Associates Inc., presented details on the context plan, site plan, proposal renderings and elevations, angular planes, shadow impact, elevations, and the heritage building located on the site.

Item 11.2 was brought forward at this time.

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

- inclusion of affordable housing units
- details with respect to the heritage building
    - suggestion to relocate to adjacent park
    - suggestion to re-purpose into a community space
- increase in sustainability score; incorporate more environmentally sustainable features
- walkability and access to amenities and transit

The following motion was considered:

PDC036-2021

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law (to permit the development of a 15-storey residential apartment building) - Glen Schnarr & Associates Inc. - 12148048 Canada Inc./Umbria Developers Inc. - File OZS-2020-0034** , to the Planning and Development Committee Meeting of March 8, 2021, 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 Patrick Pearson, Glen Schnarr & Associates Inc., re: Application to Amend the Official Plan and Zoning By-law (to permit the development of a 15-storey residential apartment building) - Glen Schnarr & Associates Inc. - 12148048 Canada Inc./Umbria Developers Inc. - File OZS-2020-0034 , to the Planning and Development Committee Meeting of March 8, 2021, be received;

4. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law (to permit the development of a 15-storey residential apartment building) - Glen Schnarr & Associates Inc. - 12148048 Canada

Inc./Umbria Developers Inc. - File OZS-2020-0034 , to the Planning and Development Committee Meeting of March 8, 2021, be received:

1. Cathy Jazokas, Brampton resident, dated February 15, 2021, and February 28, 2021

2. Gayle Marks, Brampton resident, dated February 18, 2021

3. Renville Wellington, Brampton resident, dated March 2, 2021

4. Zermina Wynne, Brampton resident, dated March 2, 2021

5. Anna Riccardi, Brampton resident, dated March 2, 2021

6. Haley Hamilton, Brampton resident, dated March 2, 2021

7. Jessica DiPasquale, Brampton resident, dated March 2, 2021

8. Oana and John Istoc; Paul and Theresa Falzon; Rajesh Khanna; Leo and Anna Ricardi, Brampton residents, dated March 2, 2021

9. Stephanie Cox, Brampton resident, dated March 2, 2021

10. Sylvia Menezes Roberts, Brampton resident, dated March 3, 2021

11. Garry, Darcie and Amy Lewis, Brampton residents, dated March 3, 2021

12. Kathryn Hawke, Brampton resident, dated March 3, 2021.

Carried

5.3 Staff report re: Application to Amend the Official Plan and Zoning By-law (to permit the development of an eight-storey retirement residence building) - Glen Schnarr & Associates Inc. - IMJ Keystone Holdings Inc. - File OZS-2020-0038

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.

Items 6.4 and 11.3 were brought forward at this time.

Vanessa Develter, Glen Schnarr & Associates Inc., presented details on the aerial context, proposed site plan, main floor plan, building elevations, conceptual renderings, compatibility with the City's Senior's Housing Study, the Age-Friendly Strategy and Action Plan, and provincial and regional development plans.

The following motion was considered:

PDC037-2021

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law (to permit the development of an eight-storey retirement residence building) - Glen Schnarr & Associates Inc. - IMJ Keystone Holdings Inc. - File OZS-2020-0038**, to the Planning and Development Committee Meeting of March 8, 2021, 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 Vanessa Develter, Glen Schnarr & Associates Inc., re: Application to Amend the Official Plan and Zoning By-law (to permit the development of an eight-storey retirement residence building) - Glen Schnarr & Associates Inc. - IMJ Keystone Holdings Inc. - File OZS-2020-0038 to the Planning and Development Committee Meeting of March 8, 2021 be received;

4. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law (to permit the development of an eight-storey retirement residence building) - Glen Schnarr & Associates Inc. - IMJ Keystone Holdings Inc. - File OZS-2020-0038 to the Planning and Development Committee Meeting of March 8, 2021 be received:

1. Rana Suhail, Brampton resident, dated February 23, 2021

2. Shagufta Suhail, Brampton resident, dated February 23, 2021

3. Nargis Bamra, Brampton resident, dated March 1, 2021

4. Prianka Pandit, Brampton resident, dated February 27, 2021

5. Waqas Ahmad, Brampton resident, dated March 1, 2021

6. Bassia Hameed, Brampton resident, dated February 28, 2021

7. Bharat Bhushan, Brampton resident, dated February 27, 2021

8. Gurwinder Singh, Brampton resident, dated March 1, 2021

9. Harmeet Dhaliwal, Brampton resident, dated February 28, 2021

10. Himanshu Tailor, Brampton resident, dated February 27, 2021

11. Mandeep Gill, Brampton resident, dated March 1, 2021

12. Muhammad Nasim, Brampton resident, dated February 27, 2021

13. Sylvia Menezes Roberts, Brampton resident, dated March 3, 2021

Carried

6. Public Delegations (5 minutes maximum)

6.1 Possible delegations re: Site Specific Amendment to the Sign By-law 399-2002, as amended - 2499511 Ontario Inc. - 8177 Torbram Road - Ward 8

P. Fay, City Clerk, confirmed that there were no pre-registered delegations for this item.

In response to questions from Committee, staff provided details regarding the requested amendment and the City's Sign By-law requirements.

Item 7.1 was brought forward at this time.

The following motion was considered:

PDC038-2021

1. That the staff report re: **Site Specific Amendment to Sign By-Law 399-2002 - 2499511 Ontario Inc. - 8177 Torbram Road – Ward 8**, to the Planning and Development Committee Meeting of March 8, 2021, be received; and

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

Carried

6.2 Delegations re: Application to Amend the Official Plan and Zoning By-law (to permit multiple residential buildings and an office development) - Jindal Developments Ltd. - GeForce Planners - Jindal Developments Inc. - File C08E08.008:

Prior to consideration of the delegations, a motion to defer the matter to the April 12, 2021, Planning and Development Committee meeting was introduced and subsequently withdrawn.

Note: later in the meeting on a two-thirds majority vote to reopen the question, the Approval of Agenda was reopened and a delegation from Pushap Jindal, Applicant, Item 6.2-21, was added.

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

1. Tony Moracci, Brampton resident

2. Azad Goyat, Brampton First Foundation

3. Rupinder and Jasbeer Kharbanda, Brampton residents, via pre-recorded audio file

4. Cynthia Sri Pragash, BramptonMatters

5. Geetesh Bhatt, Brampton resident

6. Nisha Sandhu, Brampton resident, via pre-recorded audio file

7. Amit Gupte, Brampton resident

8. Eisho Nanno and Joza Yousif, Brampton residents

9. Mark Nanno and Mario Nanno, Brampton residents

10. Nicholas Moracci, Brampton resident

11. Ravi Virk, Brampton resident

12. Kenilwath Baxi, Brampton resident

13. Gurrinder Kharbanda, Brampton resident, via pre-recorded audio file

14. Ajitha Pathmanathan, Brampton resident

15. Ravina Sangha, Brampton resident

16. Harshadkumar Chaudhari, Brampton resident

17. Pushap Jindal, Applicant

During consideration of this matter, a Point of Order was raised by Regional Councillor Palleschi. The Chair granted leave for the Point of Order and indicated which delegation currently had the floor.

In response to questions from a delegation, staff provided details on the size of the proposed office development, and noted amenities within walking distance of the subject lands.

Items 7.2 and 11.1 were brought forward at this time.

The following motion was considered:

PDC039-2021

1. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law (to permit multiple residential buildings and an office development) - Jindal Developments Ltd. - GeForce Planners - Jindal Developments Inc. - File C08E08.008 to the Planning and Development Committee Meeting of March 8, 2021, be received:

1. Tony Moracci, Brampton resident, dated February 20, 2021, and March 1, 2021

2. Nisha Sandhu, Brampton resident, dated March 3, 2020

3. Manjinder Sandhu, Brampton resident, dated March 3, 2020

4. Online petition correspondence, containing approximately 1250 signatures, submitted on March 4, 2021, by Cynthia Sri Pragash, on behalf of BramptonMatters

5. Aeysha Ahmad, Brampton resident, dated March 4, 2020

6. Kanwar Rai, Brampton resident, dated March 4, 2021

7. Shahida Hoque, Brampton resident, dated March 5, 2020.

2. That the following delegations re: Application to Amend the Official Plan and Zoning By-law (to permit multiple residential buildings and an office development) - Jindal Developments Ltd. - GeForce Planners - Jindal Developments Inc. - File C08E08.008 to the Planning and Development Committee Meeting of March 8, 2021, be received:

1. Tony Moracci, Brampton resident

2. Azad Goyat, Brampton First Foundation

3. Rupinder and Jasbeer Kharbanda, Brampton residents, via pre-recorded audio file

4. Cynthia Sri Pragash, BramptonMatters

5. Geetesh Bhatt, Brampton resident

6. Nisha Sandhu, Brampton resident, via pre-recorded audio file

7. Amit Gupte, Brampton resident

8. Eisho Nanno and Joza Yousif, Brampton residents

9. Mark Nanno and Mario Nanno, Brampton residents

10. Nicholas Moracci, Brampton resident

11. Ravi Virk, Brampton resident
12. Kenilwath Baxi, Brampton resident
13. Gurrinder Kharbanda, Brampton resident, via pre-recorded audio file
14. Ajitha Pathmanathan, Brampton resident
15. Ravina Sangha, Brampton resident
16. Harshadkumar Chaudhari, Brampton resident
17. Pushap Jindal, Applicant

Carried

Committee consideration of the matter included the following:

- suggestion to defer to a later meeting
- details of the amended application
- suggestion to refuse the application
- compatibility with the existing neighbourhood
- surrounding land uses
- accessible amenities within the area
- municipal and provincial growth mandates
- intensification and transit supportive development
- procedural questions of clarification
- potential for the application to be modified during the appeal process

The following motion was introduced and subsequently withdrawn:

"That the item be referred back to staff for further consideration and the convening of a ‘Town Hall’ meeting."

A motion was introduced to refuse the application.

The following motion was considered:

PDC040-2021

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law (to permit multiple residential buildings and an office development) - Jindal Developments Ltd. - GeForce Planners - Jindal Developments Inc. -**

File C08E08.008 to the Planning and Development Committee Meeting of March 8, 2021, be received;

2. That the application be **refused.**

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

Yea (6): Regional Councillor Medeiros, Regional Councillor Fortini, City Councillor Bowman, City Councillor Williams, City Councillor Singh, and Regional Councillor Dhillon

Nay (4): Regional Councillor Santos , Regional Councillor Vicente, City Councillor Whillans, and Regional Councillor Palleschi

Carried (6 to 4)

6.3 Delegations re: Application to Amend the Official Plan and Zoning By-law (to permit the development of a 15-storey residential apartment building) - Glen Schnarr & Associates Inc. - 12148048 Canada Inc./Umbria Developers Inc. - File OZS-2020-0034

Dealt with under Item 5.2 - Recommendation PDC036-2021

6.4 Delegations re: Application to Amend the Official Plan and Zoning By-law (to permit the development of an eight-storey retirement residence building) - Glen Schnarr & Associates Inc. - IMJ Keystone Holdings Inc. - File OZS-2020-0038

Dealt with under Item 5.3 - Recommendation PDC037-2021

7. Staff Presentations and Planning Reports

7.1 Staff report re: Site Specific Amendment to the Sign By-Law 399-2002, as amended - 2499511 Ontario Inc. - 8177 Torbram Road – Ward 8

Dealt with under Item 6.1 - Recommendation PDC038-2021

7.2 Staff report re: Application to Amend the Official Plan and Zoning By-law (to permit multiple residential buildings and an office development) - Jindal Developments Ltd. - GeForce Planners - Jindal Developments Inc. - File C08E08.008

Dealt with under Item 6.2 - Recommendation PDC040-2021

8. Committee Minutes

8.1 ^ Minutes - Cycling Advisory Committee - February 16, 2021

PDC041-2021

That the Cycling Advisory Committee Minutes of February 16, 2021, to the Planning and Development Committee Meeting of March 8, 2021, Recommendations CYC001-2021 to CYC008-2021, approved as published and circulated.

The recommendations were approved as follows:

CYC001-2021
That the agenda for the Cycling Advisory Committee Meeting of February 16, 2021, be approved, as published and circulated.

CYC002-2021
1. That the Delegation from Stephen Laidlaw, Member, to the Cycling Advisory Committee of February 16, 2021, re: Orenda Court Resurfacing, be received; and,
2. It is the position of the Cycling Advisory Committee that staff be requested to investigate the opportunity to reach out to the private entity owner located where Trueman Street meets the Orenda Court properties access to the public pass at Orenda Court on behalf of the Committee and ask them to consider a curb depression.

CYC003-2021
1. That the presentation from Nelson Cadete, Project Manager, Active Transportation, Planning, Building and Economic Development, to the Cycling Advisory Committee of February 16, 2021 re: Providing Year-Round Mobility – Current Winter Maintenance Practices be received; and,
2. That the matter be referred back to staff to work with the Brampton Cycling Advisory Committee on further recommendations with respect to the Winter Maintenance AT infrastructure and outline operations costs for implementation next winter season.

CYC004-2021
That the presentation from Nelson Cadete, Project Manager, Active Transportation, Planning, Building and Economic Development, to the Cycling Advisory Committee of February 16, 2021 re: 2021 Active Transportation Project ($1M) be received.

CYC005-2021
That the presentation from Pauline Thornham, Committee Member, to the

Cycling Advisory Committee of February 16, 2021 re: BCAC delegation to the Region of Peel as per CYC019-2020 be received.

CYC006-2021
That the Cycling Advisory Committee Sub-committee Minutes, to the Cycling Advisory Committee of February 16, 2021 be received.

CYC007-2021
That the correspondence from Michael Longfield, Interim Executive Director, Cycle Toronto, to the Cycling Advisory Committee of February 16, 2021 re: 2021 Bike Month Campaign be received.

CYC008-2021
That the Cycling Advisory Committee do now adjourn to meet again on Tuesday, April 20, 2021 at 5:00 p.m. or at the call of the Chair.

Carried

9. Other Business/New Business

Nil

10. Referred/Deferred Matters

Nil

11. Correspondence

11.1 Correspondence re: Application to Amend the Official Plan and Zoning By-law (to permit multiple residential buildings and an office development) - Jindal Developments Ltd. - GeForce Planners - Jindal Developments Inc. - File C08E08.008:

Dealt with under Item 6.2 - Recommendation PDC039-2021

11.2 Correspondence re: Application to Amend the Official Plan and Zoning By-law (to permit the development of a 15-storey residential apartment building) - Glen Schnarr & Associates Inc. - 12148048 Canada Inc./Umbria Developers Inc. - File OZS-2020-0034:

Dealt with under Item 5.2 - Recommendation PDC036-2021

11.3 Correspondence re: Application to Amend the Official Plan and Zoning By-law (to permit the development of an eight-storey retirement residence building) - Glen Schnarr & Associates Inc. - IMJ Keystone Holdings Inc. - File OZS-2020-0038

Dealt with under Item 5.3 - Recommendation PDC037-2021

11.4 Correspondence re: Application to Amend the Official Plan and Zoning By-law (to permit the development of two low-rise commercial buildings) - KLM Planning Partners Inc. - Lebosco Developments Inc. - File OZS-2020-0027

Dealt with under Item 5.1 - Recommendation PDC035-2021

12. Councillor Question Period

In response to a question from Committee, P. Fay, City Clerk, provided details with respect to ratification of Committee recommendations at Council meetings, via the Committee minutes, and reopening procedures.

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:

PDC042-2021

That Planning and Development Committee do now adjourn to meet again on Monday, March 22, 2021, at 1:00 p.m., or at the call of the Chair.

Carried

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Regional Councillor M. Medeiros, Chair

Minutes

Planning and Development Committee

The Corporation of the City of Brampton

Monday, April 12, 2021

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:
David Barrick, Chief Administrative Officer
Richard Forward, Commissioner Planning, Building and Economic Development
Allan Parsons, Director, Planning, Building and Economic Development
Bob Bjerke, Director, Planning, Building and Economic Development
Elizabeth Corazzola, Manager, Zoning and Sign By-law Services, Planning, Building and Economic Development
Jeffrey Humble, Manager, Planning, Building and Economic Development
Steve Ganesh, Manager, Planning Building and Economic Development
David Vanderberg, Manager, Planning Building and Economic Development
Cynthia Owusu-Gyimah, Manager, Planning Building and Economic Development
Yinzhou Xiao, Development Planner, Planning, Building and Economic Development
Claudia LaRota, Policy Planner, Planning, Building and

Economic Development
Michelle Gervais, Policy Planner, Planning, Building and Economic Development
Dana Jenkins, Development Planner, Planning, Building and Economic Development
Sameer Akhtar, City Solicitor, Legislative Services
Anthony-George D'Andrea, Legal Counsel, Legislative Services
Peter Fay, City Clerk, Legislative Services
Charlotte Gravlev, Deputy City Clerk, Legislative Services
Shauna Danton, Legislative Coordinator, Legislative Services

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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 adjourned at 7:56 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 Williams, Councillor Dhillon, Councillor Singh

Members absent during roll call: Nil

2. Approval of Agenda

PDC043-2021

That the Agenda for the Planning and Development Committee Meeting of April 12, 2021, be approved as published and circulated.

Carried

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

Nil

4. Consent Motion

In keeping with Council Resolution C019-2021, the Meeting Chair reviewed the relevant agenda items during this section of the meeting and allowed Members to identify agenda items for debate and consideration, with the balance to be approved as part of the Consent Motion given the items are generally deemed to be routine and non-controversial.

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

(7.2, 7.3, 11.1, 11.2)

The following motion was considered:

PDC044-2021

That the following items to the Planning and Development Committee Meeting of April 12, 2021 be approved as part of Consent:

7.2, 7.3, 11.1, 11.2

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)

5. Statutory Public Meeting Reports

5.1 Staff report re: City-Initiated Official Plan Amendment - Toronto Gore Density Policy Review Study (Undeveloped Lands) - File OPR TGED - Ward 10

Michelle Gervais, Policy Planner, Planning, Building and Economic Development, presented an overview of the amendment that included area context, process to date, study purpose, background, public participation, current situation, policy context, policy recommendations, the proposed Official Plan amendment, next steps and contact information.

Items 6.2 and 11.4 were brought forward at this time.

Diarmuid Horgan, Candevcon Ltd., withdrew his delegation.

The following motion was considered:

PDC045-2021

1. That the staff report re: **City-Initiated Official Plan Amendment - Toronto Gore Density Policy Review Study (Undeveloped Lands) - File OPR TGED - Ward 10**, to the Planning and Development Committee Meeting of April 12, 2021, 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 a copy of the report and Council resolution be forwarded to the Region of Peel for information; and,

4. That the correspondence from Nick Pileggi, Macaulay Shiomi Howson Ltd., dated April 12, 2021, re: City Initiated Official Plan Amendment – Toronto Gore Density Policy Review (Undeveloped Lands), Ward 10, to the Planning and Development Committee Meeting of April 12, 2021, be received.

Carried

5.2 Staff report re: City-Initiated Official Plan Amendment to implement the new "Airport Intermodal Secondary Plan Area 4"

Claudia LaRota, Policy Planner, Planning, Building and Economic Development, presented an overview of the amendment that included location of the subject lands, background, schedule 'G' of the Official Plan, consolidation of secondary plans, process to date, existing schedules, purpose, planning framework summary, next steps and contact information.

The following motion was considered:

PDC046-2021

1. That the staff report re: **City-Initiated Official Plan Amendment to implement the new "Airport Intermodal Secondary Plan Area 4"** to the Planning and Development Committee meeting of April 12, 2021, be received, and;

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

Carried

5.3 Staff report re: Application to Amend the Official Plan and Zoning By-law (to permit three high-rise buildings, commercial space, and 75 stacked townhouse units) - Primont Properties Inc. - Primont (M3 Condos) Inc. - File OZS-2021-0002

Yin Xiao, 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.

P. Fay, City Clerk, confirmed that there were no pre-registered delegations for this item.

Items 6.4 and 11.3 were brought forward at this time.

Sonia Sharma, Brampton resident, addressed Committee and expressed her views, suggestions, concerns and questions with respect to the subject application.

The following motion was considered:

PDC047-2021

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law (to permit three high-rise buildings, commercial space, and 75 stacked townhouse units) - Primont Properties Inc. - Primont (M3 Condos) Inc. - File OZS-2021-0002** to the Planning and Development Committee Meeting of April 12, 2021, be received;

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

3. That the delegation from Sonia Sharma, Brampton resident, re: Application to Amend the Official Plan and Zoning By-law (to permit three high-rise buildings, commercial space, and 75 stacked townhouse units) - Primont Properties Inc. - Primont (M3 Condos) Inc. - File OZS-2021-0002 to the Planning and Development Committee Meeting of April 12, 2021, be received; and,

4. That the correspondence from re: Brian Sookhai, Brampton resident, dated April 6, 2021, re: Application to Amend the Official Plan and Zoning By-law (to permit three high-rise buildings, commercial space, and 75 stacked townhouse

units) - Primont Properties Inc. - Primont (M3 Condos) Inc. - File OZS-2021-0002 to the Planning and Development Committee Meeting of April 12, 2021, be received.

Carried

5.4 Staff report re: Application to Amend the Zoning By-law (to permit the development of a single-storey, multi-unit warehouse and associated office) - Humphries Planning Group Inc. - 1968610 Ontario Ltd. - File OZS-2020-0035

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.

Item 6.3 was brought forward at this time.

Rosemarie Humphries, Humphries Planning Group, presented details on the location and size of the subject site, the proposed site plan and building elevations, proposed renderings, policy framework, and submitted studies.

The following motion was considered:

PDC048-2021

1. That the staff report re: **Application to Amend the Zoning By-law (to permit the development of a single-storey, multi-unit warehouse and associated office) - Humphries Planning Group Inc. - 1968610 Ontario Ltd. - File OZS-2020-0035**, to the Planning and Development Committee Meeting of April 12, 2021, 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 from Rosemarie Humphries, Humphries Planning Group, re: re: Application to Amend the Zoning By-law (to permit the development of a single-storey, multi-unit warehouse and associated office) - Humphries Planning Group Inc. - 1968610 Ontario Ltd. - File OZS-2020-0035, to the Planning and Development Committee Meeting of April 12, 2021, be received.

Carried

6. Public Delegations (5 minutes maximum)

6.1 Possible Delegations re: Site Specific Amendment to the Sign By-Law 399-2002 - William Osler Health System – Brampton Civic Hospital - 2100 Bovaird Drive East – Ward 9

P. Fay, City Clerk, confirmed that there were no pre-registered delegations for this item.

See Item 7.1

6.2 Delegations re: City-Initiated Official Plan Amendment - Toronto Gore Density Policy Review Study (Undeveloped Lands) - File OPR TGED - Ward 10

Death with under Item 5.1 - Recommendation PDC045-2021

6.3 Delegations re: Application to Amend the Zoning By-law (to permit the development of a single-storey, multi-unit warehouse and associated office) - Humphries Planning Group Inc. - 1968610 Ontario Ltd. - File OZS-2020-0035

Dealt with under Item 5.4 - Recommendation PDC048-2021

6.4 Delegations re: Application to Amend the Official Plan and Zoning By-law (to permit three high-rise buildings, commercial space, and 75 stacked townhouse units) - Primont Properties Inc. - Primont (M3 Condos) Inc. - File OZS-2021-0002

Dealt with under Item 5.3 - Recommendation PDC047-2021

7. Staff Presentations and Planning Reports

7.1 Staff report re: Site Specific Amendment to the Sign By-Law 399-2002 - William Osler Health System – Brampton Civic Hospital - 2100 Bovaird Drive East – Ward 9

See Item 6.1

The following motion was considered:

PDC049-2021

1. That the staff report re: **Site Specific Amendment to the Sign By-Law 399-2002 - William Osler Health System – Brampton Civic Hospital - 2100**

Bovaird Drive East – Ward 9, to the Planning and Development Committee Meeting of April 12, 2021, 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: Application to Amend the Official Plan and Zoning By-law (to permit a commercial development) - KLM Planning Partners Inc. - Golden Gate Mississauga Road Plaza Ltd. - File C04W08.007

PDC050-2021

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law (to permit a commercial development) - KLM Planning Partners Inc. - Golden Gate Mississauga Road Plaza Ltd. - File C04W08.007** to the Planning and Development Committee Meeting of April 12, 2021, be received;

2. That the Official Plan Amendment and Zoning By-law Amendment application submitted by KLM Planning Partners Inc. on behalf of Golden Gate Mississauga Road Plaza Ltd., Ward: 5, File: C04W08.007, 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 this Recommendation Report;

3. That the amendments to the Official Plan, generally in accordance with the attached Appendix 12 to the report be adopted; and,

4. That the amendments to the Zoning By-law, generally in accordance with the attached Appendix 13 to the report be adopted.

Carried

7.3 ^Staff report re: Application for a Temporary Use Zoning By-law (to permit truck parking and outdoor storage) - 2538948 Ontario Inc. - Blackthorn Development Corp. - File OZS-2020-0024

PDC051-2021

1. That the Staff report re: **Application for a Temporary Use Zoning By-law (to permit truck parking and outdoor storage) - 2538948 Ontario Inc. -**

Blackthorn Development Corp. - File OZS-2020-0024, to the Planning and Development Committee Meeting of April 12, 2021 be received;

2. That the Temporary Use Zoning By-law application submitted by 2538948 Ontario Inc. – Blackthorn Development Corp. be approved, on the basis that it represents good planning, it is consistent with the Provincial Policy Statement, confirms 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 Temporary Use Zoning By-law generally in accordance with the attached Appendix 10 to the report be adopted.

Carried

8. Committee Minutes

Nil

9. Other Business/New Business

Nil

10. Referred/Deferred Matters

Nil

11. Correspondence

11.1 ^Correspondence, dated March 7, 2021, from the Toronto and Region Conservation Authority re. Update on Municipal Memorandums of Understanding and Service Level Agreements

PDC052-2021

That the correspondence, dated March 7, 2021, from the Toronto and Region Conservation Authority re. **Update on Municipal Memorandums of Understanding and Service Level Agreements,** to the Planning and Development Committee Meeting of April 12, 2021, be received.

Carried

11.2 ^Correspondence, dated March 7, 2021, from the Toronto and Region Conservation Authority re. Section 28 Mapping

PDC053-2021

That the correspondence, dated March 7, 2021, from the Toronto and Region Conservation Authority re. **Section 28 Mapping** to the Planning and Development Committee Meeting of April 12, 2021, be received.

Carried

11.3 Correspondence re: Application to Amend the Official Plan and Zoning By-law (to permit three high-rise buildings, commercial space, and 75 stacked townhouse units) - Primont Properties Inc. - Primont (M3 Condos) Inc. - File OZS-2021-0002:

Dealt with under Item 5.3 - Recommendation PDC047-2021

11.4 Correspondence from Nick Pileggi, Macaulay Shiomi Howson Ltd., dated April 12, 2021, re: City Initiated Official Plan Amendment – Toronto Gore Density Policy Review (Undeveloped Lands), Ward 10

Dealt with Under Item 5.1 - Recommendation PDC045-2021

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:

PDC054-2021

That the Planning and Development Committee do now adjourn to meet again on Monday, April 26, 2021, 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, April 26, 2021

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:	Richard Forward, Commissioner, Planning, Building and Economic Development Allan Parsons, Director, Planning, Building and Economic Development Steve Ganesh, Manager, Planning Building and Economic Development Cynthia Owusu-Gyimah, Manager, Planning Building and Economic Development Mark Michniak, Development Planner, Planning, Building and Economic Development Stavroula Kassaris, Policy Planner, Environment, Public Works and Engineering Anthony-George D'Andrea, Legal Counsel, Legislative Services Peter Fay, City Clerk, Legislative Services Charlotte Gravlev, Deputy City Clerk, Legislative Services Shauna Danton, Legislative Coordinator, Legislative Services

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 1:00 p.m. and adjourned at 1:08 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

Members absent during roll call: Councillor Williams (arrived late at 1:03 p.m. - other municipal business), Councillor Dhillon (arrived late at 1:05 p.m. - personal)

2. Approval of Agenda

The following motion was considered:

PDC055-2021

That the Planning and Development Committee Agenda for April 26, 2021, be approved as published and circulated.

Carried

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

Nil

4. Consent Motion

In keeping with Council Resolution C019-2021, the Meeting Chair reviewed the relevant agenda items during this section of the meeting and allowed Members to identify agenda items for debate and consideration, with the balance to be approved as part of the Consent Motion given the items are generally deemed to be routine and non-controversial.

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, 8.1)

The following motion was considered:

PDC056-2021

That the following items to the Planning and Development Committee Meeting of April 26, 2021, be approved as part of Consent:

7.1, 8.1

Yea (8): Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Vicente, City Councillor Whillans, Regional Councillor Palleschi, City Councillor Bowman, City Councillor Williams, and City Councillor Singh

Nay: (0)

Absent (2): Regional Councillor Santos, Regional Councillor Dhillon

Carried (8-0-2)

5. Statutory Public Meeting Reports

Nil

6. Public Delegations (5 minutes maximum)

Nil

7. Staff Presentations and Planning Reports

7.1 ^Staff report re: Application to Amend the Official Plan - TACC Holborn Corp. – Malone Given Parsons Ltd. - File C10E04.005

PDC057-2021

1. That the staff report re: **Application to Amend the Official Plan - TACC Holborn Corp. – Malone Given Parsons Ltd. - File C10E04.005**, to the Planning and Development Committee Meeting of April 26, 2021, be received;

2. That the Official Plan Amendment application submitted by Malone Given Parsons Ltd., 8863 The Gore Road, Ward 8, C10E04.005 be approved, on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden

Horseshoe, the Region of Peel Official Plan, and the City's Official Plan, 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 11 to the report be adopted; and,

4. That it is determined that the extent of the changes does not require any further notice be given in respect of the proposal.

Carried

7.2 Staff report re: Sustainability Metrics Program Update - RM 43/2020

In response to a question from Committee, staff confirmed that the proposed updates to the sustainability metrics and sustainability thresholds promotes the inclusion of urban agriculture, green roofs, pollinator and vertical gardens in new developments.

The following motion was considered:

PDC058-2021

1. That the staff report re: **Sustainability Metrics Program Update - RM 43/2020** to the Planning and Development Committee meeting of April 26, 2021, be received;

2. That Committee endorse the updated Sustainability Metrics in principle; and

3. That staff be directed to develop updated Sustainability Thresholds and report back to Planning and Development Committee with the final updated Sustainability Metrics and Sustainability Thresholds, as well as enhanced performance requirements for urban and town centres.

Carried

8. Committee Minutes

8.1 ^Minutes - Brampton Heritage Board - April 7, 2021

PDC059-2021

That the **Minutes of the Brampton Heritage Board Meeting of April 7, 2021**, to the Planning and Development Committee Meeting of April 26, 2021, Recommendations HB008-2021 to HB017-2021 be approved, as published and circulated.

Carried

The recommendations were approved as follows:

HB008-2021

That the Agenda for the Brampton Heritage Board Meeting of April 7, 2021 be approved as circulated and published.

HB009-2021

1. That the delegation from Sylvia Roberts, Brampton Resident, re: **Bramalea Character Study** to the Brampton Heritage Board Meeting of April 7, 2021, be received; and,

2. That Sylvia Roberts, Brampton resident, be invited to the Brampton Heritage Board Meeting of May 18, 2021, and staff report back with information resources available regarding the history and planning of Bramalea.

HB010-2021

That the presentation by Andrew McNeill, Manager, Official Plan and Growth Management, and Tristan Costa, Planner, to the Heritage Board meeting of March 23, 2021, re: The Brampton Plan – Official Plan Review be received.

HB011-2021

1. That the report from Merissa Lompart, Assistant Heritage Planner, Planning, Building and Economic Development, dated March 12, 2021, to the Brampton Heritage Board Meeting of April 7, 2021, re: Heritage Impact Assessment for Victoria Park Arena, 20 Victoria Crescent be received;
2. That prior to its demolition or removal, the Arena be fully documented through photographs and drawings, to the satisfaction of a City of Brampton Heritage Staff.
3. That the following recommendations as per the Heritage Impact Assessment by WSP dated February 24, 2021 be followed:
    a. That all reasonable effort be made to salvage unique and distinct architectural features including
        i. The front section of glulam beams that do not have significant fire damage;
        ii. The concrete pillars supporting these glulam beams; and
        iii. The 1966 date plaque.
    b. That salvaged materials be thoughtfully and meaningfully incorporated into the new recreational facility.
    c. That an interpretive plaque or display be installed in the new recreational facility in a highly trafficked, publicly accessible space.

4. That the salvaged materials be retained by the Corporation for the future construction of the new recreational facility at 20 Victoria Crescent; and,
5. That a Notice of Intention to Demolish be provided to and approved by the Brampton Heritage Board before proceeding.

HB012-2021

That the correspondence from Janet Muise, and Janet Oakes, Director Curator, Co-operative Homebuilding, Grimsby, to the Brampton Heritage Board meeting of April 7, 2021, re: **Wildfield Co-operative Homebuilders** be received.

HB013-2021

1. That the correspondence from Peter Robertson, Member, to the Brampton Heritage Board meeting of April 7, 2021, re: **Resignation from the Brampton Heritage Board** be accepted; and,

2. That Mr. Robertson be thanked for his years of volunteering and contributions to the Committee.

HB014-2021

1. That the report from Harsh Padhya, Heritage Planner, Planning, Building and Economic Development, dated March 8, 2021 to the Brampton Heritage Board Meeting of April 7, 2021, re: **Heritage Permit Application and Designated Heritage Property Incentive Grant Application – 27 Church St. E. – Ward 1** (HE.x 27 Church St. E.), be received;

2. That the Heritage Permit application for 27 Church St. E. for the restoration and repair of Main and Rear Chimney be approved subject to the following condition:

- If any heritage attribute is damaged beyond repair they will be replaced in kind.

3. That the Designated Heritage Property Incentive Grant application for the restoration and repair of the Chimneys for 27 Church St. E. be approved, to a maximum of $10,000.00; and,

4. That the owner shall enter into an agreement with the City as provided in appendix C of the report.

HB015-2021

1. That the report by Pascal Doucet, Heritage Planner, Planning, Building and Economic Development, dated March 17, 2021 to the Brampton Heritage Board meeting of April 7, 2021, re**: Amendment to By-law Designating 59 Tufton**

Crescent for its Cultural Heritage Value or Interest and Authority to Enter into a Heritage Easement Agreement – 0 and 59 Tufton Crescent (Breadner House) – Ward 6 (File HE.x 59 Tufton Crescent) be received;

2. That the amendment to By-law Number 34-2006, a by-law to designate the property at Lot 301, Tufton Crescent ("Breadner House") as being of cultural heritage value or interest be approved in accordance with Appendices E and F to this Report;

3. That staff be authorized to give the owner of the designated property at 59 Tufton Crescent (PIN 142545693) and the property at 0 Tufton Cresent (PIN 142545818) ("Owner") written notice of the proposed amendment in accordance with the requirements of the *Ontario Heritage Act*;

4. That following the expiry of the 30-day period during which the owner may object to the proposed amendment, a by-law be passed to amend By-law Number 34-2006, in accordance with Appendices E and F to this Report;

5. That, in the event that the owner object to the proposed amendment, staff be directed to refer the proposed designation to the Ontario Conservation Review Board;

6. That the Commissioner of Planning, Building and Economic Development be authorized to enter into a Heritage Easement Agreement with the Owner for the property at 0 Tufton Crescent (PIN 142545818) to secure the relocation and reconstruction of the Breadner House that used to be located at 59 Tufton Crescent ("Heritage Easement Agreement"), with content satisfactory to the Director of City Planning & Design, and in a form approved by the City Solicitor or designate; and,

7. That the Commissioner of Planning, Building and Economic Development be authorized to enter into the Heritage Easement Agreement prior to entering into an agreement with the Owner for the future re-alignment of Tufton Crescent within a portion of the Creditview Road allowance.

HB016-2021

That the Board proceed into Closed Session to address matters pertaining to:

16.1. Open Meeting exception under Section 239 (2) (e) and (f) of the Municipal Act, 2001:

Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board and advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

HB017-2021

That the Brampton Heritage Board do now adjourn to meet again on Tuesday, April 20, 2021 at 7:00 p.m. or at the call of the Chair.

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 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:

PDC060-2021

That Planning and Development Committee do now adjourn to meet again on Monday, May 10, 2021, at 7:00 p.m., or at the call of the Chair.

Carried

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Regional Councillor M. Medeiros, Chair

Minutes

Planning and Development Committee

The Corporation of the City of Brampton

Monday, May 10, 2021

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:	David Barrick, Chief Administrative Officer Richard Forward, Commissioner Planning and Development Services Paul Morrison, Commissioner, Legislative Services Allan Parsons, Director, Planning, Building and Economic Development Bob Bjerke, Director, Planning, Building and Economic Development Carolyn Crozier, Strategic Leader, Planning, Building and Economic Development Jeffrey Humble, Manager, Planning, Building and Economic Development Steve Ganesh, Manager, Planning Building and Economic Development David Vanderberg, Manager, Planning Building and Economic Development Cynthia Owusu-Gyimah, Manager, Planning Building and Economic Development Michelle Gervais, Policy Planner, Planning, Building and Economic Development

Mirella Palermo, Policy Planner, Planning, Building and Economic Development
Bindu Shah, Policy Planner, Planning, Building and Economic Development
Daniel Watchorn, Development Planner, Planning, Building and Economic Development
Sameer Akhtar, City Solicitor, Legislative Services
Anthony-George D'Andrea, Legal Counsel, Legislative Services
Peter Fay, City Clerk, Legislative Services
Charlotte Gravlev, Deputy City Clerk, Legislative Services
Shauna Danton, Legislative Coordinator, Legislative Services

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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 adjourned at 10:59 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 Williams, Councillor Singh

Members absent during roll call: Councillor Dhillon (arrived late at 7:02 p.m. - personal)

2. Approval of Agenda

PDC061-2021

That the Agenda for the Planning and Development Committee Meeting of May 10, 2021, be approved as published and circulated.

Carried

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

Nil

4. Consent Motion

In keeping with Council Resolution C019-2021, the Meeting Chair reviewed the relevant agenda items during this section of the meeting and allowed Members to identify agenda items for debate and consideration, with the balance to be approved as part of the Consent Motion given the items are generally deemed to be routine and non-controversial.

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

(7.6, 7.7, 8.1, 8.2, 11.3)

The following motion was considered:

PDC062-2021

That the following items to the Planning and Development Committee Meeting of May 10, 2021, be approved as part of Consent:

7.6, 7.7, 8.1, 8.2, 11.3

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)

5. Statutory Public Meeting Reports

5.1 Staff Report re: **Application to Amend the Zoning By-law (to permit a residential development of a 30 and 33-storey tower located on a 5-storey shared podium) - Martinway Bramalea Project Inc. - File OZS-2021-0008**

Daniel Watchorn, 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 6.2 and 11.2 were brought forward at this time.

Michael Vani, Weston Consulting, presented details on the size, shape and frontage of the subject lands, site context and site plan, policy context, application summary, ground floor plan, renderings and elevations, and landscape and terrace plan.

In response to a question from Committee, staff provided details regarding the subject site's proposed road access.

The following motion was considered:

PDC063-2021

1.That the staff report re: **Application to Amend the Zoning By-law (to permit a residential development of a 30 and 33-storey tower located on a 5-storey shared podium) - Martinway Bramalea Project Inc. - File OZS-2021-0008**, to the Planning and Development Committee Meeting of May 10, 2021, be received;

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

3. That the delegation from Michael Vani, Weston Consulting, re: Application to Amend the Zoning By-law (to permit a residential development of a 30 and 33-storey tower located on a 5-storey shared podium) - Martinway Bramalea Project Inc. - File OZS-2021-0008, to the Planning and Development Committee Meeting of May 10, 2021, be received; and,

4. That the following correspondence re: Application to Amend the Zoning By-law (to permit a residential development of a 30 and 33-storey tower located on a 5-storey shared podium) - Martinway Bramalea Project Inc. - File OZS-2021-0008, to the Planning and Development Committee Meeting of May 10, 2021, be received:

1. Anil Saini, Brampton resident, dated April 29, 2021
2. Wm. J. Dolan, Dolan Planning Consultants Ltd., dated April 29, 2021
3. Leonora Stante, Brampton resident, dated May 3, 2021
4. Alice Dyment, Brampton resident, dated May 2, 2021.

Carried

6. Public Delegations (5 minutes maximum)

6.1 Delegations re: **Housing Brampton - Housing Strategy and Action Plan**:

Items 7.1, 7.2 and 11.1 were brought forward at this time.

Staff provided a presentation entitled "Hosing Brampton" and highlighted the mandate, vision, structure, principles, next steps and implementation of the subject plan.

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

1. Gurpreet Malhotra and Zofishan Hasan, Indus Community Services

2. Thomas Fischer, NOW Housing

3. Adrian Dingle, Raising the Roof

4. Mitra Maharaj and Lorna Lawrence, Miziwe Biik Development Corporation

5. Daniel Ger, Options for Homes

6. Angus Palmer, Wigwamen Inc.

7. Brad McCannell and Mike Greer, Rick Hansen Foundation

8. Randy Neilson, Bramalea Christian Fellowship

9. Martin Blake, Daniels Corporation

10. Anne Le Guellec and Marjan Lahuis, Consulate General of the Kingdom of the Netherlands

11. Patrick Chouinard, Element5 Limited Partnership

12. John van Nostrand, Parcel Developments

13. Sylvia Roberts, Brampton resident

Committee consideration of the matter included the following:

- Prioritization of vulnerable communities
- Community Improvement Plan grant eligibility
- Collaboration with the Region of Peel
- separation of student housing projects

There was consensus to add the following clause to the subject recommendations:

"That staff be requested to delegate to the Council (or appropriate Committee) of the Region of Peel on the Housing Brampton Strategy and Action Plan."

The following motion was considered:

PDC064-2021

1. That the staff report re: **Housing Brampton - Housing Strategy and Action Plan** to the Planning and Development Committee meeting of May 10, 2021, be received;
2. That the City of Brampton Housing Strategy and Action Plan, “Housing Brampton” (Appendix 2) be endorsed by Council;
3. That staff report to Council annually on the achievement of the action items contained within Housing Brampton;
4. That staff incorporate the recommendations and actions of Housing Brampton within the City’s Official Plan, Zoning By-law, Urban Design Guidelines, development review processes and various City initiatives identified in Housing Brampton;
5. That staff advance the timely implementation of regulatory tools identified in Housing Brampton, such as inclusionary zoning, density bonusing and/or a Community Benefits Charge By-law, to facilitate affordable housing in appropriate development applications;
6. That the Study (City of Brampton: Opportunities, City-Wide, for Appropriate Community Improvement Plan(s) – Affordable Housing, November 2020) prepared by NBLC and attached to this staff report (see Appendix 4) be endorsed by Council;
7. That staff prepare a City-wide Community Improvement Plan (CIP) for Housing; schedule a Statutory Public Meeting; and, forward the final document to the Ministry of Municipal Affairs and Housing for review and comment prior to the Statutory Public Meeting;
8. That staff develop Development Charge Equivalent Grant implementation guidelines and Development Application Fee Equivalent Grant implementation guidelines for Council approval, in order to activate the City-wide CIP for Housing;
9. That an amount of $4 Million for the Housing Catalyst Capital Project be considered through the 2022 budget process to continue the support for non-profit led Pilot Projects identified in Housing Brampton;
10. That staff prepare a report for Council consideration for the 2022 budget process, outlining a financial incentive of $400,000 towards a Brampton project that qualifies for the competition-based Region of Peel Incentives Pilot Program for affordable rental housing;
11. That an additional two permanent full time staff resources be considered for a

total budget of approximately $260,000 (inclusive of salary, benefits and WSIB), through the 2022 budget process, to ensure timely implementation of the numerous action items in Housing Brampton, pending Council approval;
12. That Council advocate for a review of Region of Peel's affordable housing targets and for an equitable distribution of Region of Peel's programs and resources for non-market housing, based on updates to Brampton's current housing needs data and new growth projections;
13. That Council advocate to the Province of Ontario and the Federal Government to support Brampton in implementation of Housing Brampton through appropriate funding programs and priority access to provincial and federal surplus land, among other supports;
14. That a copy of Housing Brampton and Council resolution be sent as information to the Region of Peel, the Ministry of Municipal Affairs and Housing and the Minister of Families, Children and Social Development;
15 That the staff presentation re: Housing Brampton to the Planning and Development Committee Meeting of May 10, 2021, be received;
16. That staff be requested to delegate to the Council (or appropriate Committee) of the Region of Peel on the Housing Brampton Strategy and Action Plan,
17. That the following delegations re: Housing Brampton - Housing Strategy and Action Plan, to the Planning and Development Committee Meeting of May 10, 2021, be received:

1. Gurpreet Malhotra and Zofishan Hasan, Indus Community Services
2. Thomas Fischer, NOW Housing
3. Adrian Dingle, Raising the Roof
4. Mitra Maharaj and Lorna Lawrence, Miziwe Biik Development Corporation
5. Daniel Ger, Options for Homes
6. Angus Palmer, Wigwamen Inc.
7. Brad McCannell and Mike Greer, Rick Hansen Foundation
8. Randy Neilson, Bramalea Christian Fellowship
9. Martin Blake, Daniels Corporation
10. Anne Le Guellec and Marjan Lahuis, Consulate General of the Kingdom of the Netherlands
11. Patrick Chouinard, Element5 Limited Partnership
12. John van Nostrand, Parcel Developments
13. Sylvia Roberts, Brampton resident

17. That the following correspondence re: Housing Brampton - Housing Strategy and Action Plan, to the Planning and Development Committee Meeting of May 10, 2021, be received:

1. David Howard, Homes for Heroes, dated April 22, 2021
2. Jennifer Jaruczek, BILD, dated May 10, 2021

3. Jacquie Ferguson, Peel Developmental Services Planning Group, dated May 4, 2021

Carried

6.2 Delegations re: **Application to Amend the Zoning By-law (to permit a residential development of a 30 and 33-storey tower located on a 5-storey shared podium) - Martinway Bramalea Project Inc. - File OZS-2021-0008**

Dealt with under Item 5.1 - Recommendation PDC063-2021

6.3 Possible Delegations re: **Short-term Rental Policy Review and Short-term Rental Licensing By-Law - RM 86-2019**:

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

1. Nathan Rotman, AirBnb

2. Noel Hanson, Brampton resident

3. Sylvia Roberts, Brampton resident

Items 7.8 and 11.4 were brought forward at this time.

Committee consideration of the matter included the following:

- resident complaints regarding short-term rental houses; enforcement expenses incurred by the City
- nuisance properties; regulation/removal of rental listing
- long-term rental options for property owners
- questions of clarification with respect to the proposed by-law

The following motion was considered:

PDC065-2021

1. That the staff report re: **Short-term Rental Policy Review and Short-term Rental Licensing By-Law - RM 86-2019** to the Planning and Development Committee Meeting of May 10, 2021, be received;

2. That staff continue to engage the public and stakeholder groups to refine the STR Licensing By-Law to reflect the City's needs;

3. That staff bring forward the final STR Licensing By-Law to Council in June/July 2021 for adoption;

4. That the STR Licensing program be implemented in Q4 2021;

5. That staff report to Planning Committee in Q4 2022 with a program update, including the number of licensed STR issued, resources required and feedback received.

6. That the following delegations re: Short-term Rental Policy Review and Short-term Rental Licensing By-Law - RM 86-2019, to the Planning and Development Committee Meeting of May 10, 2021, be received:

1. Nathan Rotman, AirBnb

2. Noel Hanson, Brampton resident

3. Sylvia Roberts, Brampton resident

7. That the following correspondence re: Short-term Rental Policy Review and Short-term Rental Licensing By-Law - RM 86-2019, to the Planning and Development Committee Meeting of May 10, 2021, be received:

1. Stephen Nmandi, Brampton resident, dated May 7, 2021

2. Hippolyte Asah, Brampton resident, dated May 10, 2021

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

Yea (9): Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Santos , Regional Councillor Vicente, City Councillor Whillans, Regional Councillor Palleschi, City Councillor Bowman, City Councillor Williams, and City Councillor Singh

Nay (0): nil

Absent (1): Regional Councillor Dhillon

Carried (9-0-1)

6.4 Delegation from Sylvia Roberts, Brampton resident, re: **Planning, Building and Economic Development Departmental Renewal TOCP Update – Technology Improvements**

Dealt with under Item 7.4 - Recommendation PDC067-2021

7. Staff Presentations and Planning Reports

7.1 Staff Presentation re: **Housing Brampton**

Dealt with under Item 6.1 - Recommendation PDC064-2021

7.2 Staff Report re: **Housing Brampton - Housing Strategy and Action Plan**

Dealt with under Item 6.1 - Recommendation PDC064-2021

7.3 Staff Report re: **Request for Budget Amendment – Housing Catalyst Capital Project**

The following motion was considered:

PDC066-2021

1. That the staff report re: **Request for Budget Amendment – Housing Catalyst Capital Project** to the Planning and Development Committee meeting of May 10, 2021, be received; and,

2. That a budget amendment be approved and a new Housing Catalyst Capital Project be established in the amount of $4 Million to support non-profit led Pilot Projects identified in Housing Brampton (the City of Brampton's Housing Strategy and Action Plan), with funding of $4 Million to be transferred from Reserve #110 – Community Investment Fund.

Carried

7.4 Staff Presentation re: **Planning, Building and Economic Development Department Renewal: Technology Improvement Updates**

Staff provided a presentation entitled "Planning, Building & Economic Development Department Renewal: Technology Improvements Update" and highlighted the advancements in the Department's systems and technology project.

Sylvia Roberts, Brampton resident, expressed thoughts, opinions and suggestions with respect to the subject project.

Item 7.5 was brought forward at this time.

The following motion was considered:

PDC067-2021

1. That the staff report re: **Planning, Building and Economic Development Departmental Renewal TOCP Update – Technology Improvements** to the Planning and Development Committee Meeting of May 10, 2021, be received; and

2. That staff report to Council with annual updates on development trends as part of the City's Growth Management Term of Council Priority;

3. That the staff presentation re: Planning, Building and Economic Development Department Renewal: Technology Improvement Updates to the Planning and Development Committee on May 10, 2021, be received; and,

4. That the delegation from Sylvia Roberts, Brampton resident, re: Planning, Building and Economic Development Department Renewal: Technology Improvement Updates to the Planning and Development Committee on May 10, 2021, be received.

7.5 Staff Report re: **Planning, Building and Economic Development Departmental Renewal TOCP Update – Technology Improvements**

Dealt with under Item 7.4 - Recommendation PDC067-2021

7.6 ^ Staff Report re: **City-initiated Official Plan Amendment (Second Units) and Zoning By-law Amendment (Above Grade Side Entrances)**

PDC068-2021

1. That the staff report re: **City-initiated Official Plan Amendment (Second Units) and Zoning By-law Amendment (Above Grade Side Entrances) – City-Wide**, to the Planning and Development Committee Meeting of May 10, 2021, be received;

2. That the Official Plan Amendment and Zoning By-law Amendment attached hereto as Appendices 1 and 2 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 April 16, 2021;

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

4. That the correspondence from Michael Ben, Brampton resident, dated May 7, 2021, re: City-initiated Official Plan Amendment (Second Units) and Zoning By-law Amendment (Above Grade Side Entrances) – City-Wide, to the Planning and Development Committee Meeting of May 10, 2021, be received.

Carried

7.7 ^ Staff Report re: **Application to Amend the Zoning By-law (to develop a 1-storey medical/dental office with underground parking) - Glen Schnarr & Associates Inc. - Clonard Group - File C07E16.010**

PDC069-2021

1. That the staff report re: **Application to Amend the Zoning By-law (to develop a 1-storey medical/dental office with underground parking) - Glen Schnarr & Associates Inc. - Clonard Group - File C07E16.010** dated April 16, 2021 to the Planning and Development Committee Meeting of May 10, 2021, be received; and

2. That the Zoning By-law Amendment application submitted by Glen Schnarr and Associates Inc. on behalf of Clonard Group, File: C07E16.010, 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, the Region of Peel Official Plan and the City of Brampton's Official Plan, for the reasons set out in the Recommendation Report;

3. That the amendments to the Zoning By-law, generally in accordance with Appendix 12 attached to the report be adopted; and

4. That no further notice or public meeting be required for the Zoning By-law amendment pursuant to Section 34(17) of the *Planning Act*.

Carried

7.8 Staff Report re: **Short-term Rental Policy Review and Short-term Rental Licensing By-Law - RM 86-2019**

Dealt with under Item 6.3 - Recommendation PDC065-2021

8. Committee Minutes

8.1 ^ **Minutes - Age-Friendly Brampton Advisory Committee - March 30, 2021**

PDC070-2021

That the Minutes of the Age-Friendly Brampton Advisory Committee Meeting of March 30, 2021, to the Planning and Development Committee Meeting of May 10, 2021, Recommendations AFC005-2021 to AFC010-2021 be approved, as published and circulated.

Carried

The recommendations were approved as follows:

AFC005-2021
That the Agenda for the Age-Friendly Brampton Advisory Committee Meeting of March 30, 2021 be approved as published and circulated.

AFC006-2021

That the presentation by Bindu Shah, Planner, Planning, Building and Economic Development, to the Age-Friendly Brampton Advisory Committee meeting of March 30, 2021, re: **Overview of Housing Brampton** be received.

AFC007-2021

That the presentation by Mirella Palermo, Planner, to the Age-Friendly Brampton Advisory Committee meeting of March 30, 2021, re: **Review of Current Housing Policy** be received.

AFC008-2021

That the update by Daniella Balasal, Policy Planner, to the Age-Friendly Brampton Advisory Committee meeting of March 30, 2021, re: **World Health Organization's Age-Friendly Communities Designation Certificate for City of Brampton** be received.

AFC009-2021

1. That the **Resignation of Milagros Caballes, Member,** to the Age-Friendly Brampton Advisory Committee meeting of March 30, 2021 be accepted; and
2. That Ms. Caballes be thanked for her years of volunteering and contributions to the Committee.

AFC010-2021
That the Age-Friendly Brampton Advisory Committee meeting of March 30, 2021 do now adjourn to meet again on May 25, 2021 at 7:00 p.m.

8.2 ^ **Minutes - Cycling Advisory Committee - April 20, 2021**

PDC071-2021

That the Minutes of the Cycling Advisory Committee Meeting of April 20, 2021, to the Planning and Development Committee Meeting of May 10, 2021, Recommendations CYC009-2021 to CYC016-2021 be approved, as published and circulated.

Carried

The recommendations were approved as follows:

CYC009-2021
That the agenda for the Cycling Advisory Committee Meeting of April 20, 2021, be approved, as published and circulated.

CYC010-2021
That the Delegation from Manvir Tatla, Project Manager, Sustainable Transportation, Region of Peel, to the Cycling Advisory Committee of April 20, 2021, re: Region of Peel 2020/2021 Active Transportation Implementation, be received.

CYC011-2021
It is the position of the Cycling Advisory Committee that staff be requested to review the City's current winter maintenance practices relating to cycling facilities and investigate enhancements to existing programs to address the following list of gaps. This review shall include the impact these changes will have on operating budgets, equipment needs and resources.
• AT facilities that accommodate cycling in both directions (i.e. in-boulevard multi-use paths) should be maintained at a minimum width of 2.4 m;
• The ATMP Priority Cycling Network should be maintained at the same level of a Class 1 or 2 road type (ON. Reg. 239/02);
• Collector roads with bike lanes should be maintained to "bare pavement" condition as opposed to "tracked bare" condition and snow should be plowed back to the curb (ensuring a minimum width of 1.0 m is provided in the bike lanes);
• Maintenance programs should be revised to include maintenance of all active transportation infrastructure within the road boulevard (i.e. there are instances

where a sidewalk and bicycle boulevard path run adjacent to one another but only the sidewalk is maintained);
• Special attention is required at bridges & underpasses and where maintenance activities of different service providers transition (i.e. where a path/trail meets a road) as these present the most challenges and probability of deficiencies;
• A permanent inspection routine be implemented along the City's major recreational trails, similar to the inspections conducted for the Winter Wonderland program.
• That an approach for maintenance of new types of cycling infrastructure (protected bike lanes along East-West Cycling Corridor) be developed in advance of their implementation to ensure a smooth seasonal transition.

CYC012-2021

Whereas in 2019, the City of Brampton declared a climate emergency and on Sept, 23, 2020 unanimously endorsed the Community Energy and Emissions Reduction Plan with a target to reduce green house gas emission targets by 80% by 2050;

And whereas transportation represents 60% of GHG emissions generated in Brampton;

And whereas enabling and encouraging other sustainable modes of transportation and transitioning away from a car based culture will help reduce GHG emissions;

And whereas during the past year, the City and Region has seen an increased demand and use of active transportation infrastructure;

And whereas, investments in the built environments that facilitate active mobility support the health and well-being of residents;

And whereas Council unanimously passed the Active Transportation Master Plan on September 25, 2019 which sets out an implementation framework to deliver a connected city-wide AT network and supporting policies and programs;

And whereas on January 28, 2021 the City of Brampton identified the implementation of active transportation infrastructure as a Term of Council Priority;

And whereas the Region of Peel unanimously passed a motion on April 8, 2021

to advance Sustainable Active Mobility and work collaboratively with lower tier municipalities and community advocates to improve the active transportation network across the region;

And whereas, on February 10, 2021 the Federal government announced $14.9 billion of funding over the next eight years to support infrastructure projects as part a plan to create one million jobs, fight climate change, and rebuild a more sustainable and resilient economy;

And whereas, on March 12, 2021, the Federal government announced the first federal fund of $400 million over five years dedicated to building active transportation to help build new and expanded networks of pathways, bike lanes, trails for cycling, waling and pedestrian bridges;

And whereas the City of Brampton is committed to supporting the health and wellbeing of its employees, and has a number of existing benefits and programs in place to support an active lifestyle;

And whereas creating incentives to encourage City employees to learn and use active transportation infrastructure would demonstrate a “lead by example” approach as we all strive to address the climate emergency and live healthier lifestyles;

Therefore be it resolved:

1) That the city advise City employees of existing incentives supporting sustainable transportation options and active lifestyles;

2) That an awareness campaign be launched this summer, to include but not be limited to education, employee challenges, and/or group rides, that promote and encourage sustainable and active transportation among City employees;

3) That staff work collaboratively across all departments and report back by Q1 of 2022 (before Earth Day 2022) to Council, with opportunities and recommendations to incentivize and/or further enable, encourage, and support employees in using sustainable and active modes of transportation.

CYC013-2021

That the report from Leslie Benfield, Committee Member, to the Cycling Advisory Committee of April 20, 2021 re: **Ontario Bike Summit** be received.

CYC014-2021

That the Cycling Advisory Committee **Sub-committee Minutes - March 16, 2021**, to the Cycling Advisory Committee of April 20, 2021 be received.

CYC015-2021

That the Cycling Advisory Committee **Sub-committee Minutes - March 30, 2021**, to the Cycling Advisory Committee of April 20, 2021 be received

CYC016-2021

That the Cycling Advisory Committee do now adjourn to meet again on Tuesday, June 15, 2021 at 5:00 p.m. or at the call of the Chair.

9. Other Business/New Business

Nil

10. Referred/Deferred Matters

Nil

11. Correspondence

11.1 Correspondence re: **Housing Brampton - Housing Strategy and Action Plan:**

Dealt with under Item 6.1 - Recommendation PDC064-2021

11.2 Correspondence re: **Application to Amend the Zoning By-law (to permit a residential development of a 30 and 33-storey tower located on a 5-storey shared podium) - Martinway Bramalea Project Inc. - File OZS-2021-0008:**

Dealt with under Item 5.1 - Recommendation PDC063-2021

11.3 ^ Correspondence re: **City-initiated Official Plan Amendment (Second Units) and Zoning By-law Amendment (Above Grade Side Entrances):**

Dealt with under Item 7.6 - Recommendation PDC068-2021

11.4 Correspondence re: **Short-term Rental Policy Review and Short-term Rental Licensing By-Law - RM 86-2019:**

Dealt with under Item 6.3 - Recommendation PDC065-2021

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.

The following questions were received from Andrea Orozco Miller, Brampton resident, with respect to Item 6.8:

1. Why are we copying what Toronto is doing? Have you considered the unique characteristics of Brampton?

2. What cities' by-laws did you review before deciding to copy Toronto? The Niagara region for example has a much more balanced approach

3. Why do you need to regulate STR's? What is the main driving force?

4. How many Brampton STR hosts did you speak with to have a better understanding of what we do and who we serve? What motivates us etc.

5. Have you considered working with the Ontario government on the landlord and tenant act to make it more balanced?

In response to the questions, staff noted the following:

- City of Toronto model tested through the courts; can support implementation of Brampton's policy
- Proposed policy can be be modified; input encouraged
- approaches by various municipalities taken into consideration
- stakeholder consultation ongoing process
- education and outreach avenues

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

14. Closed Session

Nil

15. Adjournment

The following motion was considered:

PDC072-2021

That the Planning and Development Committee do now adjourn to meet again on Monday, June 7, 2021, 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, June 7, 2021

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
Members Absent:	Regional Councillor G. Dhillon - Wards 9 and 10 (personal)
Staff Present:	Chief Administrative Officer, David Barrick Richard Forward, Commissioner Planning and Development Services Allan Parsons, Director, 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 Bob Bjerke, Director, Policy Planning, Planning, Building and Economic Development Andrew McNeill, Manager, Official Plan and Growth Management, Planning, Building and Economic Development Jeffrey Humble, Manager, Policy Planning, Planning, Building and Economic Development Steve Ganesh, Manager, Planning Building and Economic Development David Vanderberg, Manager, Planning Building and Economic Development Cynthia Owusu-Gyimah, Manager, Planning Building and

Economic Development
Carmen Caruso, Central Area Planner, Planning, Building and Economic Development
Himanshu Katyal, Development Planner, Planning, Building and Economic Development
Kelly Henderson, Development Planner, Planning, Building and Economic Development
Stephen Dykstra, Development Planner, Planning, Building and Economic Development
Nicholas Deibler, Development Planner, Planning, Building and Economic Development
Xinyue (Jenny) Li, Development Planner, Planning, Building and Economic Development
Claudia LaRota, Policy Planner, Planning, Building and Economic Development
Shahinaz Eshesh, Policy Planner, Planning, Building and Economic Development
Bindu Shah, Policy Planner, Planning, Building and Economic Development
Anthony-George D'Andrea, Legal Counsel, Legislative Services
Peter Fay, City Clerk, Legislative Services
Charlotte Gravlev, Deputy City Clerk, Legislative Services
Shauna Danton, Legislative Coordinator, City Clerk's Office

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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 10:17 p.m., reconvened at 10:30 p.m., and adjourned at 11:07 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 Williams, Councillor Singh

Members absent during roll call: Councillor Dhillon (personal)

2. Approval of Agenda

PDC073-2021

That the Agenda for the Planning and Development Committee Meeting of June 7, 2021, be approved as amended as follows:

To add:

9.1 - Discussion at the request of Regional Councillor Fortini, re: **Unlimited Height and Density Policy in the City of Brampton**

Carried

Note: The following items were withdrawn from the meeting agenda at the request of the Planning, Building and Economic Development Department and will be presented at the June 21, 2021, Planning and Development Committee Meeting.

5.3 - Staff report re: **Application to Amend the Official Plan and Zoning By-law - Glen Schnarr & Associates Inc. - TFP Maychin Developments Ltd. - File OZS-2021-0007**

11.2 - Correspondence re: **Application to Amend the Official Plan and Zoning By-law - Glen Schnarr & Associates Inc. - TFP Maychin Developments Ltd. - File OZS-2021-0007**:

1. Parvi Singh, Brampton resident, dated May 10, 2021, including a petition of objection containing approximately 58 signatures

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

Nil

4. Consent Motion

In keeping with Council Resolution C019-2021, the Meeting Chair reviewed the relevant agenda items during this section of the meeting and allowed Members to identify agenda items for debate and consideration, with the balance to be approved as part of the Consent Motion given the items are generally deemed to be routine and non-controversial.

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, 7.5, 11.3

The following motion was considered:

PDC074-2021

That the following items to the Planning and Development Committee Meeting of June 7, 2021, be approved as part of Consent:

(7.3, 7.4, 7.5, 11.3)

Yea (9): Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Vicente, Regional Councillor Santos, City Councillor Whillans, Regional Councillor Palleschi, City Councillor Bowman, City Councillor Williams, and City Councillor Singh

Nay (0): nil

Absent (1): Regional Councillor Dhillon

Carried (9-0-1)

5. Statutory Public Meeting Reports

5.1 Staff report re: **City-Initiated Official Plan Amendment and Zoning By-law Amendment to Implement Additional Residential Units (Garden Suites) Regulations**

Shahinaz Eshesh, Policy Planner, Planning, Building and Economic Development, and Claudia LaRota, Policy Planner, Planning, Building and Economic Development, presented an overview of the amendments that included the process to date, background, Bill 108 and the *Planning Act*, terminology, infrastructure capacity analysis, draft Official Plan and Zoning By-law

amendments, public survey and participation, Planning framework summary, next steps and contact information.

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

- setbacks and parking provisions
- amenity servicing; regional and property owner responsibilities
- public notice and consultation; pathways for engagement
    - suggestion to engage in a more robust education campaign

The following motion was considered:

PDC075-2021

1. That the staff report re: **City-Initiated Official Plan Amendment and Zoning By-law Amendment to Implement Additional Residential Units (Garden Suites) Regulations** to the Planning and Development Committee meeting of June 7, 2021, be received;

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

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

4. That the correspondence from Roger Cawthorn, Brampton resident, dated May 31, 2021, re: City-Initiated Official Plan Amendment and Zoning By-law Amendment to Implement Additional Residential Units (Garden Suites) Regulations to the Planning and Development Committee meeting of June 7, 2021, be received.

Carried

5.2 Staff report re: **Application to Amend the Zoning By-law - Sukhman Raj - Corbett Land Strategies Inc. - File OZS-2021-0006**

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.

Items 6.1 and 11.4 were brought forward at this time.

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

1. Jonabelle Ceremuga, Corbett Land Strategies Inc.

2. Dennis and Ruth Taylor, Brampton resident

3. Carlo Cedrone, Brampton resident

4. Shawn Power, Brampton resident - not present

5. Mark Symington, Brampton resident - did not delegate due to technical difficulties

6. Dunc Gibson, Brampton resident

7. John Marskell, Brampton resident - not present

8. Beverly Dalziel, Brampton resident, via pre-recorded video

9. Megan Bennet, Brampton resident - not present

The following motion was considered:

PDC076-2021

1. That the staff report re: **Application to Amend the Zoning By-law - Sukhman Raj - Corbett Land Strategies Inc. - File OZS-2021-0006** to the Planning and Development Committee Meeting of June 7, 2021, be received;

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

3. That the following delegations re: Application to Amend the Zoning By-law - Sukhman Raj - Corbett Land Strategies Inc. - File OZS-2021-0006 to the Planning and Development Committee Meeting of June 7, 2021, be received:

1. Jonabelle Ceremuga, Corbett Land Strategies Inc.

2. Dennis and Ruth Taylor, Brampton resident

3. Carlo Cedrone, Brampton resident

4. Dunc Gibson, Brampton resident

5. Beverly Dalziel, Brampton resident, via pre-recorded video

4. That the following correspondence re: Application to Amend the Zoning By-law - Sukhman Raj - Corbett Land Strategies Inc. - File OZS-2021-0006 to the Planning and Development Committee Meeting of June 7, 2021, be received:

1. Megan and Shane Bennett, Brampton residents, dated May 17, 2021

2. Shawn and Teresa Power, Brampton residents, dated May 31, 2021

3. Megan Katsumi, Brampton resident, dated March 16, 2021

4. Sam Catalfamo, Brampton resident, dated March 16, 2021

5. Beverly Dalziel, Brampton resident, dated March 18, 2021, and April 27, 2021, including a petition of objection containing approximately 80 signatures

6. Carlo Cedrone, Brampton resident, dated April 16, 2021, and May 4, 2021

7. John Marskell, Brampton resident, dated April 20, 2021, May 14, 2021, June 1, 2021, and June 2, 2021

8. Dennis and Ruth Taylor, Brampton residents, dated April 20, 2021

9. Malcolm Matthew, Brampton resident, dated May 17, 2021

10. Mark Symington, Brampton resident, dated March 25, 2021.

Carried

5.3 Staff report re: **Application to Amend the Official Plan and Zoning By-law - Glen Schnarr & Associates Inc. - TFP Maychin Developments Ltd. - File OZS-2021-0007**

This report was withdrawn from the meeting agenda at the request of the Planning, Building and Economic Development Department and will be presented at the June 21, 2021, Planning and Development Committee Meeting.

See Item 11.2

5.4 Staff report re: **Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision - Digram Developments Brampton Inc. - Glen Schnarr & Associates Inc. - File OZS-2021-0004**

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.

The following motion was considered:

PDC077-2021

1. That the staff report re: **Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision - Digram Developments Brampton Inc. - Glen Schnarr & Associates Inc. - File OZS-2021-0004** to the Planning and Development Committee Meeting of June 7, 2021 be received; and,

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.

Carried

5.5 Staff report re: **Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision - Korsiak Urban Planning - Jim and Luisa Mocon - File OZS-2020-0036**

Kelly Henderson, 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 11.8 were brought forward at this time.

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

1. Alison Bucking, Korsiak Urban Planning

2. Michael Cara, Overland LLP

3. Anthony Mason, Hutonville Residents Association

4. Maureen Fautley, Brampton resident

The following motion was considered:

PDC078-2021

1. That the staff report re: **Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision - Korsiak Urban Planning - Jim and Luisa Mocon - File OZS-2020-0036** to the Planning and Development Committee meeting of June 7, 2021 be received;

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

3. That the following delegations re: Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision - Korsiak Urban Planning - Jim and Luisa Mocon - File OZS-2020-0036 to the Planning and Development Committee meeting of June 7, 2021 be received:

1. Alison Bucking, Korsiak Urban Planning
2. Michael Cara, Overland LLP
3. Anthony Mason, Huttonville Residents Association
4. Maureen Fautley, Brampton resident

4. That the following correspondence re: Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision - Korsiak Urban Planning - Jim and Luisa Mocon - File OZS-2020-0036 to the Planning and Development Committee meeting of June 7, 2021 be received:

1. J. Mark Joblin, Loopstra Nixon LLP, dated June 3, 2021
2. Michael Cara, Overland LLP, dated June 4, 2021
3. Mary Flynn-Guglietti, McMillan LLP, dated June 7, 2021

Carried

5.6 Staff report re: **Application to Amend the Official Plan and Zoning By-law - Glen Schnarr & Associates Inc. - 2548859 Ontario Ltd. - 2571340 Ontario Ltd. - File OZS-2021-0009**

Kelly Henderson, 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 6.3 and 11.5 were brought forward at this time.

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

1.Vanessa Develter, Glen Schnarr and Associates Inc.

2. Chun and Alfred Shin, Brampton residents - not present

3. Jill Campbell, Brampton resident

4. Steven and Marlene Cowdrey, Brampton residents

5. Jonathan Scotland, Brampton resident

6. Veronica Farahmand, Brampton resident

7. Emma Jones, Brampton resident

8. Nilakshi Kiriella, Brampton resident, via pre-recorded audio

9. Doug McLeod and Peter Dymond, Co-Chairs, Brampton Heritage Board

10. Greg and Elaine Bonnell, Brampton residents

The following motion was considered:

PDC079-2021

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law - Glen Schnarr & Associates Inc. - 2548859 Ontario Ltd. - 2571340 Ontario Ltd. - File OZS-2021-0009** to the Planning and Development Committee meeting of June 7, 2021 be received;

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

3. That the following delegations re: Application to Amend the Official Plan and Zoning By-law - Glen Schnarr & Associates Inc. - 2548859 Ontario Ltd. - 2571340 Ontario Ltd. - File OZS-2021-0009 to the Planning and Development Committee meeting of June 7, 2021 be received:

1. Vanessa Develter, Glen Schnarr and Associates Inc.
2. Jill Campbell, Brampton resident
3. Steven and Marlene Cowdrey, Brampton residents
4. Jonathan Scotland, Brampton resident

5. Veronica Farahmand, Brampton resident

6. Emma Jones, Brampton resident

7. Nilakshi Kiriella, Brampton resident, via pre-recorded audio

8. Doug McLeod and Peter Dymond, Co-Chairs, Brampton Heritage Board

9. Greg and Elaine Bonnell, Brampton residents

4. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law - Glen Schnarr & Associates Inc. - 2548859 Ontario Ltd. - 2571340 Ontario Ltd. - File OZS-2021-0009 to the Planning and Development Committee meeting of June 7, 2021 be received:

1. Vito Mondelli, Brampton resident, dated May 20, 2021

2. Susan Laberge, Brampton resident, dated May 29, 2021

3. Telma Melo, Brampton resident, dated May 31, 2021

4. Emma Jones, Brampton resident, dated May 31, 2021, including petition of objection containing approximately 287 signatures

5. Greg and Elaine Bonnell, Brampton residents, dated May 31, 2021

6. Nicole Smith, Brampton resident, dated May 8, 2021

7. Nilakshi Kiriella, Brampton resident, dated May 8, 2021

8. Chris Bejnar, Brampton resident, dated May 26, 2021

9. Linda (last name not provided), Brampton resident, dated May 26, 2021

10. Frances Clancy, Brampton resident, dated May 31, 2021

11. Jacqueline Czender, Brampton resident, dated May 9, 2021

12. Jonathan Scotland, Brampton resident, dated June 2, 2021

13. Debbie Deinhart, Brampton resident, dated May 31, 2021

14. Suzanne and Paul Duncan, Brampton resident, dated June 1, 2021

15. Paul Llew-Williams, Brampton resident, received on May 6, 2021.

Carried

5.7 Staff report re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision - Dbrand Investments Corp. - Candevcon Ltd. - File OZS-2021-0005**

Jenny Li, 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 6.2 was brought forward at this time.

Maria Jones, Candevcon Ltd., noted her attendance and capacity to answer any enquiries from Committee or the public.

Mansoor Ameersulthan, Brampton resident, was unable to address Committee due to technical difficulties.

The following motion was considered:

PDC080-2021

1. That the staff report re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision - Dbrand Investments Corp. - Candevcon Ltd. - File OZS-2021-0005**, to the Planning and Development Committee Meeting of June 7, 2021, 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 delegation from Maria Jones, Candevcon Ltd., re: Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision - Dbrand Investments Corp. - Candevcon Ltd. - File OZS-2021-0005, to the Planning and Development Committee Meeting of June 7, 2021, be received.

Carried

5.8 Staff report re: **Application to Amend the Official Plan, Zoning By-law, and Draft Plan of Subdivision - Glen Schnarr & Associates Inc. - Peel Regional Police Association/Mattamy Homes (Brampton North) Ltd. - File OZS-2021-0012**

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.

Items 6.6 and 11.7 were brought forward at this time.

P. Fay, City Clerk, confirmed that Amit Tawakley, registered delegate, was not present.

The following motion was considered:

PDC081-2021

1. That the staff report re: **Application to Amend the Official Plan, Zoning By-law, and Draft Plan of Subdivision - Glen Schnarr & Associates Inc. - Peel Regional Police Association/Mattamy Homes (Brampton North) Ltd. - File OZS-2021-0012**, to the Planning and Development Committee Meeting of June 7, 2021, 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, Zoning By-law, and Draft Plan of Subdivision - Glen Schnarr & Associates Inc. - Peel Regional Police Association/Mattamy Homes (Brampton North) Ltd. - File OZS-2021-0012, to the Planning and Development Committee Meeting of June 7, 2021, be received:

1. Amrita Doongoor, Brampton resident, dated May 22, 2021
2. Cuong Pham, Brampton resident, dated May 23, 2021
3. Mohitvir Gill, Brampton resident, dated June 6, 2021.

Carried

5.9 Staff report re: **Application to Amend the Official Plan and Zoning By-law - 1317675 Ontario Inc. - Glen Schnarr & Associates Inc. - File C04E05.032**

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.

Items 6.5 and 11.1 were brought forward at this time.

Michael Gagnon, Gagnon Walker Domes Ltd., on behalf of the owner of 17 Kings Cross Road, provided thoughts and suggestions with respect to the proposed commercial land uses and suggested prohibited uses.

In response to a question from Committee, staff provided clarity on the use of non-compete clauses in commercial developments.

The following motion was considered:

PDC082-2021

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law - 1317675 Ontario Inc. - Glen Schnarr & Associates Inc. - File C04E05.032,** to the Planning and Development Services Committee Meeting of June 7, 2021 be received;

2. That Planning and Development Services staff be directed to report back to the Planning and Development Committee with the results of a 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 Michael Gagnon, Gagnon Walker Domes Ltd. re: Application to Amend the Official Plan and Zoning By-law - 1317675 Ontario Inc. - Glen Schnarr & Associates Inc. - File C04E05.032, to the Planning and Development Services Committee Meeting of June 7, 2021 be received; and,

4. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law - 1317675 Ontario Inc. - Glen Schnarr & Associates Inc. - File C04E05.032, to the Planning and Development Services Committee Meeting of June 7, 2021 be received:

1. Teresa Deygoo, Brampton resident, dated May 16, 2021

2. Jane Stafford, Brampton resident, dated May 18, 2021

3. Aly Khan, Brampton resident, dated May 31, 2021

4. Lenora Stante, Brampton resident, dated June 7, 2021

5. Michael Gagnon, Gagnon Walker Domes Professional Planners, dated June 7, 2021.

Carried

6. Public Delegations (5 minutes maximum)

6.1 Delegations re: **Application to Amend the Zoning By-law - Sukhman Raj - Corbett Land Strategies Inc. - File OZS-2021-0006**

Dealt with under Item 5.2 - Recommendation PDC076-2021

6.2 Delegations re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision - Dbrand Investments Corp. - Candevcon Ltd. - File OZS-2021-0005**

Dealt with under Item 5.7 - Recommendation PDC080-2021

6.3 Delegations re: **Application to Amend the Official Plan and Zoning By-law - Glen Schnarr & Associates Inc. - 2548859 Ontario Ltd. - 2571340 Ontario Ltd. - File OZS-2021-0009**

Dealt with under Item 5.6 - Recommendation PDC079-2021

6.4 Delegations re**: Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision - Korsiak Urban Planning - Jim and Luisa Mocon - File OZS-2020-0036**

Dealt with under Item 5.5 - Recommendation PDC078-2021

6.5 Delegations re: **Application to Amend the Official Plan and Zoning By-law - 1317675 Ontario Inc. - Glen Schnarr & Associates Inc. - File C04E05.032**

Dealt with under Item 5.9 - Recommendation PDC082-2021

6.6 Delegations re: **Application to Amend the Official Plan, Zoning By-law, and Draft Plan of Subdivision - Glen Schnarr & Associates Inc. - Peel Regional Police Association/Mattamy Homes (Brampton North) Ltd. - File OZS-2021-0012**

Dealt with under Item 5.8 - Recommendation PDC081-2021

6.7 Delegation from Hannah Bahmanpour, Davis Webb LLP, re: **Minutes - Brampton Heritage Board - May 18, 2021 - Recommendation HB020-2021**

Hannah Bahmanpour, Davis Webb LLP, on behalf of the owner of 11722 Mississauga Road, expressed thoughts, concerns and suggested amendments to Recommendation HB020-2021.

The following motion was considered:

PDC083-2021

That the delegation from Hannah Bahmanpour, Davis Webb LLP, re: Minutes - Brampton Heritage Board - May 18, 2021 - Recommendation HB020-2021, to the Planning and Development Committee meeting of June 7, 2021, be received.

Carried

Item 8.1 was brought forward at this time.

Committee consideration of the matter included consensus to amend Recommendation HB020-2021 as follows:

1) To permit removal of the silo;
2) To remove requirement to enter into an easement agreement; and
3) To remove requirement for 30 the per cent contingency and an itemized list of good repair;
By striking out Items 3a(i), (iii), (v), (vi), and (vii), 3c, and 4; and
By adding to 3d the wording “in so far as it applies to the farmhouse”;

The following motion was considered:

PDC084-2021

That the Minutes of Brampton Heritage Board Meeting of May 18, 2021, Recommendations HB018-2021 to HB019-2020 and HB021-2021 to HB026-2021, to the Planning and Development Committee Meeting of June 7, 2021, be approved, and, that HB020-2021 be amended as follows:

1) To permit removal of the silo;
2) To remove requirement to enter into an easement agreement; and
3) To remove requirement for 30 the per cent contingency and an itemized list of good repair;
By striking out Items 3a(i), (iii), (v), (vi), and (vii), 3c, and 4; and
By adding to 3d the wording “in so far as it applies to the farmhouse”; such that the recommendation shall now read as:

HB020-2021

1. That the delegation by Marcus Letourneau, Heritage Planning and Archaeology, Agent, to the Brampton Heritage Board meeting of May 18, 2021, re: Application to Demolish or Remove a Heritage Designated Property at 11722 Mississauga Road (Dolson House) - Ward 6 (HE.x 11722 Mississauga Road) be received;

2. That the report by Pascal Doucet, Heritage Planner, re: Application to Demolish or Remove a Building or Structure on a Designated Heritage Property and Authority to Enter into a Heritage Easement Agreement for 11722 Mississauga Road (Dolson Farm) – Ward 6 (HE.x 11722 Mississauga Road), to the Brampton Heritage Board Meeting of May 18, 2021, be received;

3. That the application for demolishing or removing a building or structure received for the demolition and removal of the barn, silo, one-storey bungalow style house, farm accessory building, garage, drive shed and storage shed at 11722 Mississauga Road as described in the Summary of Proposal and the Proposed Plan dated 2021-01-12 by LHC of the heritage permit application attached as Appendix B to this report be approved in accordance with section 34 of the Ontario Heritage Act, as amended (the “Act”), subject to the following conditions:

a. That prior to the issuance of any permit for the demolition or removal of the one-storey bungalow style house, barn, drive shed, storage shed, garage and/or farm accessory building on the property at 11722 Mississauga Road, including a heritage permit or a building permit, the owner shall:

~~i. Enter into a Heritage Easement Agreement for the property at 11722 Mississauga Road to conserve and protect the two-and-a-half-storey brick house (“Dolson Farmhouse”), in accordance with the appropriate conservation approach that will be informed by as-built and measured drawings and the final Structural Condition Assessment required in conditions 2.a.ii and 2.a.iii below;~~

ii. Provide a final Structural Condition Assessment of the Dolson Farmhouse by a qualified structural engineer and professional member in good standing of the Canadian Association of Heritage Professionals (CAHP) to the satisfaction of the Commissioner of Planning, Building and Economic Development;

~~iii. Provide a complete set of as-built and measured drawings of all elevations, floor plans, heritage building fabric, details and finishes of the Dolson Farmhouse to the satisfaction of the Commissioner of Planning, Building and Economic Development;~~

iv. Provide a complete Heritage Building Protection Plan for the Dolson Farmhouse in accordance with the City of Brampton Heritage Building Protection Plan Terms of Reference and satisfactory to the Commissioner of Planning, Building and Economic Development;

~~v. Provide a final itemized list of cost for the work required to bring the Dolson~~

~~Farmhouse in a state of good repair, to the satisfaction of the Commissioner of Planning, Building and Economic Development;~~
~~vi. Provide a Letter of Credit, including a 30% contingency, in a form and amount satisfactory to the Commissioner of Planning, Building and Economic Development to secure all work in the approve itemized list of cost for bringing the Dolson Farmhouse into a state of good repair; and~~
~~vii. Provide a complete application made in accordance with section 33 of the Act for the work required to bring the Dolson Farmhouse in a state of good repair.~~
b. That prior to the issuance of any permit for the demolition or removal of the barn on the property at 11722 Mississauga Road, including a heritage permit or a building permit, the owner shall:
i. Provide a final Salvage Plan for the heavy-timber frames and exterior wood cladding of the barn, to the satisfaction of the Commissioner of Planning, Building and Economic Development, and with terms that would allow for any salvageable material that would be needed for a capital project to be carefully dismantled and offered to the City at no cost to the municipality.
~~c. That the existing silo on the property at 11722 Mississauga Road be retained and maintained on the property;~~ and
d. That any documentation and information required in the conditions ~~2.a.ii, 2.a.iii, 2.a.iv, 2.a.v, and 2.b.i above~~ be prepared by qualified professionals and subject to peer review at the discretion of the Commissioner of Planning, Building and Economic Development in so far as it applies to the farmhouse; and
~~4. That the Commissioner of Planning, Building and Economic Development be authorized to enter into a Heritage Easement Agreement with the Owner for the property at 11722 Mississauga Road to secure the conservation and protection of the Dolson Farmhouse ("Heritage Easement Agreement"), with content satisfactory to the Director of City Planning & Design, and in a form approved by the City Solicitor or designate.~~

Carried

The recommendations were approved as follows:

HB018-2021
That the agenda for the Brampton Heritage Board meeting of May 18, 2021 be approved as amended, to add the following:
6.2. Delegation by Marcus Letourneau, Heritage Planning and Archaeology, Agent, re: Application to Demolish or Remove a Heritage Designated Property at 11722 Mississauga Road (Dolson House) - Ward 6 (HE.x 11722 Mississauga Road) (See Item 11.5)

HB019-2021
That the delegation by Keba Thomas, Brampton resident, to the Brampton

Heritage Board meeting of May 18, 2021, re: Heritage Spaces and Conservation Areas be received.

HB020-2021
1. That the delegation by Marcus Letourneau, Heritage Planning and Archaeology, Agent, to the Brampton Heritage Board meeting of May 18, 2021, re: Application to Demolish or Remove a Heritage Designated Property at 11722 Mississauga Road (Dolson House) - Ward 6 (HE.x 11722 Mississauga Road) be received;
2. That the report by Pascal Doucet, Heritage Planner, re: Application to Demolish or Remove a Building or Structure on a Designated Heritage Property and Authority to Enter into a Heritage Easement Agreement for 11722 Mississauga Road (Dolson Farm) – Ward 6 (HE.x 11722 Mississauga Road), to the Brampton Heritage Board Meeting of May 18, 2021, be received;
3. That the application for demolishing or removing a building or structure received for the demolition and removal of the barn, silo, one-storey bungalow style house, farm accessory building, garage, drive shed and storage shed at 11722 Mississauga Road as described in the Summary of Proposal and the Proposed Plan dated 2021-01-12 by LHC of the heritage permit application attached as Appendix B to this report be approved in accordance with section 34 of the Ontario Heritage Act, as amended (the “Act”), subject to the following conditions:
a. That prior to the issuance of any permit for the demolition or removal of the one-storey bungalow style house, barn, drive shed, storage shed, garage and/or farm accessory building on the property at 11722 Mississauga Road, including a heritage permit or a building permit, the owner shall:
i. Provide a final Structural Condition Assessment of the Dolson Farmhouse by a qualified structural engineer and professional member in good standing of the Canadian Association of Heritage Professionals (CAHP) to the satisfaction of the Commissioner of Planning, Building and Economic Development;

ii. Provide a complete Heritage Building Protection Plan for the Dolson Farmhouse in accordance with the City of Brampton Heritage Building Protection Plan Terms of Reference and satisfactory to the Commissioner of Planning, Building and Economic Development;

b. That prior to the issuance of any permit for the demolition or removal of the barn on the property at 11722 Mississauga Road, including a heritage permit or a building permit, the owner shall:
i. Provide a final Salvage Plan for the heavy-timber frames and exterior wood cladding of the barn, to the satisfaction of the Commissioner of Planning, Building and Economic Development, and with terms that would allow for any salvageable

material that would be needed for a capital project to be carefully dismantled and offered to the City at no cost to the municipality.

c. That any documentation and information required in the conditions be prepared by qualified professionals and subject to peer review at the discretion of the Commissioner of Planning, Building and Economic Development in so far as it applies to the farmhouse.

HB021-2021

1. That the report by Pascal Doucet, Heritage Planner, to the Brampton Heritage Board Meeting of May 18, 2021, re: Heritage Impact Assessment and Designation of the Heritage Property at 11687 Chinguacousy Road (Robert Hall House) – Ward 6 (HE.x 11687 Chinguacousy Road) be received;
2. That the Heritage Impact Assessment of the Robert Hall House at 11687 Chinguacousy Road, date-issued February 2021, prepared by AREA, Architects Rasch Eckler Associates Ltd., and attached as Appendix A to this report (the "HIA") be received and accepted to endorse, in principle, the proposed relocation, retention and restoration of the significant portions of the Robert Hall House.
3. That City Council state its intention to designate the property at 11687 Chinguacousy 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 B to this report;
4. That staff be authorized to publish and serve the Notice of Intention to designate 11687 Chinguacousy Road in accordance with the requirements of the Act;
5. That, in the event that no objections to the designation are received, a by-law be passed to designate the subject property;
6. 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
7. 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.

HB022-2021

That the report by Harsh Padhya, Heritage Planner, to the Brampton Heritage Board meeting of May 18, 2021, re: Extension of Heritage Permit No. 70 issued on March 20, 2019 for 11651 Bramalea Road, be received;
That the Heritage Permit application, previously approved, for the Conservation Work at 11651 Bramalea Rd. be extended and approved subject to the following

terms and conditions:
That the owner undertake all work substantially in accordance with the previously approved permit and in compliance with all applicable laws having jurisdiction and by retaining all necessary permits; and

That prior to the release of financial securities associated with the site plan application SP18-056.000 for 11651 Bramalea Rd., 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 & Design, Planning, Building & Economic Development Department.

HB023-2021

That the report from Harsh Padhya, Heritage Planner, dated May 5, 2021, to the Brampton Heritage Board Meeting of May 18, 2021, re: Heritage Permit Application and Designated Heritage Property Incentive Grant Application – 8 Wellington Street West – Ward 3 (HE.x 8 Wellington St W.) be received;
That the Heritage Permit application for 8 Wellington St. W. for the restoration and repair of entrance feature and stairs, masonry cleaning and repointing, be approved;
That the Designated Heritage Property Incentive Grant application for the restoration and repair of entrance feature and stairs, masonry cleaning and repointing for 8 Wellington St. W. be approved, to a maximum of $10,000.00, and;

4. The owner shall enter into a designated Heritage Property Incentive Grant Agreement with the City as provided in appendix C.

HB024-2021
1. That the report from Harsh Padhya, Heritage Planner, dated May 11, 2021, to the Brampton Heritage Board Meeting of May 18, 2021, re: Heritage Permit Application – 250 Main Street North – Ward 1 (HE.x 250 Main Street North) be received; and
2. That the Heritage Permit application for 250 Main Street North for the restoration of original wood windows on main floor, upper level and basement and repair of entrance door, be approved.

HB025-2021
1. That the report from Harsh Padhya, Heritage Planner, dated April 19, 2021, to the Brampton Heritage Board Meeting of May 18, 2021, re: Heritage Permit Application and Designated Heritage Property Incentive Grant Application – 38 Isabella St. – Ward 1 (HE.x 38 Isabella St.) be received;

2. That the Heritage Permit application for 38 Isabella St. for the restoration and repair of knee walls located on either side of the front entrance be approved;
3. That the Designated Heritage Property Incentive Grant application for the restoration and repair of kneewalls located on either side of the front entrance for 38 Isabella St. be approved, to a maximum of $10,000.00, and;
4. The owner shall enter into a designated Heritage Property Incentive Grant Agreement with the City as provided in appendix C.

HB026-2021
That Brampton Heritage Board do now adjourn to meet again on June 15, 2021.

6.8 Delegations re: **Application to Amend the Zoning By-law - Firth Avenue Development Group Inc. - D.J.K. Land Use Planning - File OZS-2020-0025**

Dan Kraszewski, D.J.K. Land Use Planning, expressed support for the subject recommendations.

The following motion was considered:

PDC085-2021

1. That the staff report re: **Application to Amend the Zoning By-law - Firth Avenue Development Group Inc. - D.J.K. Land Use Planning - File OZS-2020-0025**, to the Planning and Development Committee Meeting of June 7, 2021, be received,

2. That the Zoning By-law Amendment application submitted by D.J.K. Land Use Planning on behalf of Fifth Avenue Development Group, Ward 1, File: OZS-2020-0025, 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 reasons set out in this Recommendation Report;

3. That it is determined that no further notice be given in respect of the proposal and that no further public meeting be held.

4. That notwithstanding the boundaries of the Development Charges Incentive Program (DCIP), the proposed development be eligible for the DCIP to support intensification and good planning within the Central Area;

5. That the amendment to the Zoning By-law, generally in accordance with Appendix 13 of the report be adopted;

6. That the delegation from Dan Kraszewski, D.J.K Land Use Planning, re: Application to Amend the Zoning By-law - Firth Avenue Development Group Inc. - D.J.K. Land Use Planning - File OZS-2020-0025, to the Planning and Development Committee Meeting of June 7, 2021, be received; and,

7. That the correspondence from Carmen Cassar, Brampton resident, dated June 3, 2021, re: Application to Amend the Zoning By-law - Firth Avenue Development Group Inc. - D.J.K. Land Use Planning - File OZS-2020-0025, to the Planning and Development Committee Meeting of June 7, 2021, be received.

Carried

7. Staff Presentations and Planning Reports

7.1 Staff presentation re: **Brampton Plan - Attainable and Supportive Housing & Arts and Cultural Heritage**

Staff provided a presentation on the Brampton Plan - Attainable and Supportive Housing, and Arts and Cultural Heritage discussion papers that included the following:

- overview and key areas
- selected recommendations
- strategic directions
- community engagement
- next steps and contact information

Item 7.2 was brought forward at this time.

The following motion was considered:

PDC086-2021

1. That the staff report re: Brampton Plan – Discussion Papers - Attainable and Supportive Housing & Arts and Cultural Heritage – City-wide, to the Planning and Development Committee Meeting of June 7, 2021, be received; and,

2. That the staff presentation re: Brampton Plan - Attainable and Supportive Housing & Arts and Cultural Heritage, to the Planning and Development Committee Meeting of June 7, 2021, be received.

Carried

7.2 Staff report re: **Brampton Plan - Discussion Papers - Attainable and Supportive Housing & Arts and Cultural Heritage - City-wide**

Dealt with under Item 7.1 - Recommendation PDC086-2021

7.3 ^Staff report re: **City-initiated Official Plan Amendment - Toronto Gore Density Policy Review Study**

PDC087-2021

1. That the staff report re: **City-initiated Official Plan Amendment – Toronto Gore Density Policy Review Study**, to the Planning and Development Committee Meeting of June 7, 2021, be received; and,

2. That the Official Plan Amendment attached hereto respectively as Appendix 2 be adopted, 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 Brampton's Official Plan for the reasons set out in the Planning Recommendation Report, May 13, 2021.

Carried

7.4 ^Staff report re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision - Gagnon Walker Domes Professional Planners - RG Consulting Inc. & Creditview Holdings Inc. - File OZS-2020-0007**

PDC088-2021

1. That the staff report re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision - Gagnon Walker Domes Professional Planners - RG Consulting Inc. & Creditview Holdings Inc. - File OZS-2020-0007**, to the Planning and Development Committee Meeting of June 7, 2021 be received;

2. That the application to amend the Zoning By-law, and Proposed Draft Plan of Subdivision, submitted by Gagnon Walker Domes Professional Planners on behalf of RG Consulting Inc. & Creditview 11 Holdings Inc., Ward: 5, Files OZS-2020-0007 and 21T-20002B, 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 Zoning By-law, generally in accordance with the by-law attached as Appendix 10 of 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.

Carried

7.5 ^Staff report re**: Application to Amend the Zoning By-law - KLM Planning Partners Inc. - i2 Developments (Brampton) Inc. - File OZS-2020-0028**

PDC089-2021

1. That the staff report re: **Application to Amend the Zoning By-law - KLM Planning Partners Inc. - i2 Developments (Brampton) Inc. - File OZS-2020-0028**, to the Planning and Development Committee Meeting of June 7, 2021, be received;

2. That the Zoning By-law Amendment application submitted by KLM Planning Partners Inc. on behalf of i2 Developments (Brampton) Inc., Ward: 4, File: OZS-2020-0028, 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 this Recommendation Report;

3. That it is determined that no further notice be given in respect of the proposal and that no further public meeting is to be held; and,

4. That the amendments to the Zoning By-law, generally in accordance with the attached Appendix 11 to the report be adopted.

Carried

7.6 Staff report re: **Application to Amend the Zoning By-law - Firth Avenue Development Group Inc. - D.J.K. Land Use Planning - File OZS-2020-0025**

Dealt with under Item 6.8 - Recommendation PDC085-2021

8. Committee Minutes

8.1 **Minutes - Brampton Heritage Board - May 18, 2021**

Dealt with under Item 6.7 - Recommendations PDC083-2021 and PDC084-2021

9. Other Business/New Business

9.1 Discussion at the request of Regional Councillor Fortini, re: **Unlimited Height and Density Policy in the City of Brampton**

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

"THEREFORE BE IT RESOLVED that Council for the City of Brampton directs staff to evaluate the merits of implementing unlimited height and density policies within the City of Brampton, including an evaluation as to whether staff recommend such policies to be applicable city-wide or scoped to a smaller geographic area.

FURTHER RESOLVED THAT staff bring forward any additional policies that could not only complement Council's direction to evaluate unlimited height and density policies, but also recommend alternative policies that could address Council's objectives;

AND FURTHER THAT staff report back to a Planning and Development Committee meeting in September, 2021 with recommendations for consideration by Council."

The following motion was considered:

PDC090-2021

WHEREAS the City of Brampton has consistently been one of the fastest growing communities in Canada;

AND WHEREAS access to attainable and affordable housing options is increasingly out of reach to many residents of Brampton;

AND WHEREAS the City of Brampton wishes to attract investment, provide more housing options to residents, expand the tax base and build a vibrant and sustainable city;

AND WHEREAS the rapidly rising costs of land and building materials is impacting the ability of developers to purchase, develop and make a reasonable return on investment;

AND WHEREAS unlimited height and density policies exist in some GTA municipalities;

THEREFORE BE IT RESOLVED that Council for the City of Brampton directs staff to evaluate the merits of implementing unlimited height and density policies within the City of Brampton, including an evaluation as to whether staff recommend such policies to be applicable city-wide or scoped to a smaller geographic area.

FURTHER RESOLVED THAT staff bring forward any additional policies that could not only complement Council's direction to evaluate unlimited height and density policies, but also recommend alternative policies that could address Council's objectives;

AND FURTHER THAT staff report back to a Planning and Development Committee meeting in September, 2021, with recommendations for consideration by Council.

Carried

10. Referred/Deferred Matters

Nil

11. Correspondence

11.1 Correspondence re: **Application to Amend the Official Plan and Zoning By-law - 1317675 Ontario Inc. - Glen Schnarr & Associates Inc. - File C04E05.032**

Dealt with under Item 5.9 - Recommendation PDC082-2021

11.2 Correspondence re: **Application to Amend the Official Plan and Zoning By-law - Glen Schnarr & Associates Inc. - TFP Maychin Developments Ltd. - File OZS-2021-0007**

This correspondence was withdrawn from the meeting agenda at the request of the Planning, Building and Economic Development Department and will be presented at the June 21, 2021, Planning and Development Committee Meeting.

See Item 5.3

11.3 ^Correspondence from Bryan Smith, President, Gravel Watch Ontario, dated May 18, 2021, re: **Comments on Provincial Consultation to Expand the Green Belt**

PDC091-2021

That the correspondence from Bryan Smith, President, Gravel Watch Ontario, dated May 18, 2021, re: **Comments on Provincial Consultation to Expand the Green Belt**, to the Planning and Development Committee Meeting of June 7, 2021, be received.

Carried

11.4 Correspondence re: **Application to Amend the Zoning By-law - Sukhman Raj - Corbett Land Strategies Inc. - File OZS-2021-0006**

Dealt with under Item 5.2 - Recommendation PDC076-2021

11.5 Correspondence re: **Application to Amend the Official Plan and Zoning By-law - Glen Schnarr & Associates Inc. - 2548859 Ontario Ltd. - 2571340 Ontario Ltd. - File OZS-2021-0009**

Dealt with under Item 5.6 - Recommendation PDC079-2021

11.6 Correspondence re**: City-Initiated Official Plan Amendment and Zoning By-law Amendment to Implement Additional Residential Units (Garden Suites) Regulations**

Dealt with under Item 5.1 - Recommendation PDC075-2021

11.7 Correspondence re: **Application to Amend the Official Plan, Zoning By-law, and Draft Plan of Subdivision - Glen Schnarr & Associates Inc. - Peel Regional Police Association/Mattamy Homes (Brampton North) Ltd. - File OZS-2021-0012**

Dealt with under Item 5.8 - Recommendation PDC081-2021

11.8 Correspondence re: **Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision - Korsiak Urban Planning - Jim and Luisa Mocon - File OZS-2020-0036**

Dealt with under Item 5.5 - Recommendation PDC078-2021

11.9 Correspondence re: **Application to Amend the Zoning By-law - Firth Avenue Development Group Inc. - D.J.K. Land Use Planning - File OZS-2020-0025**

Dealt with under Item 6.8 - Recommendation PDC085-2021

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:

PDC092-2021

That the Planning and Development Committee do now adjourn to meet again on Monday, June 21, 2021, at 7:00 p.m.

Carried

_____

Regional Councillor M. Medeiros, Chair

Minutes

Planning and Development Committee

The Corporation of the City of Brampton

Monday, June 21, 2021

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
Members Absent:	Regional Councillor G. Dhillon - Wards 9 and 10
Staff Present:	David Barrick, Chief Administrative Officer Richard Forward, Commissioner Planning and Development Services Allan Parsons, Director, Planning, Building and Economic Development Bob Bjerke, Director, Policy Planning, Planning, Building and Economic Development Jeffrey Humble, Manager, Policy Planning Elizabeth Corazzola, Manager, Zoning and Sign By-law Services, Planning, Building and Economic Development Andrew McNeill, Manager, Official Plan and Growth Management, Planning, Building and Economic Development Steve Ganesh, Manager, Planning Building and Economic Development David Vanderberg, Manager, Planning Building and Economic Development Cynthia Owusu-Gyimah, Manager, Planning Building and Economic Development Carmen Caruso, Central Area Planner, Planning, Building and

Economic Development
Rob Nykyforchyn, Development Planner, Planning, Building and Economic Development
Dana Jenkins, Development Planner, Planning, Building and Economic Development
Mirella Palermo, Policy Planner, Planning, Building and Economic Development
Sameer Akhtar, City Solicitor
Mark Michniak, Development Planner, Planning, Building and Economic Development
Anthony-George D'Andrea, Legal Counsel, Legislative Services
Peter Fay, City Clerk
Charlotte Gravlev, Deputy City Clerk

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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 adjourned at 9:12 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 Williams, Councillor Singh

Members absent during roll call: Councillor Dhillon (personal)

2. Approval of Agenda

The following motion was considered:

PDC093-2021

That the Agenda for the Planning and Development Committee Meeting of June 21, 2021, be approved as published and circulated.

Carried

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

Nil

4. Consent Motion

In keeping with Council Resolution C019-2021, the Meeting Chair reviewed the relevant agenda items during this section of the meeting and allowed Members to identify agenda items for debate and consideration, with the balance to be approved as part of the Consent Motion given the items are generally deemed to be routine and non-controversial.

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

7.4, 8.1

The following motion was considered:

PDC094-2021

That the following items to the Planning and Development Committee Meeting of June 7, 2021, be approved as part of Consent:

7.4, 8.1

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

Yea (9): Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Vicente, Regional Councillor Santos, City Councillor Whillans, Regional Councillor Palleschi, City Councillor Bowman, City Councillor Williams, and City Councillor Singh

Nay (0): nil

Absent (1): Regional Councillor Dhillon

Carried (9-0-1)

5. Statutory Public Meeting Reports

5.1 Staff report re: **Application to Amend the Official Plan and Zoning By-law - Glen Schnarr & Associates Inc. - TFP Maychin Developments Ltd. - File OZS-2021-0007**

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.

Items 6.2 and 11.1 were brought forward at this time.

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

1. Salil Buchar and Nikita Walia, Brampton residents

2. Yashpal Jaura, Brampton resident - not present

3. Faisal Salik, Brampton resident - not present

4. Harpreet Sidhu, Brampton resident - not present

5. Nawab Singh Dhaliwal, Brampton resident - not present

6. Anjan Rakshit, Brampton resident

Committee consideration of the matter included questions of clarification with respect to current and proposed land use designations, and peer review logistics.

The following motion was considered:

PDC095-2021

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law - Glen Schnarr & Associates Inc. - TFP Maychin Developments Ltd. - File OZS-2021-0007**, to the Planning and Development Committee Meeting of June 21, 2021, be received, and,

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

3. That the following delegations re: Application to Amend the Official Plan and Zoning By-law - Glen Schnarr & Associates Inc. - TFP Maychin Developments

Ltd. - File OZS-2021-0007, to the Planning and Development Committee Meeting of June 21, 2021, be received:

1. Salil Buchar and Nikita Walia, Brampton residents

2. Anjan Rakshit, Brampton resident

4. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law - Glen Schnarr & Associates Inc. - TFP Maychin Developments Ltd. - File OZS-2021-0007, to the Planning and Development Committee Meeting of June 21, 2021, be received:

1. Parvi Singh, Brampton resident, dated May 10, 2021, including a petition of objection containing approximately 58 signatures

2. Amanjot Kaur, Brampton resident, dated June 12, 2021

3. Harshpreet and Nisha Karir, Brampton residents, dated June 14, 2021

4. Navindra Budhwa, Brampton resident, dated June 14, 2021

5. Mandeep Deol and Rajbir Sohi, Brampton residents, dated June 14, 2021

6. Nishan Singh and Reetinder Kaur Madhae, Brampton residents, dated June 15, 2021

7. Salil Bhuchar and Nikita Walia, Brampton residents, dated June 15, 2021

8. Suthan Ponnaiah, Brampton resident, dated June 14, 2021

9. Thavasuthan Ponnaiah and Saranya Thavasuthan, Brampton residents, dated June 15, 2021

10. Manav Mahajan, Brampton resident, dated June 15, 2021

11. Mandeep Kumar Garg and Surya Jyoti Verma, Brampton residents, dated June 15, 2021

12. Hricha and Anjan Rakshit, Brampton residents, dated June 15, 2021

13. Elisha Moniz, Brampton resident, dated June 15, 2021

14. Anjan and Swapna Rakshit, Brampton residents, dated June 15, 2021

15. Yashpal and Manjit Jaura, Brampton residents, dated June 15, 2021

16. Baskaran Ratnam, Brampton resident, dated June 15, 2021

17. Yogesh Patel, Brampton resident, dated June 15, 2021

18. Faisal Salik and Komal Arif, Brampton residents, dated June 15, 2021

19. Jayesh Khatri and Ekta Khatri, Brampton residents, dated June 15, 2021

20. Thirukaran Sinnathurai and Thanusha Thirukaran, Brampton residents, dated June 15, 2021

21. Simrandeep and Jasleen Chadha, Brampton residents, dated June 15, 2021

22. Savitri Looknauth and Ariff Jailall, Brampton residents, dated June 17, 2021

23. Kamaldeep Aurora, Brampton resident, dated June 21, 2021

Carried

6. Public Delegations (5 minutes maximum)

6.1 Delegations re: **Application to Amend the Official Plan and Zoning By-law - Great Gulf Homes - Scottish Heather Developments Inc. and Brampton G&H Holdings Inc. - FileOZS-2020-0011**

Gloria Shan, Brampton resident, and Jiwanjot Sandhu, Brampton resident, addressed Committee and expressed their views, suggestions, concerns and questions with respect to the subject application.

The following motion was considered:

PDC096-2021

That the following delegations re: **Application to Amend the Official Plan and Zoning By-law - Great Gulf Homes - Scottish Heather Developments Inc. and Brampton G&H Holdings Inc. - FileOZS-2020-0011**, to the Planning and Development Committee Meeting of June 21, 2021, be received:

1. Gloria Shan, Brampton resident

2. Jiwanjot Sandhu, Brampton resident

Carried

Item 7.3 was brought forward at this time.

In response to a question from Committee, staff provided details on the applicant-proposed revisions to the residential development, and provided an estimated completion date for the proposed community centre to be located south of the subject lands.

Committee consideration of the matter included acknowledgment that a request to advance the completion date of the community centre was put forth during the last budget process.

The following motion was considered:

PDC097-2021

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law - Great Gulf Homes - Scottish Heather Developments Inc. and Brampton G&H Holdings Inc. - FileOZS-2020-0011**, to the Planning and Development Committee Meeting of June 21, 2021, be received;

2. That the application to amend the Official Plan and Zoning By-law submitted by Great Gulf Homes – c/o Scottish Heather Developments Inc, Brampton G&H Holdings Inc, Brampton G&H Holdings II Inc., Ward: 6, File: OZS-2020-0011, as revised, 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 Bram West Secondary Plan generally in accordance with the by-law attached as Appendix 12 of the report be adopted;

4. That the amendments to the Zoning By-law generally in accordance with the by-law attached as Appendix 13 of the report be adopted;

5. That staff be directed to work with the applicant to ensure that amendments are made to the Purchase and Sale Agreement and the Detailed Community Information Maps to illustrate the revised housing and lotting changes; and,

6. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34(17) of the Planning Act, R.S.O. c.P. 13, as amended;

Carried

6.2 Delegations re: **Application to Amend the Official Plan and Zoning By-law - Glen Schnarr & Associates Inc. - TFP Maychin Developments Ltd. - File OZS-2021-0007**

Dealt with under Item 5.1 - Recommendation PDC095-2021

6.3 Delegation from Sylvia Roberts, Brampton resident, re: **Child Care Centres in Brampton – RM 44/2020**

Sylvia Roberts, Brampton resident, addressed Committee and expressed suggestions and concerns with respect to the City's child care centre zoning provisions.

The following motion was considered:

PDC098-2021

That the delegation from Sylvia Roberts, Brampton resident, re: **Child Care Centres in Brampton - RM 44/2020**, to the Planning and Development Committee Meeting of June 21, 2021, be received.

Carried

Item 7.6 was brought forward at this time.

In response to questions from Committee, staff provided clarification with respect to data collection of unlicensed child care centres, and noted that a review of the zoning regulations will include consideration of relaxed restrictions.

The following motion was considered:

PDC099-2021

That the staff report re: **Child Care Centres in Brampton - RM 44/2020** to the Planning and Development Committee Meeting of June 21, 2021, be received and item RM44/2020 be removed from the Referred Matters List.

Carried

6.4 Delegation from Sylvia Roberts, Brampton resident, re: **Council Appointment for Town and Gown Advisory Committee**

Sylvia Roberts, Brampton resident, addressed Committee and expressed suggestions and concerns with respect to the subject staff report.

The following motion was considered:

PDC100-2021

That the delegation from Sylvia Roberts, Brampton resident, re: **Council Appointment for Town and Gown Advisory Committee**, to the Planning and Development Committee Meeting of June 21, 2021, be received.

Carried

Item 7.7 was brought forward at this time.

In response to questions from Committee, staff clarified that any post-secondary institutions and student unions with an interest in participating on the committee will be encouraged to do so.

Committee consideration of the matter included consensus to appoint three Members of Council to the Committee. The floor was opened at this time and the following Members received a nomination:

- Regional Councillor Santos
- City Councillor Williams
- City Councillor Bowman

The following motion was considered:

PDC101-2021

1. That the staff report re: **Council Appointment for Town and Gown Advisory Committee**, to the Planning and Development Committee Meeting of June 21, 2021, be received;
2. That the following Members of Council be appointed to participate in the staff-led Town and Gown Advisory Committee in 2021/2022, with the option of remaining on the Committee or appointing three other representatives:
1. Councillor Santos
2. Councillor Williams
3. Councillor Bowman

Carried

7. Staff Presentations and Planning Reports

7.1 Staff presentation re: **Brampton Plan - Natural Environment, Climate Change and Resiliency, and Transportation and Connectivity**

Staff provided a presentation on the Brampton Plan - Natural Environment, Climate Change and Resiliency, and Transportation and Connectivity that included the following:

- Overview and timeline
- policy context and key areas for policy development
- strengths and opportunities

- public engagement, next steps, and participation avenues

Item 7.2 was brought forward at this time.

Committee consideration of the matter included the following suggestions:

- guiding policies to increase tree biodiversity
- road construction and consideration for trail/walkway connectivity
- increased signage on trails and public education with respect to natural heritage sites
- update of aging polices to adequately address reducing urban emissions

The following motion was considered:

PDC102-2021

1. That the staff report re: **Brampton Plan – Discussion Papers - Natural Environment, Climate Change and Resiliency, and Transportation and Connectivity – City Wide**, to the Planning and Development Committee Meeting of June 21, 2021, be received; and,

2. That the staff presentation re: **Brampton Plan – Natural Environment, Climate Change and Resiliency, and Transportation and Connectivity**, to the Planning and Development Committee meeting of June 21, 2021, be received.

Carried

7.2 Staff report re: **Brampton Plan Discussion Papers - Natural Environment, Climate Change and Resiliency, and Transportation and Connectivity - City-wide**

Dealt with under Item 7.1 - Recommendation PDC102-2021

7.3 Staff report re: **Application to Amend the Official Plan and Zoning By-law - Great Gulf Homes - Scottish Heather Developments Inc. and Brampton G&H Holdings Inc. - File OZS-2020-0011**

Dealt with under Item 6.1 - Recommendation PDC097-2021

7.4 ^Staff report re: **Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision - Your Home Developments (Ebenezer) Inc. - Candevcon East Ltd. - File OZS-2020-0012 & 21T-20004B**

PDC103-2021

1. That the staff report re: **Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision - Your Home Developments (Ebenezer) Inc. - Candevcon East Ltd. - File OZS-2020-0012 & 21T-20004B** to the Planning and Development Committee Meeting of June 21, 2021 be received;

2. That the Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by Candevcon East Limited on behalf of Your Home Developments (Ebenezer) Inc., Ward 8, Files: OZS-2020-0012 and 21T-20004B 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 amendments to the Official Plan and Bram East Secondary Plan, generally in accordance with Appendix 7 to the report, be adopted; and

4. That the amendments to the Zoning By-law, generally in accordance with Appendix 8 to the report, be adopted.

Carried

7.5 Staff report re: **Application to Amend the Zoning By-law - Humphries Planning Group Inc. - 1968610 Ontario Ltd. - File OZS-2020-0035**

In response to a question from Committee, staff confirmed that through the review process, the subject development's compatibility with surrounding land uses was deemed to be appropriate; further consideration will be given during the site plan process. Committee requested that all attempts be made to maximize the subject site's employment potential.

The following motion was considered:

PDC104-2021

1. That the staff report re: **Application to Amend the Zoning By-law - Humphries Planning Group Inc. - 1968610 Ontario Ltd. - File OZS-2020-0035**, to the Planning and Development Committee Meeting of June 21, 2021, be received; and

2. That the Zoning By-law Amendment application submitted by Humphries Planning Group Inc. on behalf of 1968610 Ontario Limited, File: OZS-2020-0035,

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 of Brampton Official Plan, for the reasons set out in this Recommendation Report; and

3. That the amendments to the Zoning By-law, generally in accordance with Appendix 12 attached to 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*.

Carried

7.6 Staff report re: **Child Care Centres in Brampton - RM 44/2020**

Dealt with under Item 6.3 - Recommendation PDC099-2021

7.7 Staff report re: **Council Appointment for Town and Gown Advisory Committee**

Dealt with under Item 6.4 - Recommendation PDC101-2021

8. Committee Minutes

8.1 **^Minutes - Age-Friendly Brampton Advisory Committee - May 25, 2021**

PDC105-2021

That the **Minutes of Age-Friendly Brampton Advisory Committee Meeting of May 25, 2021**, Recommendations AFC011-2021 to AFC015-2021 to the Planning and Development Committee Meeting of June 21, 2021, be approved, as published and circulated.

Carried

The recommendations were approved as follows:

AFC011-2021
That the agenda for the Age-Friendly Brampton Advisory Committee meeting of May 25, 2021, be approved as published and circulated.

AFC012-2021
That the delegation by Vasco Alcantara, Rick Hansen Foundation, to the Age-

Friendly Brampton Advisory Committee meeting of May 25, 2021, re: Benefits of Universal Design, Age Friendly, Accessible Housing be received.

AFC013-2021
That the presentation by Mirella Palermo, Policy Planner, and Melinda Yogendran, Assistant Planner, to Age-Friendly Brampton Advisory Committee meeting of May 25, 2021, re: Staying Connected: Video Resource & Directory for Seniors and Caregivers be received.

AFC014-2021
That the presentation by Tristan Costa, Planner, and Gloria Ruiz, Coordinator, Community Innovation and Resilience, to the Age-Friendly Brampton Advisory Committee meeting of May 25, 2021, re: Nurturing Neighbourhoods Program Update be received.

AFC015-2021
That the Age-Friendly Brampton Advisory Committee meeting do now adjourn to meet again June 22, 2021, at 7:00 p.m.

9. Other Business/New Business

Nil

10. Referred/Deferred Matters

Nil

11. Correspondence

11.1 Correspondence re: **Application to Amend the Official Plan and Zoning By-law - Glen Schnarr & Associates Inc. - TFP Maychin Developments Ltd. - File OZS-2021-0007**

Dealt with under Item 5.1 - Recommendation PDC095-2021

12. Councillor Question Period

Nil

13. Public Question Period

The following questions with respect to Item 7.3, were received from Prashanth Kumar Panda, Brampton resident; Karambir Singh, Brampton resident, Gloria Shan, Brampton resident; and Jiwanjot Sandhu, Brampton resident:

1. “I heard Councillor Palleschi talking about expedite of Embleton / Mississauga Community Centre however residents are not having transparency. The request to expedite was first raised in 2017 2018 and until now we are still not sure what actions has been taken. We had sent emails requesting time lines and budget allocation in December 2020 and didn’t hear back from city. Also in today meeting community services team are not available to answer questions raised by Councillor Palleschi. So wondering if we can get answer during public question regarding budget allocation for the community centre and time lines and setup virtual town hall in coming weeks with residents showing the action taken and progress done so far with regard to expedite of community centre.”

2. “I had requested on behalf of residents in Brampton west (Mississauga / Steels) regarding outdoor play places for teens and young adults in the neighbourhood so want to know if there any plans for outdoor play area such as basket ball court, tennis court, cricket stadium or soccer etc.”

In response to the questions, Committee confirmed that a virtual town hall will be organized for the area residents as an opportunity for information-sharing and collaboration.

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

14. Closed Session

Nil

15. Adjournment

The following motion was considered:

PDC106-2021

That the Planning and Development Committee do now adjourn to meet again on Monday, July 26, 2021, 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, July 26, 2021

Clerical Correction: **(August 17, 2021) In accordance with Section 2.11 (7) (a) of Procedure By-law 160-2004, as amended, a clerical correction was made by the City Clerk's Office to Recommendation PDC107-2021 to reflect the recorded vote.**

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:
David Barrick, Chief Administrative Officer
Richard Forward, Commissioner Planning and Development Services
Allan Parsons, Director, Planning, Building and Economic Development
Bob Bjerke, Director, Policy Planning, Planning, Building and Economic Development
Jeffrey Humble, Manager, Policy Planning, Planning, Building and Economic Development
Steve Ganesh, Manager, Planning Building and Economic Development
David Vanderberg, Manager, Planning Building and Economic Development
Cynthia Owusu-Gyimah, Manager, Planning Building and Economic Development
Sameer Akhtar, City Solicitor
Yinzhou Xiao, Development Planner, Planning, Building and Economic Development
Carmen Caruso, Central Area Planner, Planning, Building and Economic Development

Kelly Henderson, Development Planner, Planning, Building and Economic Development
Himanshu Katyal, Development Planner, Planning, Building and Economic Development
Tejinder Sidhu, Development Planner, Planning, Building and Economic Development
Harsh Padhya, Heritage Planner, Planning, Building and Economic Development
Anand Balram, Development Planner, Planning, Building and Economic Development
Andrew McNeill, Manager, Official Plan and Growth Management, Planning, Building and Economic Development
Andria Oliveira, Project Manager, Transportation Policy, Planning, Building and Economic Development
Peter Fay, City Clerk
Charlotte Gravlev, Deputy City Clerk
Richa Ajitkumar, Acting Legislative Coordinator

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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 adjourned at 10:49 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: Regional Councillor Santos, Regional Councillor Vicente, Regional Councillor Palleschi, City Councillor Bowman, Regional Councillor Medeiros, Regional Councillor Fortini, City Councillor Williams

Members absent during roll call: City Councillor Whillans, City Councillor Singh, Regional Councillor Dhillon

City Councillor Whillans joined the meeting at 7:37 p.m. due to technical issues

City Councillor Singh joined the meeting at 7:01 p.m.

Regional Councillor Dhillon joined the meeting at 7:08 p.m. due to technical issues

2. Approval of Agenda

PDC107-2021

That the Agenda for the Planning and Development Committee Meeting of July 26, 2021, be approved as amended as follows:

To withdraw:

7.12 - Staff report re: Site Specific Amendment to the Sign By-Law 399-2002, as amended, 2514682 Ontario Inc., 3455 Queen Street East – Ward 8

To defer to a future meeting:

7.4 - Staff presentation re: Brampton Plan Presentation -Growth Management, Employment & Retail, Urban Design, Open Spaces & Recreation – City Wide

7.5 - Staff report re: Brampton Plan - Growth Management, Employment & Retail, Urban Design, Open Spaces & Recreation – City Wide

7.6 - Staff presentation re: Transportation Master Plan and Capital Plan Interim Strategy and the Evaluation of Torbram Road

7.7 - Staff report re: Transportation Master Plan and Capital Plan Interim Strategy and the Evaluation for Torbram Road Citywide

Carried

Note: later in the meeting on a two-thirds majority vote to re-open the question, Approval of Agenda was re-opened and the following items were added:

Re: 7.3 - Staff report re: Heritage Heights Secondary Plan - Areas 52 and 53 - Delegation from Sylvia Roberts, Brampton resident

Re: 7.6 - Staff presentation re: Transportation Master Plan and Capital Plan Interim Strategy and the Evaluation of Torbram Road - Delegation from Sylvia Roberts, Brampton resident

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

Yea (6): Regional Councillor Medeiros, Regional Councillor Fortini, City Councillor Whillans, Regional Councillor Vicente, Regional Councillor Santos, and City Councillor Singh

Nay (3): Regional Councillor Palleschi, City Councillor Bowman, City Councillor Williams

Absent (1): Regional Councillor Dhillon

Carried (6-3-1)

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

City Councillor Whillans declared a conflict of interest with respect to Item 5.3 as he owns property on the subject street.

4. Consent Motion

In keeping with Council Resolution C019-2021, the Meeting Chair reviewed the relevant agenda items during this section of the meeting and allowed Members to identify agenda items for debate and consideration, with the balance to be approved as part of the Consent Motion given the items are generally deemed to be routine and non-controversial.

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

(7.8, 7.9, 7.10, 7.11, 8.1, 8.2)

The following motion was considered:

PDC108-2021

That the following Items to the Planning and Development Committee Meeting of July 26, 2021, be approved as part of Consent:

(7.8, 7.9, 7.10, 7.11, 8.1, 8.2)

Yea (9): Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Vicente, Regional Councillor Santos, Regional Councillor Palleschi, City Councillor Bowman, City Councillor Williams, and City Councillor Singh, Regional Councillor Dhillon

Nay (0): nil

Absent (1): City Councillor Whillans

Carried (9-0-1)

5. Statutory Public Meeting Reports

5.1 Staff report re: Application to Amend the Official Plan and Zoning By-law - Church (Brampton) Ventures Inc. - W.E. Oughtred & Associates Inc. - File - OZS-2021-0011 - To permit: 76 stacked townhouse units in four townhouse blocks and 197 condominium/rental units in a ten-storey building - Location: 55, 59 and 61 Beech Street, and 136, 140, and 142 Church Street East - Ward 1

Yin Xiao, 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 6.1 and 11.1 were brought forward at this time.

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

1. Scott MacPhee, Brampton Resident - withdrawn
2. David Knight, Brampton Resident
3. Tim Rawlings, Brampton Resident
4. Arlene Beaumont, Consultant W.E. Oughtred & Associates Inc.
5. Michelle and Joe Bruno, Brampton Residents - not present
6. Shannon Daykin, Brampton Resident - withdrawn
7. Jonathan Silva, Brampton Resident

In response to a question from Committee regarding storm water, Staff confirmed that they will follow up directly with the Councillor, and provide information in the future recommendation report.

Staff responded to questions from Committee with respect to the mature trees on the property and those on the adjacent property, and advised that the recommendation report will provide details on this matter.

The following motion was considered:

PDC109-2021

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law - Church (Brampton) Ventures Inc. - W.E. Oughtred & Associates Inc. - File - OZS-2021-0011**, to the Planning and Development Committee Meeting of July 26, 2021, be received,

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

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

3. That the following delegations re: Application to Amend the Official Plan and Zoning By-law - Church (Brampton) Ventures Inc. - W.E. Oughtred & Associates Inc. - File - OZS-2021-0011, to the Planning and Development Committee Meeting of July 26, 2021, be received:
   1. David Knight, Brampton Resident
   2. Tim Rawlings, Brampton Resident
   3. Arlene Beaumont, Consultant W.E. Oughtred & Associates Inc.
   4. Jonathan Silva, Brampton Resident

4. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law - Church (Brampton) Ventures Inc. - W.E. Oughtred & Associates Inc. - File - OZS-2021-0011, to the Planning and Development Committee Meeting of July 26, 2021, be received:1. Martin Clarkson, Brampton Resident, dated June 30, 2021
   1. Lorraine Stark, Brampton Resident, dated July 6, 2021
   2. Shri dutt kale, Brampton Resident, dated July 6, 2021
   3. Paul Pereira, Brampton Resident, dated July 6, 2021
   4. Nancy Lyness, Brampton Resident, dated July 13, 2021
   5. Scott MacPhee, Brampton Resident, dated July 16, 2021 and July 18, 2021
   6. Lynda and David Johnson, Brampton Residents, dated July 19, 2021
   7. Susan Naumann, Brampton Resident, dated July 18, 2021
   8. Dianne and Dave Stribling, Brampton Residents dated July 18, 2021
   9. David Knight, Brampton Resident, dated July 18, 2021
   10. Terrance Haynes, Brampton Resident, dated July 19, 2021
   11. Ann Morrison, Brampton Resident, dated July 20, 2021
   12. Shannon Daykin, Brampton Resident, dated July 20, 2021
   13. Michelle and Joe Bruno, Brampton Residents, dated July 20, 2021
   14. Ryan Best, Brampton Resident, dated July 21, 2021
   15. Tim Rawlings, Brampton Resident, dated July 23, 2021 and July 26, 2021

Carried

5.2 Staff report re: Application to Amend the Official Plan and Zoning By-law, Sajecki Planning Inc. – Luxor Development Corporation - OZS-2021-0003 - To permit: 30-storey building containing 363 residential units with 225 parking spaces and at-grade commercial uses - Location: 151 Main Street North, North-West Corner of Church Street West and Main Street North - Ward 1

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.

Items 6.5 and 11.2 were brought forward at this time.

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

1. Christopher Moon, Partner, Davis Webb
2. Yvonne Klima, Brampton Resident
3. James Law, Brampton Resident - not present

The following motion was considered:

PDC110-2021

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law, Sajecki Planning Inc. – Luxor Development Corporation**, 151 Main Street North, Ward 1- File OZS-2021-0003, to the Planning and Development Committee Meeting of July 26, 2021, be received, and,

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

3. That the following delegations re: Application to Amend the Official Plan and Zoning By-law, Sajecki Planning Inc. – Luxor Development Corporation - OZS-2021-0003, to the Planning and Development Committee Meeting of July 26, 2021, be received:
1. Christopher Moon, Partner, Davis Webb
2. Yvonne Klima, Brampton Resident

4. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law, Sajecki Planning Inc. – Luxor Development Corporation - OZS-2021-0003, to the Planning and Development Committee Meeting of July 26, 2021, be received:
1. James Law, Brampton Resident, dated July 5, 2021
2. Lawrence Tsang, Brampton Resident, dated July 8, 2021
3. Cindy and Mike, Brampton Residents, dated July 8, 2021
4. Anthony Melo, Brampton Resident, dated July 19, 2021

5. Yvonne Klima, Brampton Resident, dated July 20, 2021
6. Christopher Moon, Brampton Resident, dated July 20, 2021

Carried

5.3 Staff report re: Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd. – 190532 Ontario Inc. - File: OZS-2020-0037 - To permit: 150 residential units with a total of 174 parking spaces - Location: 10785, 10799, 10807, 10817 McLaughlin Road, East side of McLaughlin Road North, south of Van Scott Drive and north of Potters Wheel Gate - Ward 2

City Councillor Whillans declared a conflict of interest with respect to Item 5.3 as he owns property on the subject street. Councillor Whillans left the meeting and did not participate during consideration of this item.

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.

Items 6.2 and 11.3 were brought forward at this time.

Committee consideration of the matter included direction to staff and the applicant to arrange a virtual town hall for the area residents, as an opportunity for information-sharing and collaboration.

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

1. Igor Kalintchev and Natalia Sabachnikova, Brampton Residents, via pre-recorded audio
2. Essa Qaqish, Brampton Resident
3. Roy Fernandes, Brampton Resident
4. Rajiv Warikoo, Brampton Resident
5. Harsimran Mehta, Brampton Resident
6. Francis Pinto and Maria Pinto, Brampton Residents - not present
7. Manjit Rehil, Brampton Resident
8. Gurdip Mehta, Brampton Resident - Note: Angajit (last name not provided) spoke on behalf of Gurdip Mehta
9. Anna Kulikova, Brampton Resident - Note: Nehal (last name not provided) spoke on behalf of Anna Kulikova
10. Rick Ott, Brampton Resident

11. Maria Pinto, Brampton Resident - not present
12. Chris Capozzi, Brampton Resident - not present
13. Claudette Bhagwansingh, Brampton Resident, via pre-recorded audio
14. Rohan Bhagwansingh, Brampton Resident, via pre-recorded audio
15. Greg Clark on behalf of Linda Clark, Brampton Resident
16. Ilda Neves, Brampton Resident, via pre-recorded video
17. John Charles, Brampton Resident - not present
18. Mau Ellis, Brampton Resident
19. Vonrick Corridon, Brampton Resident - not present
20. Zayyan Chowdhury, Brampton Resident - not present
21. Julia Dennis, Brampton Resident - not present
22. Hai Tran, Brampton Resident - not present
23. Arun and Deepa, Brampton Residents - not present

The following motion was considered:

PDC111-2021

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd. – 190532 Ontario Inc.**, 10785, 10799, 10807, 10817 McLaughlin Road, Ward 2 - File OZS-2020-0037, to the Planning and Development Committee Meeting of July 26, 2021, be received,

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

3. That the following delegations re: Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd. – 190532 Ontario Inc. - File: OZS-2020-0037, to the Planning and Development Committee Meeting of July 26, 2021, be received:

   1. Igor Kalintchev and Natalia Sabachnikova, Brampton Residents, via pre-recorded audio
   2. Essa Qaqish, Brampton Resident
   3. Roy Fernandes, Brampton Resident
   4. Rajiv Warikoo, Brampton Resident
   5. Harsimran Mehta, Brampton Resident
   6. Francis Pinto and Maria Pinto, Brampton Residents
   7. Manjit Rehil, Brampton Resident
   8. Gurdip Mehta, Brampton Resident
   9. Anna Kulikova, Brampton Resident

10. Rick Ott, Brampton Resident
11. Claudette Bhagwansingh, Brampton Resident, via pre-recorded audio
12. Rohan Bhagwansingh, Brampton Resident, via pre-recorded audio
13. Greg Clark on behalf of Linda Clark, Brampton Resident
14. Ilda Neves, Brampton Resident15. Mau Ellis, Brampton Resident

4. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd. – 190532 Ontario Inc. - File: OZS-2020-0037, to the Planning and Development Committee Meeting of July 26, 2021, be received:

    1. Roy Fernandes, Brampton resident, dated July 1, 2021
    2. Marlene Neves, Brampton Resident, dated July 2, 2021
    3. Claudette Bhagwansingh, Brampton Resident, dated July 2, 2021
    4. John Charles, Brampton Resident, dated July 5, 2021
    5. Igor Kalintchev and Natalia Sabachnikova, Brampton Residents, dated July 5, 2021
    6. Alcides Pacheco, Brampton Resident, dated July 6, 2021
    7. Harsimran Mehta, Brampton Resident, dated July 6, 2021, including a petition of objection containing approximately 142 signatures
    8. Cahn Huy Ha, Thanh Tu Loi, Steven Ha, Brampton Residents, dated July 6, 2021
    9. Rajiv Warikoo, Brampton Resident, dated July 7, 2021, including a petition of objection containing approximately 68 signatures
    10. Essa Qaqish, Brampton Resident, dated July 6, 2021
    11. Ajay Kumar, Brampton Resident, dated July 8, 2021
    12. Iqbal Arora, Brampton Resident, dated July 8, 2021
    13. Bhupinder Mehta, Brampton Resident, dated July 8, 2021
    14. Harpreet Mahi, Brampton Resident, dated July 8, 2021
    15. Gurdip Mehta, Brampton Resident, dated July 8, 2021
    16. Darri Singh, Brampton Resident, dated July 9, 2021
    17. Anna Kulikova, Brampton Resident, dated July 10, 2021
    18. Rashmi Arora, Brampton Resident, dated July 10, 2021
    19. Rick Ott, Brampton Resident, dated July 12, 2021
    20. Maria Pinto, Brampton Resident, dated July 12, 2021
    21. Chris Capozzi, Brampton Resident, dated July 12,2021
    22. Francis Pinto, Brampton Resident, dated July 12,2021
    23. Baljinder Rehill, Brampton Resident, dated July 12, 2021
    24. Kevin Tulli, Brampton Resident, dated July 12, 2021
    25. Bevan and Joanne Rampersad, Brampton Residents, dated July 12, 2021
    26. Tracy Williamson and Matthew Hofland, Brampton Residents, dated July 12, 2021
    27. Ravi Seenath, Brampton Resident, dated July 13, 2021
    28. Gagandeep Kaur, Brampton Resident, dated July 13, 2021
    29. Carl Beharie, Brampton Resident, dated July 13, 2021
    30. Kenneth Yousaf, Brampton Resident, dated July 13, 2021
    31. Jagdish Rehill, Brampton Resident, dated July 13, 2021

32. Igor Kalintchev, Jacob Aptekar and Michael Foster, Brampton Residents, dated July 13, 2021, including a petition of objection containing approximately 194 signatures. Note: updated petition containing received on July 18, 2021
33. Duarte and Ida Neves, Brampton Residents, dated July 14, 2021
34. Terri (last name not provided), Brampton Resident, dated July 14, 2021
35. Tom Brown, Brampton Resident, dated July 14, 2021
36. Linda Clark, Brampton Resident, dated July 14, 2021
37. Bughel Sidhu, Brampton Resident, dated July 15, 2021
38. Anila Rattan, Brampton Resident, dated July 16, 2021
39. Deonarine Singh, Brampton Resident, dated July 16, 2021
40. Jatinder Saini, Brampton Resident, dated July 16, 2021
41. Alex Kuan-Veng, Brampton Resident, dated July 16, 2021
42. Jacob Aptekar, Brampton Resident, dated July 16, 2021
43. Jennifer Quinn, Brampton Resident, dated July 18, 2021
44. Swapan Gosh,Brampton Resident, dated July 18, 2021
45. Binu Lamba, Brampton Resident, dated July 18, 2021
46. Bahareh Vafadari, Brampton Resident, dated July 18, 2021
47. Sriram Gosh, Brampton Resident, dated July 18, 2021
48. Archana Gosh, Brampton Resident, dated July 18, 2021
49. Ann Marie, Brampton Resident, dated July 16, 2021
50. Hari Babu, Brampton Resident, dated July 18, 2021
51. Natile Romono, Brampton Resident, dated July 18, 2021
52. Samantha Samodee, Brampton Resident, dated July 19, 2021
53. Natalia Sabachnikova, Brampton Resident, dated July 19, 2021
54. Manjit Bola, Brampton Resident, dated July 19, 2021
55. Linda Clark, Brampton Resident, dated July 18, 2021
56. John Charles, Brampton Resident, dated July 17, 2021
57. Mau Ellis, Brampton Resident, dated July 16,2021
58. Nitin Chawla, Brampton Resident, dated July 19,2021
59. Vonrick Corridon, Brampton Resident, dated July 19, 2021
60. Sylvia Menezes Roberts, Brampton Resident, dated July 19, 2021
61. Zubaer Malik, Brampton Resident, dated July 19, 2021
62. Tajinder Malik, Brampton Resident, dated July 19, 2021
63. Zayyan Chowdhury, Brampton Resident, dated July 19, 2021
64. Ayaana Walia, Brampton Resident, dated July 19, 2021
65. Vanaya Bawa, Brampton Resident, dated July 19, 2021
66. Hai Tran, Brampton Resident, dated July 19, 2021
67. Arun and Deepa, Brampton Resident, dated July 20, 2021
68. Ranjit Dhote, Brampton Resident, dated July 21, 2021

Carried

5.4 Staff Report re: Application for an Official Plan Amendment and Zoning By-law Amendment, Blackthorn Development Corp. – 2706376 Ontario Inc., 30 McLaughlin Road South - File OZS-2021-0016 - To permit: 8-storey mixed-use building - Location: 30 McLaughlin Road South, East side of McLaughlin Road and south of Queen Street - Ward 3

Kelly Henderson, 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 6.3 and 11.4 were brought forward at this time.

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

1. Maurizio Rogato, Principal, Blackthorn Corp.
2. Gus Margou, Brampton Resident
3. D. Bhattacharya, Brampton Resident - not present
4. Lucy Clayton, Brampton Resident, Note: added as a delegate during the meeting

The following motion was considered:

PDC112-2021

1. That the staff report re: **Application for an Official Plan Amendment and Zoning By-law Amendment, Blackthorn Development Corp. – 2706376 Ontario Inc., 30 McLaughlin Road South, Ward 3 - City File OZS-2021-0016**, to the Planning and Development Committee Meeting of July 26, 2021, be received;

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

3. That the following delegations re: Application for an Official Plan Amendment and Zoning By-law Amendment, Blackthorn Development Corp. – 2706376 Ontario Inc., 30 McLaughlin Road South - File OZS-2021-0016, to the Planning and Development Committee Meeting of July 26, 2021, be received:

1. Maurizio Rogato, Principal, Blackthorn Corp.
2. Gus Margou, Brampton Resident
3. Lucy Clayton, Brampton Resident

4. That the following correspondence re: Application for an Official Plan Amendment and Zoning By-law Amendment, Blackthorn Development Corp. – 2706376 Ontario Inc., 30 McLaughlin Road South - File OZS-2021-0016, to the Planning and Development Committee Meeting of July 26, 2021, be received:

1. Gus Margou, Brampton Resident, dated July 9, 2021
2. D. Bhattacharya, Brampton Resident, dated July 16, 2021
3. Bheem Chouhan, Brampton Resident, dated July 19, 2021
4. Joanne MacKinnon, Brampton Resident, dated July 19, 2021
5. Scott Adams, Brampton Resident, dated July 20,2021
6. Rajpal Bajwa, Brampton Resident, dated July 20, 2021
7. Monica Singh, Brampton Resident, dated June 29, 2021
8. Chathapuram Ramkumar, Brampton Resident, dated July 20, 2021
9. Sohan Chouhan, Brampton Resident, dated July 20, 2021
10. Navdeep Tiwana, Brampton Resident, dated July 20, 2021
11. Manroop Banipal, Brampton Resident, dated July 20, 2021
12. Surjit Johal, Brampton Resident, dated July 21, 2021
13. Sukh Chohan, Brampton Resident, dated July 21, 2021
14. Simran Kaur Jawanda, Brampton Resident, dated July 21, 2021
15. Prableen khurmi, Brampton Resident, dated July 21, 2021
16. Rupinder Dhillon, Brampton Resident, dated July 21, 2021
17. Ron Sidhu, Brampton Resident, dated July 21, 2021
18. Prableen Kaur, Brampton Resident, dated July 21, 2021
19. Nimer Boparai, Brampton Resident, dated July 21, 2021
20. Navjot Kaur, Brampton Resident, dated July 21, 2021
21. Navjot Hundal, Brampton Resident, dated July 21, 2021
22. Hartin Vachher, Brampton Resident, dated July 21, 2021
23. Harman Sekhon, Brampton Resident, dated July 21, 2021
24. Harmail Sidhu, Brampton Resident, dated July 21, 2021
25. Gurbir Dhillon, Brampton Resident, dated July 21, 2021
26. Anureet Kaur, Brampton Resident, dated July 21 2021
27. Lovepreet Kaur, Brampton Resident, dated July 21, 2021
28. Anureet Brar, Brampton Resident, dated July 21, 2021
29. Anoop Sidhu, Brampton Resident, dated July 21, 2021
30. Amrinder Kooner, Brampton Resident, dated July 21
31. Amrinder (Peter) Mann, Brampton Resident, dated July 21, 2021
32. Girish Selarka, Brampton Resident, dated July 21, 2021
33. Surinder K, Brampton Resident, dated July 21, 2021
34. Tahir Majeed, Brampton Resident, dated July 21, 2021
35. Amrit Phull, Brampton Resident, dated July 21, 2021
36. Anureet Sidhu, Brampton Resident, dated July 21, 2021
37. Arman jain, Brampton Resident, dated July 21, 2021

38. Babu Sutdhar, Brampton Resident, dated July 21, 2021
39. Baljit Singh Sandhu, Brampton Resident, dated July 21, 2021
40. Charanjit Gill, Brampton Resident, dated July 21, 2021
41. Dan Singh, Brampton Resident, dated July 21, 2021
42. Pip Bola, Brampton Resident, dated July 21, 2021
43. Gurdip Virdi, Brampton Resident, dated July 21, 2021
44. Dishank Shah, Brampton Resident, dated July 21, 2021
45. Tajvir Gill, Brampton Resident, dated July 21, 2021
46. Tarwinder singh Dhaliwal, Brampton Resident, dated July 21, 2021
47. Varinder Singh Bhullar, Brampton Resident, dated July 21, 2021
48. Vikran Saini, Brampton Resident, dated July 21, 2021
49. Zohaib Hanif, Brampton Resident, dated July 21, 2021
50. Devinder Gill, Brampton Resident, dated July 21, 2021
51. Gurjap Randhawa, Brampton Resident, dated July 21, 2021
52. Gurprit Virdi, Brampton Resident, dated July 21, 2021
53. Harjap Randhawa, Brampton Resident, dated July 21, 2021
54. Harsh Kaur, Brampton Resident, dated July 21, 2021
55. Ishvinder Singh, Brampton Resident, dated July 21, 2021
56. Jagdeep Singh Lally, Brampton Resident, dated July 21, 2021
57. Jagjit Singh, Brampton Resident, dated July 21, 2021
58. Jaskarn Grewal, Brampton Resident, dated July 21, 2021
59. Jisondeep Sandhu, Brampton Resident, dated July 21, 2021
60. Juvraj Dosanjh, Brampton Resident, dated July 21, 2021
61. Kulwant Saran, Brampton Resident, dated July 21, 2021
62. Lovleen Kaur, Brampton Resident, dated July 21, 2021
63. Manbir Sandhu, Brampton Resident, dated July 21, 2021
64. Manjit Gill, Brampton Resident, dated July 21, 2021
65. Mankiran Kaur Dulku, Brampton Resident, dated July 21, 2021
66. Manreet Kaur, Brampton Resident, dated July 21, 2021
67. Manu mahajan, Brampton Resident, dated July 21, 2021
68. Manveer Gill, Brampton Resident, dated July 21, 2021
69. Mehtab Singh, Brampton Resident, dated July 21, 2021
70. Nachhattar Chohan, Brampton Resident, dated July 21, 2021
71. Naheed Akhtar, Brampton Resident, dated July 21, 2021
72. Napinderpal Singh, Brampton Resident, dated July 21, 2021
73. Paras Chaudhary, Brampton Resident, dated July 21, 2021
74. Parmatma Sidhu, Brampton Resident, dated July 21, 2021
75. Prabhjot phull, Brampton Resident, dated July 21, 2021
76. Pranav Sharma, Brampton Resident, dated July 21, 2021
77. Puneet Sahi, Brampton Resident, dated July 21, 2021
78. Ramandeep Kaur Sran, Brampton Resident, dated July 21, 2021
79. Ramjit Dhaliwal, Brampton Resident, dated July 21, 2021
80. Ranjit Sandhu, Brampton Resident, dated July 21, 2021
81. Rupinder Arora, Brampton Resident, dated July 21, 2021
82. Shaista Jamal, Brampton Resident, dated July 21, 2021
83. Sukhjivan Singh Gill, Brampton Resident, dated July 21, 2021

84. Sukhman Nagra, Brampton Resident, dated July 21, 2021
85. Sukhyad Grewal, Brampton Resident, dated July 21, 2021
86. Suniana Kapil, Brampton Resident, dated July 21, 2021
87. Mayank Singh, Brampton Resident, dated July 22, 2021
88. Harsimran Singh Padda, Brampton Resident, dated July 23, 2021
89. Sarjinder Bains, Brampton Resident, dated July 23, 2021
90. Nitin Chopra, Brampton Resident, dated, July 23, 2021

Carried

5.5 Staff report re: Application to the Amend the Official Plan, and Draft Plan of Subdivision – Weston Consulting – Pure Hurontario Street Holdings ULC & HD Hurontario Inc. 10534 Hurontario Street - File: OZS-2021-0028 & 21T-21008B - To permit: an industrial development consisting of 2 warehouse buildings, and remove the planned Collector Road from the Official Plan and propose a new connection to Hurontario Street - Location: 10534 Hurontario Street - Ward 2

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.

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

PDC113-2021

1. That the staff report re: **Application to the Amend the Official Plan, and for a Draft Plan of Subdivision – Weston Consulting – Pure Hurontario Street Holdings ULC & HD Hurontario Inc. – 10534 Hurontario Street – Ward 2 - File OZS-2021-0028,** to the Planning and Development Committee Meeting of July 26, 2021, be received;

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

Carried

5.6 Staff report re: Application to Amend the Official Plan and Zoning By-law, Weston Consulting – Black Creek Group, 2797180 Ontario Inc. - 12089 Hurontario Street - File: OZS-2021-0017 - To permit: 9-storey residential building with 201 units - Location: 12089 Hurontario Street, North of Mayfield Road, East of Hurontario Street - Ward 2

Tejinder Sidhu, 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 6.6 and 11.5 were brought forward at this time.

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

1. Lee Williams, Brampton Resident - not present
2. Michael Vani, Senior Planner, Weston Consulting

Staff responded to questions from Committee with respect to the tertiary plan and advised that the details will be provided in the recommendation report.

The following motion was considered:

PDC114-2021

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law – Weston Consulting – Black Creek Group - 2797180 Ontario Inc., – 12089 Hurontario Street – Ward 2 – File OZS-2021-0017,** to the Planning and Development Committee meeting of July 26, 2021, be received;

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

3. That the following delegations re: Application to Amend the Official Plan and Zoning By-law – Weston Consulting – Black Creek Group - 2797180 Ontario Inc., – 12089 Hurontario Street – Ward 2 – File OZS-2021-0017 be received:

1. Michael Vani, Senior Planner, Weston Consulting;

4. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law – Weston Consulting – Black Creek Group - 2797180 Ontario Inc., – 12089 Hurontario Street – Ward 2 – File OZS-2021-0017 be received:

1. Shawn Keba, Brampton Resident, dated June 19, 2021
2. Nickey White, Brampton Resident, dated June 26, 2021
3. Kevin Borgatti, Brampton Resident, dated July 7, 2021
4. Lee Williams, Brampton Resident, dated July 20, 2021
5. Mark Yarranton, Brampton Resident, dated July 21, 2021

Carried

6. Public Delegations (5 minutes maximum)

6.1 Delegation re: Application to Amend the Official Plan and Zoning By-law - Church (Brampton) Ventures Inc. - W.E. Oughtred & Associates Inc. - File - OZS-2021-0011

Dealt with under Item 5.1 - Recommendation PDC109-2021

6.2 Delegation re: Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd. – 190532 Ontario Inc. - File: OZS-2020-0037

Dealt with under Item 5.3 - Recommendation PDC111-2021

6.3 Delegation Re: Application for an Official Plan Amendment and Zoning By-law Amendment, Blackthorn Development Corp. – 2706376 Ontario Inc., 30 McLaughlin Road South - OZS-2021-0016

Dealt with under Item 5.4 - Recommendation PDC112-2021

6.4 Possible Delegation re: Site Specific Amendment to the Sign By-Law 399-2002, as amended, 2514682 Ontario Inc, 3455 Queen Street East – Ward 8

Note: This item was withdrawn at the request of the Planning, Building and Economic Development Department staff and will be presented at the August 11, 2021, City Council Meeting.

6.5 Delegation re: Application to Amend the Official Plan and Zoning By-law, Sajecki Planning Inc. – Luxor Development Corporation - OZS-2021-0003

Dealt with under Item 5.2 - Recommendation PDC110-2021

6.6 Delegation re: Application to Amend the Official Plan and Zoning By-law, Weston Consulting – Black Creek Group, 2797180 Ontario Inc. - 12089 Hurontario Street - File: OZS-2021-0017

Dealt with under Item 5.6 - Recommendation PDC114-2021

7. Staff Presentations and Planning Reports

At this time, a motion was introduced to reopen Approval of Agenda to reconsider deferral of Items 7.6 and 7.7.

The following motion was considered:

PDC115-2021

To reopen approval of the agenda to reconsider deferral of Items 7.6 and 7.7 to a future meeting, to provide for consideration of the items at this July 26, 2021 meeting.

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

Yea (6): Regional Councillor Medeiros, Regional Councillor Fortini, City Councillor Whillans, Regional Councillor Vicente, Regional Councillor Santos, and City Councillor Singh

Nay (3): Regional Councillor Palleschi, City Councillor Bowman, City Councillor Williams

Absent (1): Regional Councillor Dhillon

Carried (6-3-1)

7.1 Staff presentation re: Archaeological Management Plan (AMP)

Staff provided a presentation on Archaeological Management Plan (AMP) that included the following:

- Definition of Archaeology
- Archaeology Periods
- Archaeology sites in Ontario
- What triggers an Archaeology Assessment
- Indigenous Engagement
- Development Review Process and Archaeological Assessment
- What have other Municipalities Done
- Proposed Timelines
- Budget

The following motion was considered:

PDC116-2021

That the staff presentation re: **Archaeological Management Plan** to the Planning and Development Committee Meeting of July 26, 2021, be received.

Carried

7.2 Staff presentation re: Heritage Heights Secondary Plan - Areas 52 and 53

Staff presented an overview of the Heritage Heights Secondary Plan - Areas 52 and 53.

On a two-thirds majority vote, Approval of Agenda was re-opened and Sylvia Roberts, Brampton resident, was added as a delegation.

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

Item 7.3 was brought forward at this time.

Committee consideration of the matter included consensus to amend Clause 3 of staff recommendation as follows:

"That staff be directed to investigate means of lifting the existing interim control by-law in relation to the lands, and report back to a future Planning and Development Committee Meeting with recommendations for consideration by Council."

The following motion was considered:

PDC117-2021

1. That the staff report re: **Heritage Heights Secondary Plan – Areas 52 and 53 – Proposed Policy and Street Standards**, to the Planning and Development Committee Meeting of July 26, 2021, be received;

2. That staff be directed to host a statutory public meeting in September 2021, to receive public input on the proposed policy and street standards for the Heritage Heights Secondary Plan;

3. That staff be directed to investigate means of lifting the existing interim control by-law in relation to the lands, and report back to a future Planning and Development Committee meeting with recommendations for consideration by Council;

4. That Brampton City Council requests, through Regional Council, that Regional staff be directed to update the detailed design work currently being undertaken

on Bovaird Drive, west of Mississauga Road to implement the cross-section for Bovaird Drive that is included in the Heritage Heights Secondary Plan policy;

5. That the staff presentation re: Heritage Heights Secondary Plan – Areas 52 and 53, to the Planning and Development Committee Meeting of July 26, 2021 be received; and,

6. That the delegation from Sylvia Roberts, Brampton resident, re: Heritage Heights Secondary Plan – Areas 52 and 53, to the Planning and Development Committee Meeting of July 26, 2021, be received.

Carried

7.3 Staff report re: Heritage Heights Secondary Plan - Areas 52 and 53

Dealt with under Item 7.2 - Recommendation PDC117-2021

7.4 Staff presentation re: Brampton Plan Presentation - Growth Management, Employment & Retail, Urban Design, Open Spaces & Recreation – City Wide

Note: this item was deferred to a future meeting - **Recommendation PDC107-2021**

7.5 Staff report re: Brampton Plan - Growth Management, Employment & Retail, Urban Design, Open Spaces & Recreation – City Wide

Dealt with under Item 7.4

7.6 Staff presentation re: Transportation Master Plan and Capital Plan Interim Strategy and the Evaluation of Torbram Road

Note: During Approval of Agenda, Items 7.6 and 7.7 were deferred to a future meeting - Recommendation PDC107- 2021.

Later in the meeting on a two-thirds majority vote to reopen approval of the agenda, Items 7.6 and 7.7 were added to the agenda to provide for consideration at this July 26, 2021 meeting - Recommendation PDC115-2021

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

Item 7.7. was brought forward at this time.

In response to concerns expressed by Committee on the timing of the construction, fencing and noise walls, due to the impact on area residents, staff advised that they will report back to Council with details on the future steps of the project.

The following motion was considered:

PDC118-2021

1. That the staff report re: **Transportation Master Plan and Capital Plan Interim Strategy and the Evaluation for Torbram Road (Citywide)**, to the Planning and Development Committee Meeting of July 26, 2021, be received;

2. That the approach outlined in the report for an Interim Strategy to address Capital Plan Implementation programs while the Transportation Master Plan (TMP) Review is underway, including the TMP Principles Scorecard to assess how projects deliver on Streets for People, Vision Zero, and broader planning objectives be endorsed;

3. That while the TMP Review is underway and as identified in the report (itemized in Appendix B), Council direct staff to pause the planning and implementation (Environmental Assessment and detailed design) of longer-term six-lane road widening projects, and continue to refocus the capital work plan and more immediate, previously identified six-lane road widening projects on delivering transit and active transportation infrastructure as a priority, and that staff report back accordingly;

4. That direction be provided to cancel the six-lane road widening of Torbram Road from Queen Street to Steeles Avenue, and that staff subsequently be directed to apply the TMP Principles Scorecard as a framework for redesigning this segment of Torbram Road to be more consistent with the TMP Review objectives and principles, and that staff be directed to report back to Council on options for the redesign including a review of the implications of reframing the project objectives and outcomes;

5. That the staff presentation re: Transportation Master Plan and Capital Plan Interim Strategy and the Evaluation for Torbram Road (Citywide), to the Planning and Development Committee Meeting of July 26, 2021, be received;

6. That the delegation from Sylvia Roberts, Brampton resident, re: Transportation Master Plan and Capital Plan Interim Strategy and the Evaluation for Torbram Road (Citywide), to the Planning and Development Committee Meeting of July 26, 2021, be received.

Carried

7.7 Staff report re: Transportation Master Plan and Capital Plan Interim Strategy and the Evaluation for Torbram Road Citywide

Deal with under Item 7.6 - Recommendation PDC118-2021

7.8 ^Staff report re: Application to amend the Zoning By-law, Waheguru Investments Inc. / Gagnon Walker Domes Ltd, 0 Steeles Avenue East - File: C03E01.006

PDC119-2021

1. That the staff report re: **Application to amend the Zoning By-law, Waheguru Investments Inc. / Gagnon Walker Domes Ltd**, **0 Steeles Avenue East, Ward 3 - File C03E01.006**, to the Planning and Development Committee Meeting of July 26 2021, be received;

2. That the Zoning By-law Amendment submitted by Gagnon Walker Domes Ltd., on behalf of Waheguru Investments Inc., File C03E01.006, 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;

3. That the amendments to the Zoning By-law, generally in accordance with Appendix 11 of the report be adopted; and,

4. That no further public notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34(17) of the *Planning Act*.

Carried

7.9 ^Staff report re: Application to Amend the Zoning By-law, and Proposed Draft Plan of Suvdivision, Glenshore Investments Inc. – MHBC Planning Limited, 5203 Old Castlemore Road - File:OZS-2020-0010, 21T-20003B

PDC120-2021

1. That the staff report re: **Application to Amend the Zoning By-law, and Proposed Draft Plan of Subdivision, Glenshore Investments Inc. – MHBC Planning Limited, 5203 Old Castlemore Road, Ward 10 - File OZS-2020-0010, 21T-20003B**, to the Planning and Development Committee Meeting of July 26, 2021 be received;

2. That the Zoning By-law Amendment and Draft Plan of Subdivision application submitted by MHBC on behalf of Glenshore Investments Inc., Ward 10, Files: OZS-2020-0010 and 21T-20003B 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 amendments to the Zoning By-law, generally in accordance with Appendix 9 of the report, be adopted.

Carried

7.10 ^Staff report re: Application to Amend the Zoning By-law, TACC Holborn (Block 139) Inc. – Malone Given Parsons Ltd., 8775 The Gore Road - File:OZS-2020-0032

PDC121-2021

1. That the staff report re: **Application to Amend the Zoning By-law, TACC Holborn (Block 139) Inc. – Malone Given Parsons Ltd.**, **8775 The Gore Road, Ward 8 - File OZS-2020-0032,** to the Planning and Development Committee Meeting of July 26, 2021, be received;

2. That the Zoning By-law Amendment application submitted by Malone Given Parsons Ltd. on behalf of TACC Holborn (Block 139) Inc., Ward 8, File: OZS-2020-0032 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 amendments to the Zoning By-law, generally in accordance with Appendix 7 of the report, be adopted.

Carried

7.11 ^Staff report re: Application to Amend the Official Plan and Zoning By-law, Draft Plan of Subdivision Heritage Creditview Inc.- Glen Schnarr & Associates Inc. - File OZS-2019-0003

PDC122-2021

1. That the staff report re: **Application to Amend the Official Plan, Zoning By-law and Draft Plan of Subdivision - HERITAGE CREDITVIEW INC.- GLEN SCHNARR & ASSOCIATES Inc. - Ward 6 - File OZS-2019-0003 & 21T-19022** to the Planning and Development Committee of July 26, 2021 be received;

2. That the application to amend the Official Plan and Zoning By-law, and Proposed Draft Plan of Subdivision, submitted by Glen Schnarr & Associates Inc. on behalf of Heritage Creditview Inc., Ward: 6, Files OZS-2019-0003 & 21T-19022B, 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 generally in accordance with the by-law attached as Appendix 10 of the report be adopted;

4. That the amendments to the Zoning By-law generally in accordance with by-law attached as Appendix 11 of the report be adopted; and,

5. 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

7.12 Staff report re: Site Specific Amendment to the Sign By-Law 399-2002, as amended, 2514682 Ontario Inc, 3455 Queen Street East – Ward 8

Dealt with under Item 6.4

8. Committee Minutes

8.1 ^Minutes - Cycling Advisory Committee - June 15, 2021

PDC123-2021

That the **Minutes of Brampton Cycle Advisory Committee Meeting of June 15, 2021**, Recommendations CYC016-2021 to CYC022-2021 to the Planning and Development Committee Meeting of July 26, 2021, be approved, as published and circulated.

The recommendations were approved as follows:

CYC016-2021

That the agenda for the Cycling Advisory Committee Meeting of June 15, 2021, be approved, as published and circulated.

CYC017-2021

That the presentation from Nelson Cadete, Project Manager, Active Transportation, Planning Building and Economic Development, to the Cycling Advisory Committee of June 15, 2021, re: **The Share The Road Cycling Coalition "Wheels of Change Awards"** be received.

CYC018-2021

1.That the presentation from Nelson Cadete, Project Manager, Active Transportation, Planning Building and Economic Development, to the Cycling Advisory Committee of June 15, 2021, re: **The Share The Road Cycling Coalition Bicycle Friendly Community Program** be received; and,

2. That it is the position of the Cycling Advisory Committee that the City of Brampton apply for Bicycle Friendly Community Silver Status.

CYC019-2021

That the presentation from Nelson Cadete, Project Manager, Active Transportation, Planning Building and Economic Development, to the Cycling Advisory Committee of June 15, 2021, re: **Priority 'Shovel Ready' Projects to Inform Funding Opportunities with Higher Levels of Government** be received.

CYC020-2021

That the **Cycling Advisory Committee Sub-committee Minutes - May 4, 2021**, to the Cycling Advisory Committee of June 15, 2021 be received.

CYC021-2021

That the **Cycling Advisory Committee Sub-committee Minutes - May 20, 2021**, to the Cycling Advisory Committee of June 15, 2021 be received.

CYC022-2021

That the Cycling Advisory Committee do now adjourn to meet again on Tuesday, August 17, 2021 at 5:00 p.m. or at the call of the Chair.

Carried

8.2 ^Minutes - Age-Friendly Brampton Advisory Committee - June 22, 2021

PDC124-2021

That the **Minutes of Age-Friendly Brampton Advisory Committee Meeting of June 22, 2021**, Recommendations AFC016-2021 to AFC018-2021 to the Planning and Development Committee Meeting of July 26, 2021, be approved, as published and circulated.

The recommendations were approved as follows:

AFC016-2021

That the agenda for the Age-Friendly Brampton Advisory Committee meeting of June 22, 2021 be approved as published and circulated.

AFC017-2021

1. That the presentation by Alex Taranu, Sr Advisor, Design Environment and Development, Public Works and Engineering, to the Age-Friendly Brampton Advisory Committee meeting of June 22, 2021, re: **Riverwalk Urban Design Master Plan** be received.

AFC018-2021

That the Age-Friendly Brampton Advisory Committee meeting do now adjourn to meet again on Tuesday, September 28, 2021 at 7:00 p.m.

Carried

9. Other Business/New Business

Nil

10. Referred/Deferred Matters

Nil

11. Correspondence

11.1 Correspondence re: Application to Amend the Official Plan and Zoning By-law - Church (Brampton) Ventures Inc. - W.E. Oughtred & Associates Inc. - File - OZS-2021-0011

Dealt with under Item 5.1 - Recommendation PDC109-2021

11.2 Correspondence re: Application to Amend the Official Plan and Zoning By-law, Sajecki Planning Inc. – Luxor Development Corporation - OZS-2021-0003

Dealt with under Item 5.2 - Recommendation PDC110-2021

11.3 Correspondence re: Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd. – 190532 Ontario Inc. - File: OZS-2020-0037

Dealt with under Item 5.3 - Recommendation PDC111-2021

11.4 Correspondence Re: Application for an Official Plan Amendment and Zoning By-law Amendment, Blackthorn Development Corp. – 2706376 Ontario Inc., 30 McLaughlin Road South - OZS-2021-0016

Dealt with under Item 5.4 - Recommendation PDC112-2021

11.5 Correspondence Re: Staff report re: Application to Amend the Official Plan and Zoning By-law, Weston Consulting – Black Creek Group, 2797180 Ontario Inc. - 12089 Hurontario Street - File: OZS-2021-0017

Dealt with under Item 5.6 - Recommendation PDC114-2021

11.6 Correspondence re: Heritage Heights Secondary Plan - Areas 52 and 53

Dealt with under Item 7.2 - Recommendation PDC117-2021

12. Councillor Question Period

Regional Councillor Palleschi asked a question regarding the size and scale of the agenda, organization and timing of weighty agenda items.

Richard Forward, Commissioner, Planning, Building and Economic Development, advised more Council Workshops will be conducted in advance of the meetings to ensure Members are apprised of the upcoming items.

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:

PDC125-2021

That the Planning and Development Committee do now adjourn to meet again on Monday, September 13, 2021, at 7:00 p.m., or at the call of the Chair.

Carried

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Regional Councillor M. Medeiros, Chair

Minutes

Planning and Development Committee

The Corporation of the City of Brampton

Monday, September 13, 2021

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 Mayor Patrick Brown (ex officio)
Staff Present:	David Barrick, Chief Administrative Officer Richard Forward, Commissioner Planning and Development Services Allan Parsons, Director, Planning, Building and Economic Development Bob Bjerke, Director, Policy Planning, Planning, Building and Economic Development Jeffrey Humble, Manager, Policy Planning Steve Ganesh, Manager, Planning Building and Economic Development David Vanderberg, Manager, Planning Building and Economic Development Cynthia Owusu-Gyimah, Manager, Planning Building and Economic Development Sameer Akhtar, City Solicitor Steve Ganesh, Senior Policy Planner, Planning Building and Economic Development Andrew Ramsammy, Development Planner, Planning, Building and Economic Development

Dana Jenkins, Development Planner, Planning, Building and Economic Development
Mark Michniak, Development Planner, Planning, Building and Economic Development
Stephen Dykstra, Development Planner, Planning, Building and Economic Development
Nicholas Deibler, Development Planner, Planning, Building and Economic Development
Himanshu Katyal, Development Planner, Planning, Building and Economic Development
Kelly Henderson, Development Planner, Planning, Building and Economic Development
Michelle Gervais, Development Planner, Planning, Building and Economic Development
Mirella Palermo, Development Planner, Planning, Building and Economic Development
Tejinder Sidhu, Development Planner, Planning, Building and Economic Development
Peter Fay, City Clerk
Charlotte Gravlev, Deputy City Clerk
Richa Ajitkumar, Acting Legislative Coordinator

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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 adjourned at 11:19 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: Regional Councillor Santos, Regional Councillor Vicente, Regional Councillor Palleschi, City Councillor Whillans, Regional Councillor Medeiros, City Councillor Bowman, Regional Councillor Fortini, City Councillor Williams, City Councillor Singh

Members absent during roll call: Regional Councillor Dhillon

2. Approval of Agenda

PDC126-2021

That the Agenda for the Planning and Development Committee Meeting of September 13, 2021, be approved as amended as follows:

To add:

Delegation by Sylvia Roberts, Brampton resident, re: Items 5.1, 5.3, 5.5 and 5.11

Carried

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

Nil

4. Consent Motion

In keeping with Council Resolution C019-2021, the Meeting Chair reviewed the relevant agenda items during this section of the meeting and allowed Members to identify agenda items for debate and consideration, with the balance to be approved as part of the Consent Motion given the items are generally deemed to be routine and non-controversial.

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, 7.2, 7.3, 7.5, 7.7, 7.8, 8.1)

With regard to items 7.1, 7.2 and 7.5, Councillor Singh noted that parking is available on both sides of area 48 and that there is a strong sustainability measure in place.

The following motion was considered:

PDC127-2021

That the following Items to the Planning and Development Committee Meeting of September 13, 2021, be approved as part of Consent:

(7.1, 7.2, 7.3, 7.5, 7.7, 7.8, 8.1)

Yea (9): Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Vicente, Regional Councillor Santos, Regional Councillor Palleschi,

City Councillor Bowman, City Councillor Williams, Regional Councillor Dhillon and City Councillor Singh

Nay (0): nil

Absent (1): City Councillor Whillans

Carried (9-0-1)

Carried

5. Statutory Public Meeting Reports

5.1 Staff report re: City initiated Amendments to the Official Plan to Establish and Implement Secondary Plan Area 52 – Heritage Heights

Anand Balram, Senior Policy Planner, Planning, Building and Economic Development, presented an overview of the amendment that included context, history, the proposed Official Plan amendment, next steps and contact information.

Items 6.6 and 11.5 were brought forward at this time.

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

1. Mike Everard, Principal, Augusta National Inc.
2. Darren Vella, President and Director, Innovative Planning Solutions - not present
3. Liam O'Toole, Planner, Weston Consulting/ Woodlawn Seniors Development Corporation
4. Alistair Shields, Planner, KLM Planning Partners Inc.
5. Sylvia Roberts, Brampton Resident, Note: added as a delegate under approval of agenda - Recommendation PDC126-2021

Staff provided clarification regarding questions on the transportation plan and Metrolinx Rail Facility.

During consideration of this matter, a Point of Order was raised by Regional Councillor M. Palleschi, and allowed by the Chair, noting that only questions of clarification may be asked.

In response to questions from Committee, clarification was provided with respect to questions on the development by KLM Planning Partners Inc., and staff was requested to provide details on the Apple Factory property line.

The following motion was considered:

PDC128-2021

1.That the report re: **City initiated Amendments to the Official Plan to Establish and Implement Secondary Plan Area 52 – Heritage Heights**, to the Planning and Development Committee Meeting of September 13, 2021, be received;

2. That Planning, Building and Economic Development Department staff be directed to report back to Planning & Development Committee with the results of the Public Meeting and final recommendations;

3. That the following delegations re: City initiated Amendments to the Official Plan to Establish and Implement Secondary Plan Area 52 – Heritage Heights, to the Planning and Development Committee Meeting of September 13, 2021, be received; and,

1. Mike Everard, Principal, Augusta National Inc.
2. Liam O'Toole, Planner, Weston Consulting/ Woodlawn Seniors Development Corporation
3. Alistair Shields, Planner, KLM Planning Partners Inc.
4. Sylvia Roberts, Brampton resident

4. That all correspondence submitted re: City initiated Amendments to the Official Plan to Establish and Implement Secondary Plan Area 52 – Heritage Heights, to the Planning and Development Committee Meeting of September 13, 2021, be received:

1. Mike Everard, Principal, Augusta National Inc., dated September 7, 2021
2. Hesham Mohamed, Humphries Planning Group Inc., dated September 10, 2021

Carried

5.2 Staff report re: Application to Amend the Zoning By-law, Blackthorn Development Corp. – 2775980 Ontario Inc., 34-2500 Williams Parkway - File: OZS-2021-0014

Andrew Ramsammy, 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 11.1 was brought forward at this time.

The following motion was considered:

PDC129-2021

1.That the staff report re: **Application to Amend the Zoning By-law, Blackthorn Development Corp. – 2775980 Ontario Inc., 34-2500 Williams Parkway – Ward 8 - File: OZS-2021-0014**, to the Planning and Development Committee Meeting of September 13, 202, be received;

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

3. That all correspondence submitted re: Application to Amend the Zoning By-law, Blackthorn Development Corp. – 2775980 Ontario Inc., 34-2500 Williams Parkway – Ward 8 - File: OZS-2021-0014, to the Planning and Development Committee Meeting of September 13, 2021 be received:

1. Manjit Sahota, Veerji Cooling Comforts Inc., dated August 24, 2021
2. Gurpal Sambih, 2500 Williams Parkway, Unit 11, dated August 27, 2021
3. Raghav Ori, 2500 Williams Parkway, Units 25 & 26, dated September 1, 2021
4. Gurtej Singh Matharu, 2500 Williams Parkway, Unit 20, Brampton, dated September 2, 2021
5. Manmeet Thind, Solicitor, 207- 60 Lacoste Blvd, dated September 2, 2021
6. Partha Vattikundala, 2500 Williams Parkway, Unit 43, dated September 2, 2021
7. Paul, 2500 Williams Parkway, Unit 35, dated September 2, 2021
8. Bhupinder Singh, 2500 Williams Parkway, Unit 42, dated September 2, 2021

9. Manpreet Singh, 2500 Williams Parkway, Unit 27, dated September 2, 2021
10. Sandip Bassi, 2500 Williams Parkway, Unit 33, dated September 1, 2021
11. Simarpreet and Sunpreet, 2500 Williams Parkway, Unit 22, dated September 1, 2021
12. Rattan Nahal, 2500 Williams Parkway, Unit 11, dated September 2, 2021
13. Sukhpreet Nahal, 2500 Williams Parkway, Unit 10, dated September 2, 2021
14. Tony Mehta, 2500 Williams Parkway, Unit 13, dated September 2, 2021
15. Brian Ganesh, 2500 Williams Parkway, Unit 32, dated September 3, 2021
16. Santok Singh, 2500 Williams Parkway, Units 52-56, dated September 3, 2021
17. Preet Kahlon, 2500 Williams Parkway, Unit 34, dated September 3, 2021
18. Manmohan Bhogal, Brampton Resident, dated September 6, 2021
19. The Augmented Team, 2500 Williams Parkway, Unit 49, dated September 6, 2021
20. Michael Stitsky, 2500 Williams Parkway, Unit 14, dated September 6, 2021
21. Sonika Panag, 2500 Williams Parkway, Unit 32, dated September 3, 2021
22. Preet Kahlon, 2500 Williams Parkway, Units 57 and 58, dated September 4, 2021
23. Jas Brar, 2500 Williams Parkway, Unit 59, dated September 7, 2021
24. Parul Mehta, 2500 Williams Parkway, Units 6 and 7, dated September 7, 2021
25. Malynda Ganesh, 2500 Williams Parkway, Unit 32, dated September 7, 2021
26. Lilla and Harry Ganesh, 2500 Williams Parkway, Unit 32, dated September 7, 2021
27. Nirbhair Saini, 2500 Williams Parkway, Unit 31, dated September 7, 2021
28. Julian Ramjohn, 2500 Williams Parkway, Units 23 and 24, dated September 8, 2021
29. Popular Signs (First and last name not provided), 2500 Williams Parkway, Unit 30, dated September 4, 2021

Carried

5.3 Staff report re: Application to Amend the Official Plan and Zoning By-law, Malone Givens Parsons Ltd. – Alpa Stone Inc. - File - OZS-2021-0015

Dana Jenkins, 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.

Item 6.8 was brought forward at this time.

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

1. Lauren Capilongo, Principal, Malone Givens Parsons Ltd.
2. Sylvia Roberts, Brampton Resident, Note: added as a delegate under approval of agenda - Recommendation PDC126-2021

Lauren Capilongo, Principal, Malone Givens Parsons Ltd., on behalf of Alpa Stone Inc. presented an overview of the application that included location of the subject lands, site context, Goreway Major Transit Station Areas, proposed concept and technical considerations.

Staff provided comments with respect to traffic and transportation studies.

PDC130-2021

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law, Malone Givens Parsons Ltd – Alpa Stone Inc – '0' Humberwest Parkway (east side of Humberwest Parkway and north of Queen Street East) – Ward 8 - File: OZS-2021-0015**, to the Planning and Development Committee Meeting of September 13, 2021, 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 delegation regarding the application, to the Planning and Development Committee Meeting of September 13, 2021, be received:

1. Lauren Capilongo, Principal, Malone Given Parsons Ltd.
2. Sylvia Roberts, Brampton Resident

4. That all correspondence submitted regarding the application, to the Planning and Development Committee Meeting of September 13, 2021, be received.

Carried

5.4 Staff report re: Application to Amend the Official Plan, Zoning By-law and Draft Plan of Subdivision, Forestside Estates Inc. – KLM Planning Partners Inc. - File: OZS-2021-0021 & 21T-21007B

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

1. Marshall Smith, Senior Planner, KLM Planning Partners Inc.

2. Sylvia Roberts, Brampton Resident, Note: added as a delegate under approval of agenda - Recommendation PDC126-2021

Marshall Smith, Senior Planner, KLM Planning Partners Inc., on behalf of Forestside Estates Inc. presented an overview of the application that included concept plan, proposed Draft Plan of Subdivision, site plan, landscape plan and massing models.

Staff advised that they will respond back with a report to council on issues raised by the resident and others.

The following motion was considered:

PDC131-2021

1. That the staff report re: **Application to Amend the Official Plan, Zoning By-law and Draft Plan of Subdivision, Forestside Estates Inc. – KLM Planning Partners Inc., Part of Lots 4 and 5, Concession 9, Northern Division, North side of Queen Street East opposite Beaumaris Drive - Ward 8 - File: OZS-2021-0021, 21T-21007B**, to the Planning and Development Committee Meeting of September 13, 2021 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 completion of the circulation of the application and a comprehensive evaluation of the proposal;

3. That the following delegations regarding the application, to the Planning and Development Committee Meeting of September 13, 2021, be received:

1.Marshall Smith, KLM Planning Partners Inc.

2.Sylvia Roberts, Brampton resident

4. That all correspondence submitted regarding the application, to the Planning and Development Committee Meeting of September 13, 2021, be received.

Carried

5.5 Staff Report re: Application to Amend the Zoning By-law and Draft Plan of Subdivision, Maplequest Investments Inc. – KLM Planning Partners Inc. - File: OZS-2021-0024 & 21T-21011B

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:

PDC132-2021

1. That the staff report re: **Application to Amend the Zoning By-law and Draft Plan of Subdivision, Maplequest Investments Inc. – KLM Planning Partners Inc., Part of Lot 16, Concession 6, East of Hurontario Street, Ward 10 - File: OZS-2021-0024 and 21T-21011B**, to the Planning and Development Committee Meeting of September 13, 2021 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 delegation regarding the application, to the Planning and Development Committee Meeting of September 13, 2021, be received:

1. Sylvia Roberts, Brampton Resident

4. That all correspondence submitted regarding the application, to the Planning and Development Committee Meeting of September 13, 2021, be received.

Carried

5.6 Staff report re: Application to Amend the Official Plan and Zoning By-law and Proposed Draft Plan of Subdivision, Digram Developments Brampton Inc. – Glen Schnarr & Associates Inc. - File - OZS-2021-0026

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.

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

1. Taranjeet Uppal, Planner, Glen Schnarr and Associates Inc.

Staff responded to a question with respect to concerns regarding area that may not have the necessary infrastructure to support increased density.

The following motion was considered:

PDC133-2021

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law and for a Proposed Draft Plan of Subdivision, Digram Developments Brampton Inc. – Glen Schnarr & Associates Inc., South of Mayfield Road between Bramalea Road and Torbram Road - Ward 9 - File: OZS-2021-0026**, to the Planning and Development Committee Meeting of September 13, 2021, 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 delegation re: Application to Amend the Official Plan and Zoning By-law and for a Proposed Draft Plan of Subdivision, Digram Developments Brampton Inc. – Glen Schnarr & Associates Inc., South of Mayfield Road between Bramalea Road and Torbram Road - Ward 9 - File: OZS-2021-0026, to the Planning and Development Committee Meeting of September 13, 2021 be received:

1. Taranjeet Uppal, Planner, Glen Schnarr and Associates Inc.

4. That all correspondence submitted regarding the application, to the Planning and Development Committee Meeting of September 13, 2021, be received.

Carried

5.7 Staff report re: Application to Amend the Official Plan and Zoning By-law, Habitat for Humanity Greater Toronto Area - File: OZS-2021-0025

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.

Committee requested staff to provide clarification on planning process.

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

1. Joshua Benard, VP of Real Estate Development, Habitat for Humanity GTA
2. Hitendra Rathod, Brampton Resident
3. Parin Patel , Brampton Resident
4. Pinakin Patel, Brampton Resident
5. Nirav Dolia, Brampton Resident
6. Olubunmi Makinde, Brampton Resident
7. Nirmal Patel, Brampton Resident
8. Krishnakumar Balakrishnan, Brampton Resident
9. Dianne Jones, Brampton Resident - delegated on item 5.13
10. Revanth Thakkellapati, Brampton Resident
11. Amreet Bhuttooah, Brampton Resident - not present

Items 6.1 and 11.2 were brought forward at this time.

PDC134-2021

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law, Habitat for Humanity Greater Toronto Area, 1524 Countryside Drive**

– Northeast corner of Countryside Drive and Dixie Road, Ward 9 - File: OZS-2021-0025, to the Planning and Development Services Committee Meeting of September 13, 2021 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 and Zoning By-law, Habitat for Humanity Greater Toronto Area, 1524 Countryside Drive – Northeast corner of Countryside Drive and Dixie Road, Ward 9 - File: OZS-2021-0025, to the Planning and Development Services Committee Meeting of September 13, 2021, be received:

1. Joshua Benard, VP of Real Estate Development, Habitat for Humanity GTA
2. Hitendra Rathod, Brampton Resident
3. Parin Patel , Brampton Resident
4. Pinakin Patel, Brampton Resident
5. Nirav Dolia, Brampton Resident
6. Olubunmi Makinde, Brampton Resident
7. Nirmal Patel, Brampton Resident
8. Krishnakumar Balakrishnan, Brampton Resident
9. Revanth Thakkellapati, Brampton Resident

4. That all correspondence submitted re: Application to Amend the Official Plan and Zoning By-law, Habitat for Humanity Greater Toronto Area, 1524 Countryside Drive – Northeast corner of Countryside Drive and Dixie Road, Ward 9 - File: OZS-2021-0025, to the Planning and Development Services Committee Meeting of September 13, 2021 be received:

1. Hitendra Rathod, Brampton Resident, dated August 21, 2021
2. Parin Patel , Brampton Resident, dated August 21, 2021
3. Pinakin Patel, Brampton Resident, dated August 21, 2021
4. Hitul Thakkar, Brampton Resident, dated August 21, 2021
5. Nirav Dolia, Brampton Resident, dated August 30, 2021

6. Jignesh Mistry, Brampton Resident, dated August 31, 2021

7. Olubunmi Makinde, Brampton Resident, dated September 6, 2021

8. Navin Patel, Brampton Resident, dated September 6, 2021

9. Revanth Thakkellapati, Brampton Resident, dated September 7, 2021

10. Ritesh Parekh, Brampton Resident, dated September 6, 2021

11.Tejas Patel, Brampton Resident, dated September 6, 2021

12. Nirmal Patel, Brampton Resident, dated September 6, 2021

13. Rakesh Patel, Brampton Resident, dated September 7, 2021

14. Rik Aikman, Volunteer, Habitat for Humanity, dated September 8, 2021

15. Newman Seto, Brampton Resident, dated September 8, 2021

16. Dorindo Gravina, Site Supervisor, Habitat for Humanity, dated September 9, 2021

17. Viral Chauhan, Brampton Resident, dated September 9, 2021

18. Jayesh Merai, Brampton Resident, dated September 9, 2021

19. Thomas Fischer, Vice President Partnership, NOW Housing, dated September 9, 2021

20. Claus K. Lenk, Chief Financial Officer, ReSource Group Canada, dated September 12, 2021

21. Brian Parteno, Volunteer, Habitat for Humanity, dated September 11, 2021

22. Gord Anderson, Volunteer, Habitat For Humanity, dated September 11, 2021

23. Robert Rutledge, Volunteer, Habitat For Humanity, dated September 11, 2021

24. Laura Constantineau, dated September 11, 2021

25. Teresa Wesz, Volunteer, Habitat for Humanity, dated September 12, 2021

26. Dana Bradshaw, Volunteer, Habitat for Humanity, dated September 12, 2021

27. Justine Gadouchis, Volunteer, Habitat for Humanity, dated September 12, 2021

28. Corinne Carbone, Volunteer, Habitat for Humanity, dated September 12, 2021

29. Dorindo Gravina re: letter from Jose and Mary Piccio, dated September 13, 2021

30. Janet Charnley, Mayfield Family Studies Teacher Secondary School, dated September 10, 2021

31. Amreet Bhuttooah, Brampton Resident, dated September 13, 2021

Carried

5.8 Staff report re: Application to Amend the Zoning By-law and Draft Plan of Subdivision, Weston Consulting Inc. – Walter Grdevich, 9052 Creditview Road - File: OZS-2021-0029

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.

Robert Walters, Senior Associate, Weston Consulting, noted his attendance and capacity to answer any inquiries from Committee or the public

Items 6.2 and 11.6 were brought forward at this time.

The following motion was considered:

PDC135-2021

1. That the staff report re**: Application to Amend the Zoning By-law and for a Draft Plan of Subdivision, Weston Consulting Inc. – Walter Grdevich, 9052 Creditview Road, Ward: 5 - File: OZS-2021-0029**, to the Planning and Development Committee Meeting of September 13, 2021, be received;

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

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

3. That the following delegation re: Application to Amend the Zoning By-law and for a Draft Plan of Subdivision, Weston Consulting Inc. – Walter Grdevich, 9052 Creditview Road, Ward: 5 - File: OZS-2021-0029, dated August 20, 2021 to the Planning and Development Committee Meeting of September 13, 2021, be received:

1. Robert Walters, Senior Associate, Weston Consulting

4. That the following correspondence re: Application to Amend the Zoning By-law and for a Draft Plan of Subdivision, Weston Consulting Inc. – Walter Grdevich, 9052 Creditview Road, Ward: 5 - File: OZS-2021-0029, dated August 20, 2021 to the Planning and Development Committee Meeting of September 13, 2021, be received:

1. Frank Marchio, Director, Land Development Lakeview Homes, dated September 8, 2021

2. Michael Cara, Overland LLP, dated September 13, 2021

Carried

5.9 Staff report re: Applications to Amend the Zoning By-law and Proposed Draft Plan of Subdivision, Maplequest Investments Inc. – KLM Planning Partners Inc. - File - OZS-2021-0022

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.

The following motion was considered:

PDC136-2021

1. That the staff report re: **Applications to Amend the Zoning By-law and Proposed Draft Plan of Subdivision, Maplequest Investments Inc. – KLM Planning Partners Inc., West side of Torbram Road, north of Countryside Drive and south of Inspire Boulevard, Ward 9 - File: OZS-2021-0022**, to the Planning and Development Services Committee Meeting of September 13, 2021 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 all correspondence submitted regarding the application, to the Planning and Development Committee Meeting of September 13, 2021, be received.

Carried

5.10 Staff Report re: Applications to Amend the Zoning By-law and Proposed Draft Plan of Subdivision, Cedar Developments (Clarkway) Inc. – Glen Schnarr & Associates Inc. - File: OZS-2021-0019

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.

Committee consideration of the matter included questions of clarification with respect to density of the proposal, comments on sustainability practices in area 47 and a request to see a report on how the sustainability targets are achieved.

The following motion was considered:

PDC137-2021

1. That the staff report re: **Applications to Amend the Zoning By-law and Proposed Draft Plan of Subdivision, Cedar Developments (Clarkway) Inc. – Glen Schnarr & Associates Inc., 10308 Clarkway Drive - North of Castlemore Road, west of Clarkway and south of the proposed E/W arterial road, Ward 10 - File: OZS-2021-0019**, to the Planning and Development Services Committee Meeting of September 13, 2021, 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 all correspondence submitted regarding the application, to the Planning and Development Committee Meeting of September 13, 2021, be received.

Carried

5.11 Staff Report re: Application to Amend the Zoning By-law, i2 Developments Inc. – KLM Planning Partners Inc.- File: OZS-2021-0032

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.

Items 6.3 was brought forward at this time.

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

1. Alistair Shields, Senior Planner, KLM Planning Partners Inc.
2. Jeff and Kim Thomson, Brampton Resident - not present
3. Sylvia Roberts, Brampton Resident, Note: Delegation added under approval of agenda - Recommendation PDC126-202

Alistair Shields, Senior Planner, KLM Planning Partners Inc., on behalf of i2 Developments Inc. presented an overview of the application that included Hurontario Main Corridor Secondary Plan, uptown Brampton vision, design review panel, streetscape plan and ground floor amenities.

The following motion was considered:

PDC138-2021

1. That the staff report re: **Application to Amend the Zoning By-law, i2 Developments Inc. – KLM Planning Partners Inc., 209 Steeles Avenue West, Southeast corner of the intersection of Steeles Avenue West and Malta Avenue - Ward 4 - File: OZS-2021-0032**, to the Planning and Development Committee Meeting of September 13, 2021, be received;

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

3. That the following delegations re: Application to Amend the Zoning By-law, i2 Developments Inc. – KLM Planning Partners Inc., 209 Steeles Avenue West, Southeast corner of the intersection of Steeles Avenue West and Malta Avenue -

Ward 4 - File: OZS-2021-0032, to the Planning and Development Committee Meeting of September 13, 2021, be received:

1. Alistair Shields, Senior Planner, KLM Planning Partners Inc.

2. Sylvia Roberts, Brampton Resident

4. That all correspondence submitted regarding the application, to the Planning and Development Committee Meeting of September 13, 2021, be received

Carried

5.12 Staff Report re: Application to amend the Zoning By-law, IBI Group – 2338770 Ontario Inc./Regional Municipality of Peel - File: OZS-2021-0030

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.

PDC139-2021

1. That the staff report re: **Application to amend the Zoning By-law, IBI Group – 2338770 Ontario Inc./Regional Municipality of Peel, 5 Rutherford Road South, Ward 3 - File:OZS-2021-0030**, to the Planning and Development Committee Meeting of September 13, 2021, 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 all correspondence submitted regarding the application, to the Planning and Development Committee Meeting of September 13, 2021, be received.

Carried

5.13 Staff Report re: Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd. - Rotary Club of Brampton Glen Community Centre - File OZS-2021-0018

Kelly Henderson, 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 11.3 were brought forward at this time.

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

1. Harpreet Sandhu, Brampton Resident
2. Pankaj Gupta, Brampton Resident
3. Oliver Shukoori, Brampton Resident
4. Natalie Okal, Brampton Resident
5. Rohit Dewan, Brampton Resident
6. Reeza Ally, Brampton Resident
7. Stephen Chin and Vicky Chin, Brampton Residents
8. Anthony Mason, Brampton Resident
9. Don Naylor, Brampton Resident
10. Marc De Nardis, Planning Associate, Gagnon Walker Domes Ltd.

Marc De Nardis, Planning Associate, Gagnon Walker Domes Ltd., on behalf of Rotary Club of Brampton Glen Community Centre presented an overview of the application that included information regarding the subject site, Queen Street West Tertiary Plan, community services/amenities, site plan/landscape plan, road network, technical studies of reports and plans and next steps.

The following motion was considered:

PDC140-2021

1. That the staff report re**: Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd. - Rotary Club of Brampton Glen Community Centre,** 1**857 Queen Street West, Ward 4 - File: OZS-2021-0018**, to the Planning and Development Committee Meeting of September 13, 2021, be received;

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

3. That the following delegations re: Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd. - Rotary Club of Brampton Glen Community Centre, 1857 Queen Street West, Ward 4 - File: OZS-2021-0018, to the Planning and Development Committee Meeting of September 13, 2021, be received; and,

1. Harpreet Sandhu, Brampton Resident
2. Pankaj Gupta, Brampton Resident
3. Oliver Shukoori, Brampton Resident
4. Natalie Okal, Brampton Resident
5. Rohit Dewan, Brampton Resident
6. Reeza Ally, Brampton Resident
7. Stephen Chin and Vicky Chin, Brampton Residents
8. Anthony Mason, Brampton Resident
9. Don Naylor, Brampton Resident
10. Dianne Jones, Brampton Resident
11. Marc De Nardis, Planning Associate, Gagnon Walker Domes Ltd.

4. That all correspondence submitted re: Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd. - Rotary Club of Brampton Glen Community Centre, 1857 Queen Street West, Ward 4 - File: OZS-2021-0018, to the Planning and Development Committee Meeting of September 13, 2021, be received:

1. Naveen Vasisht, Brampton Resident, dated August 18, 2021
2. Ahmad Shukoori, Brampton Resident, dated August 18, 2021
3. Pankaj Gupta, Brampton Resident, dated August 20, 2021
4. Harpreet Sandhu, Brampton Resident, dated August 20, 2021
5. Padma Kotamarti, Brampton Resident, dated August 20, 2021
6. Pulkit Bhavsar, Brampton Resident, dated August 20, 2021
7. Paul Sirpal, Brampton Resident, dated August 20, 2021
8. Jaswinder Parmar and Kuldip Parmar, Brampton Residents, dated August 21, 2021

9. Oliver Shukoori, Brampton Resident, dated August 23, 2021
10. Shweta Arora and Umesh Duaa, Brampton Residents, dated August 21, 2021
11. Punam Khullar, Brampton Resident, dated August 23, 2021
12. Bhupesh Khurana, Brampton Resident, dated August 24, 2021
13. Chris Bejnar, Brampton Resident, dated August 25, 2021
14. Bonnie Dagher, Brampton Resident, dated August 31, 2021
15. Umesh Kalia, Brampton Resident, dated September 1, 2021
16. Tony Raimundo, Brampton Resident, dated September 1, 2021
17. Tanya Parente, Brampton Resident, dated September 1, 2021
18. Michael Parente, Brampton Resident, dated September 1, 2021
19. Bahadur Singh Sangha, Brampton Resident, dated September 1, 2021
20. Binita and Samir Shah, Brampton Residents, dated September 3, 2021
21. Natalie Okal, Brampton Resident, dated September 4, 2021
22. Navpreet Badhwar, Brampton Resident, dated September 6, 2021
23. Rohit Dewan, Brampton Resident, dated September 6, 2021
24. Pankaj Gupta, Brampton Resident, dated September 5, 2021
25. Lovedeep Kaur, Brampton Resident, dated September 6, 2021
26. Daya Soudhary, Brampton Resident, dated September 4, 2021
27. Daisy Modi, Brampton Resident, dated September 6, 2021
28. Natalie Okal and Oliver Shukoori, Brampton Residents, dated September 7, 2021, including a petition of objection containing approximately 96 signatures
29. Amandeep Sandhu, Brampton Resident, dated September 7, 2021
30. Rajwinder Sidhu, Brampton Resident, dated September 7, 2021
31. Sara Kareer, Brampton Resident, dated September 7, 2021
32. Sunil Kareer, Brampton Resident, dated September 7, 2021
33. Mary King, Brampton Resident, dated September 9, 2021

34. Amy Qu, Brampton Resident, dated September 9, 2021

35. David Gu, Brampton Resident, dated September 9, 2021

36. Jihua Kang, Brampton Resident, dated September 9, 2021

37. Dezi Yang, Brampton Resident, dated September 9, 2021

38. Lili Zhang, Brampton Resident, dated September 9, 2021

39. Neil G. Davis, Partner, Davis Webb, dated September 10, 2021

Carried

6. Public Delegations (5 minutes maximum)

6.1 Delegations re: Application to Amend the Official Plan and Zoning By-law, Habitat for Humanity Greater Toronto Area - File : OZS-2021-0025

Dealt with under Item 5.7 - Recommendation PDC134-2021

6.2 Delegation re: Application to Amend the Zoning By-law and for a Draft Plan of Subdivision, Weston Consulting Inc. – Walter Grdevich, 9052 Creditview Road - File: OZS-2021-0029

Dealt with under Item 5.8 - Recommendation PDC135-2021

6.3 Delegation re: Application to Amend the Zoning By-law, i2 Developments Inc. – KLM Planning Partners Inc.- File: OZS-2021-0032

Dealt with under Item 5.11 - Recommendation PDC138-2021

6.4 Delegations re: Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd. - Rotary Club of Brampton Glen Community Centre - File OZS-2021-0018

Dealt with under Item 5.13 - Recommendation PDC140-2021

6.5 Possible Delegation: Site Specific Amendment to Sign By-law 399-2002, as amended, Canadian Tire, 10 Great Lakes Drive

Dealt with under Item 7.4 - Recommendation PDC144-2021

6.6 Delegations re: City initiated Amendments to the Official Plan to Establish and Implement Secondary Plan Area 52 – Heritage Heights

Dealt with under Item 5.1 - Recommendation PDC128-2021

6.7 Delegation re: Application to Amend the Official Plan and Zoning By-law and Proposed Draft Plan of Subdivision, Digram Developments Brampton Inc. – Glen Schnarr & Associates Inc. - File - OZS-2021-0026

Dealt with under Item 5.6 - Recommendation PDC133-2021

6.8 Delegation re: Application to Amend the Official Plan and Zoning By-law, Malone Givens Parsons Ltd. – Alpa Stone Inc. - File - OZS-2021-0015

Dealt with under Item 5.3 - Recommendation PDC130-2021

7. Staff Presentations and Planning Reports

7.1 ^Staff report re: Application to Amend the Zoning By-law and Draft Plan of Subdivision, Berkinfield Management Inc. – KLM Planning Partners Inc. - File:OZS-2019-0012 & 21T-19019B

PDC141-2021

1. That the staff report re: **Application to Amend the Zoning By-law and Draft Plan of Subdivision, Berkinfield Management Inc. – KLM Planning Partners Inc., West of Torbram Road between Mayfield Road and Countryside Drive - Ward 9 - File:OZS-2019-0012, 21T-19019B**, to the Planning and Development Committee Meeting of September 13, 2021 be received;

2. That the Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by KLM Planning Partners Inc. on behalf of Berkinfield Management Inc., Ward 9, Files: OZS-2019-0012 and 21T-19019B 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 this Recommendation Report; and,

3. That the amendments to the Zoning By-law, generally in accordance with Appendix 7 to this report, be adopted.

Carried

7.2 ^Staff report re: Application to amend the Zoning By-law and Draft Plan of Subdivision, Case-North Investments Inc., Sandringham Place Inc., Berkinfield Management Inc. & Wolverleigh Construction Ltd. – KLM Planning Partners Inc.

PDC142-2021

1. That the staff report re: **Application to Amend the Zoning By-law and Draft Plan of Subdivision, Case-North Investments Inc., Sandringham Place Inc.,**

Berkinfield Management Inc. & Wolverleigh Construction Ltd. – KLM Planning Partners Inc., East of Torbram Road between Mayfield Road and Countryside Drive, Part of Lots 15, 16, and 17, Part of R.A. Between Lots 15 and 16, Concession 6 and Block 227, Registered Plan 43M-1715, File: OZS-2019-0013, 21T-19020B, to the Planning and Development Committee Meeting of September 13, 2021 be received;

2. That the Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by KLM Planning Partners Inc. on behalf of Case-North Investments Inc., Sandringham Place Inc., Berkinfield Management Inc. & Wolverleigh Construction Ltd., Ward 10, Files: OZS-2019-0013 and 21T-19020B 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 this Recommendation Report; and,

3. That the amendments to the Zoning By-law, generally in accordance with Appendix 8 to this report, be adopted.

Carried

7.3 ^Staff report re: Gore Meadows Secondary Plan Area 56 - File: P26 S56

PDC143-2021

1. That the staff report re: **Gore Meadows Secondary Plan (Area 56), Initiation of Secondary and Community Block Planning Programs**" **- File: P26 S56**, to the Planning and Development Committee meeting of September 13, 2021 be received;

2. That staff be directed to initiate Secondary Planning and Community Block Planning for Gore Meadows Secondary Plan Area 56;

3. That the Community Block Plan for Gore Meadows be prepared concurrently with the Gore Meadows Secondary Plan;

4. That the community vision, planning principles and land use designations for the Gore Meadow Secondary Plan be endorsed by Council prior to preparing the Community Block Plan principles and Community Block Plan concept plan;

5. That the Gore Meadows Landowners' Group be responsible for the funding and related administration of all the component studies identified herein that

are required for the preparation of the Gore Meadows Secondary Plan and Community Block Plan; and

6. That the City Clerk be directed to forward a copy of this staff report and Council resolution to the Region of Peel and the Toronto Region Conservation Authority for their information.

Carried

7.4 Site Specific Amendment to Sign By-law 399-2002, as amended, Canadian Tire, 10 Great Lakes Drive

Note: Notice regarding this matter was published on the City's website on August 27, 2021.

P. Fay, City Clerk, confirmed that there were no pre-registered delegations for this item.

PDC144-2021

1. That the staff report re: **Site Specific Amendment to Sign By-Law 399-2002, Canadian Tire, 10 Great Lakes Drive** – Ward 9, to the Planning & Development Services Committee Meeting of September 13, 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

7.5 ^Staff report re: Application to Amend the Zoning By-law and Plan of Subdivision, 695904 Ontario Inc. (Metalstone) – KLM Planning Partners Inc.- File: OZS-2019-0010

PDC145-2021

1. That the staff report re: **Application to Amend the Zoning By-law and Plan of Subdivision, 695904 Ontario Inc. (Metalstone) – KLM Planning Partners Inc., 2050 Countryside Drive: Northwest of Countryside Drive and Torbram Road, Ward 9 - File: OZS-2019-0010 & 21T-19018B**, to the Planning and Development Committee Meeting of September 13, 2021, be received;

2. That the Zoning By-law Amendment and Plan of Subdivision 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 August 20, 2021;

3. That the amendments to the Zoning By-law, generally in accordance with the attached Appendix 9 to the report be adopted; and,

4.That it is determined that the extent of changes to the plan since the statutory public meeting does not require further notice be given in respect of the proposal and that no further public meeting is to be held.

Carried

7.6 Recommendation Report: City-initiated Official Plan and Zoning By-Law Amendments to the City's Supportive Housing Policies, and Amendment to the Group Home Registration By-Law

This item was deferred to October 18, 2021 Planning and Development Committee Meeting.

Staff was requested to report back with an update on the process implemented in other municipalities.

PDC146-2021

That the presentation and staff report re: **Recommendation Report: City-initiated Official Plan and Zoning By-Law Amendments to the City's Supportive Housing Policies, and Amendment to the Group Home Registration By-Law**, to the Planning and Development Committee Meeting of September 13, 2021 be deferred to the October 18, 2021 Planning and Development Committee.

Carried

7.7 ^Staff report re: Application to Amend the Zoning By-law – Martinway Bramalea Project Inc. - File: OZS-2021-0008

PDC147-2021

1. That the staff report re: A**pplication to Amend the Zoning By-law – Martinway Bramalea Project Inc. - 1685-1701 Queen Street East – Ward 7 - File: OZS-2021-0008**, to the Planning and Development Committee Meeting of September 13, 2021, be received;

2. That the Zoning By-law Amendment application submitted by Martinway Bramalea Project 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; and,

3. That the amendment to the Zoning By-law generally in accordance with the attached Appendix 11 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 following correspondence re: Application to Amend the Zoning By-law – Martinway Bramalea Project Inc. - 1685-1701 Queen Street East – Ward 7 - File: OZS-2021-0008, to the Planning and Development Committee Meeting of September 13, 2021, be received:

- Bill Dolan, President, Wm. J. Dolan Planning Consultants Ltd., dated September 10, 2021

Carried

7.8 ^Staff report re: Proposed Draft Plan of Subdivision, Madan Sharma – Kennedy Road Owners Group, 0, 7646, 7660 & 7686 Kennedy Road South - File: OZS-2020-0020, 21T-20007B

PDC148-2021

1. That the staff report re: **Proposed Draft Plan of Subdivision, Madan Sharma – Kennedy Road Owners Group (KROG), 0, 7646, 7660 & 7686 Kennedy Road South, Ward 3 - File: OZS-2020-0020, 21T-20007B**, to the Planning and Development Committee Meeting of September 13, 2021 be received;

2. That the Draft Plan of Subdivision application submitted by Kennedy Road Owners Group (KROG), Ward 3, Files: OZS-2020-0020 and 21T-20007B 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 it is determined that no further notice be given in respect of the proposal and that no further public meeting be held.

Carried

8. Committee Minutes

8.1 ^Minutes - Cycling Advisory Committee - August 17, 2021

PDC149-2021

That the **Minutes of Brampton Cycle Advisory Committee Meeting of June 15, 2021**, Recommendations CYC023-2021 to CYC031-2021 to the Planning and Development Committee Meeting of September 13, 2021, be approved, as published and circulated.

The recommendations were approved as follows:

CYC023-2021

That the agenda for the Cycling Advisory Committee Meeting of August 17, 2021, be approved, as published and circulated.

CYC024-2021

That the presentation from Dayle Laing, Committee Member, to the Cycling Advisory Committee Meeting of August 10, 2021, re: **2021 Bike the Creek Summary for Brampton Cycling Advisory Committee**, be received.

CYC025-2021

1. That the presentation from Stephen Laidlaw, Committee Member, to the Cycling Advisory Committee Meeting of August 10, 2021, re: **Bicycle Theft in Peel**, be received; and,

2. That the Brampton Cycling Advisory Committee liaise with the Mississauga Cycling Advisory Committee regarding the matter of bicycle theft in Peel.

CYC026-2021

That the presentation from Nelson Cadete, Project Manager, Active Transportation, Planning Building and Economic Development, to the Cycling Advisory Committee Meeting of August 10, 2021, re: **East-west Cycling Corridor - Project Update**, be received.

CYC027-2021

That the presentation from Nandini Pathak, Co-op Student, Planning Building and Economic Development, to the Cycling Advisory Committee Meeting of August 10, 2021, re: **Brampton's Bicycle Friendly Community Application**, be received.

CYC028-2021

1. That the presentation from Nelson Cadete, Project Manager, Active Transportation, Planning Building and Economic Development, to the Cycling Advisory Committee Meeting of August 10, 2021, re: Municipal By-law Review - Cycling Provisions, be received; and,

2. That the following motion be deferred to the October 19, 2021 Cycling Advisory Committee Meeting for further consideration:

It is the position of the Cycling Advisory Committee that staff be requested to consider bicycle friendly amendments to the applicable City by-laws presented to Committee, including by not limited to:

- repealing the speed limit set for recreational trails and park paths;
- defining the exception to ride a bike on the sidewalk by age as opposed to the diameter of the bicycle wheel;
- additional provisions to regulate the use of bike lanes;
- new provision respecting cyclist yielding to buses while engaged in boarding and alighting;
- repeal of provisions relating to riding in a single file; and,
- new provision relating to trick and double riding.

CYC029-2021

That the presentation from Nelson Cadete, Project Manger, Active Transportation, Planning, Building and Economic Development, to the Cycling Advisory Committee of August 17, 2021, re: **Active Transportation Master Plan Implementation – 2021 Update** be received.

CYC030-2021

That the Cycling Advisory Committee Sub-Committee Minutes of July 27, 2021, to the Cycling Advisory Committee Meeting of August 17, 2021, be received.

CYC031-2021

That the Cycling Advisory Committee do now adjourn to meet again on Tuesday, October 19, 2021 at 5:00 p.m. or at the call of the Chair

Carried

8.2 Minutes - Brampton Heritage Board - August 17, 2021

Committee consideration of the matter included consensus to amend Recommendation HB036-2021, to read as follows:

HB036-2021:

1. That, in regard to the Heritage Impact Assessment and Designation Report presented at the August 17, 2021 Brampton Heritage Board Meeting re. **Intention to Designate 1030 Queen Street West - Ward 5 (H.Ex. 1030 Queen Street West) under Part 1V, Section 29 of the Ontario Heritage Act** , Recommendation HB036-2021 be deleted; and

2. That further consideration of the heritage designation of 1030 Queen Street West (via the heritage schoolhouse) be deferred until a Development Agreement is reached between the City and the Owner of the subject site, with such agreement to include, but not be limited to, the following conditions to be met at the owner's expense:

    1. Proper heritage studies for heritage conservation methods are provided to relocate and restore the heritage resource, including;

        a) Revised Heritage Impact Assessment

        b) Structural Assessment Report prepared by a qualified contractor having experience in Heritage;

    2. Relocation and renovation of the schoolhouse to the adjacent City-owned park space, Teramoto Park, with a detailed plan approved by the Commissioner of Community Services;

    3. Designating the property following the City and Owner agreeing on terms and conditions of the agreement, including the potential for designation post-relocation subject to legal protective measures being in place;

4. The restoration of the schoolhouse with new building foundation is completed by qualified architects and contractors as per the Heritage Impact Assessment and approvals of the City's Heritage Planner;

5. Servicing costs and a two year maintenance agreement are provided;

6. Property Insurance and a protective easement are registered on the schoolhouse until it is transferred to the City; and

7. Development and completion of a commemoration plan; and

8. Successful transfer of ownership to the City after relocation, conservation and servicing is done.

PDC150-2021

1. That the **Minutes of Brampton Heritage Board Meeting of August 17, 2021**, Recommendations HB033-2021 to HB035-2021 and HB037-2021 to HB041-2021, to the Planning and Development Committee Meeting of September 13, 2021, be approved as published and circulated; and

2. That Recommendation HB036-2021, as follows:

HB036-2021

1. That the report by Harsh Padhya, Heritage Planner, Planning, Building and Economic Development, dated July 9, 2021, to the Brampton Heritage Board Meeting of August 17, 2021, re:**Intention to Designate 1030 Queen Street West - Ward 5 (H.Ex. 1030 Queen Street West) under Part IV, Section 29 of the Ontario Heritage Act**, be received;

2. That the designation of the property at 1030 Queen Street West 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 1030 Queen Street West 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 Land Tribunal; and,

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

be approved as amended as follows:

HB036-2021

1. That, in regard to the Heritage Impact Assessment and Designation Report presented at the August 17, 2021 Brampton Heritage Board Meeting re. **Intention to Designate 1030 Queen Street West - Ward 5 (H.Ex. 1030 Queen Street West) under Part 1V, Section 29 of the Ontario Heritage Act** , Recommendation HB036-2021 be deleted; and
2. That further consideration of the heritage designation of 1030 Queen Street West (via the heritage schoolhouse) be deferred until a Development Agreement is reached between the City and the Owner of the subject site, with such agreement to include, but not be limited to, the following conditions to be met at the owner's expense:
3. Proper heritage studies for heritage conservation methods are provided to relocate and restore the heritage resource, including;
    1. Revised Heritage Impact Assessment
    2. Structural Assessment Report prepared by a qualified contractor having experience in Heritage;
4. Relocation and renovation of the schoolhouse to the adjacent City-owned park space, Teramoto Park, with a detailed plan approved by the Commissioner of Community Services;
5. Designating the property following the City and Owner agreeing on terms and conditions of the agreement, including the potential for designation post-relocation subject to legal protective measures being in place;
6. The restoration of the schoolhouse with new building foundation is completed by qualified architects and contractors as per the Heritage Impact Assessment and approvals of the City's Heritage Planner;
7. Servicing costs and a two year maintenance agreement are provided;
8. Property Insurance and a protective easement are registered on the schoolhouse until it is transferred to the City; and
9. Development and completion of a commemoration plan; and

10. Successful transfer of ownership to the City after relocation, conservation and servicing is done.

Carried

The recommendations were approved as follows:

HB033-2021

That the Agenda for the Brampton Heritage Board Meeting of August 17, 2021 be approved as published and circulated.

HB034-2021

1. That the presentation by Shelby Swinfield, Heritage Planner, to the Brampton Heritage Board meeting of August 17, 2021, re: **Bramalea Cultural Heritage Landscape** be received; and,
2. That staff be directed to report back to the Brampton Heritage Board when more information is available.

HB035-2021

That the presentation by Harsh Padhya, Heritage Planner, to the Brampton Heritage Board meeting of August 17, 2021, re: **Archaeological Management Plan** be received.

HB036-2021

1. That, in regard to the Heritage Impact Assessment and Designation Report presented at the August 17, 2021 Brampton Heritage Board Meeting re. **Intention to Designate 1030 Queen Street West - Ward 5 (H.Ex. 1030 Queen Street West) under Part 1V, Section 29 of the Ontario Heritage Act** , Recommendation HB036-2021 be deleted; and
2. That further consideration of the heritage designation of 1030 Queen Street West (via the heritage schoolhouse) be deferred until a Development Agreement is reached between the City and the Owner of the subject site, with such agreement to include, but not be limited to, the following conditions to be met at the owner's expense:
3. Proper heritage studies for heritage conservation methods are provided to relocate and restore the heritage resource, including;
    1. Revised Heritage Impact Assessment
    2. Structural Assessment Report prepared by a qualified contractor having experience in Heritage;

4. Relocation and renovation of the schoolhouse to the adjacent City-owned park space, Teramoto Park, with a detailed plan approved by the Commissioner of Community Services;

5. Designating the property following the City and Owner agreeing on terms and conditions of the agreement, including the potential for designation post-relocation subject to legal protective measures being in place;

6. The restoration of the schoolhouse with new building foundation is completed by qualified architects and contractors as per the Heritage Impact Assessment and approvals of the City's Heritage Planner;

7. Servicing costs and a two year maintenance agreement are provided;

8. Property Insurance and a protective easement are registered on the schoolhouse until it is transferred to the City; and

9. Development and completion of a commemoration plan; and

10. Successful transfer of ownership to the City after relocation, conservation and servicing is done.

HB037-2021

1. That the report by Merissa Lompart, Assistant Heritage Planner, dated July 14, 2021, to the Brampton Heritage Board Meeting of August 17, 2021, regarding the **Heritage Impact Assessment for 8280 Heritage Road, The Octagonal House – Designated under Part IV of the Ontario Heritage Act** be received;

2. That the following conclusions as per the Heritage Impact Assessment titled "8280 Heritage Road, Brampton Ontario – Samuel McClure Octagonal House Heritage Impact Assessment" by Architects Rasch Eckler Associates Ltd. (AREA) be accepted:

    1. The proposed development by Orlando Corporation adjacent to the subject site will not impact the heritage value of the Octagonal House in a negative way and that the heritage built resource will be retained unaffected in its entirety.

    2. The existing landscaping measures were already accepted as part of the previous SPA process for the original warehouse building, and they are sufficient since there will be no further impact related to acoustics or visibility in this proposed site alteration.

3. No further mitigation measures are needed or proposed related to vibration and landscaping.

3. That the following recommendations as per the Heritage Impact Assessment by AREA be followed:

    1. The City amend By-law 26-79 to incorporate the current conditions of the cultural heritage value and attributes of The Octagonal House;

    2. The City and the property owner of 8280 Heritage Road officially name the building 'McClure House' and install a commemorative plaque (the existing plaque should be retained and reused) in a location within the site that will be visible from public right of way but will not impact any heritage attributes of the building to communicate the history and importance of the site.

HB038-2021

1. That the report by Pascal Doucet, Heritage Planner, re: **Heritage Impact Assessment - Heritage Property at 2591 Bovaird Drive West (Robert Currie Farmhouse) – Ward 6 (HE.x 2591 Bovaird Drive West)** to the Brampton Heritage Board meeting of August 17, 2021 be received; and

2. That the Heritage Impact Assessment titled: Heritage Impact Assessment 2591 Bovaird Drive, Brampton Ontario, dated June 21, 2021, and prepared by LHC | Heritage Planning and Archaeology and attached as Appendix A to this report be received.

HB038A-2021

1. That the report by Pascal Doucet, Heritage Planner, to the Brampton Heritage Board Meeting of August 17, 2021, re: **Extension of Heritage Permit – 87 Elizabeth Street South – Ward 3 (File HE.x 87 Elizabeth Street South)** be received;

2. That the heritage permit for the window replacement to the heritage house at 87 Elizabeth Street South approved under Recommendation HB020-2020 from the Brampton Heritage Board Meeting of August 18, 2020, approved by the Planning and Development Committee on September 14, 2020 under recommendation PDC099-2020, and by the Council of The Corporation of the City of Brampton on September 16, 2020 pursuant to Resolution C337-2020 be amended to extend the validity of the permit to an additional year, which will set the expiry date to September 16, 2022; and

3. That the heritage incentive grant of Recommendation HB005-2021 approved in the amount of ten thousand dollars ($10,000) from the Brampton Heritage Board Meeting of January 19, 2021, approved by the Planning and Development Committee on February 1, 2021 under recommendation PDC021-2021, and by the Council of the Corporation of the City of Brampton on February 17, 2021 pursuant to Resolution C036-2021 be amended to extend the validity period to complete the eligible conservation work to September 16, 2022.

HB039-2021

1. That the report by Merissa Lompart, Assistant Heritage Planner, dated July 12, 2021, to the Brampton Heritage Board Meeting of August 17, 2021, re: **Preliminary Design Report No.2 - 0 Gorewood Drive, Wiley Bowstring Bridge in Claireville Conservation Area – Designated under Part IV of the Ontario Heritage Act** be received;

2. That based on provided examples of concrete bowstring bridge rehabilitation in southern Ontario as shown in Appendix B, and review of all seven proposed alternative options in the report titled “Preliminary Design Report No. 2 Wiley Bridge Claireville Conservation Area” prepared by AMTEC Engineering Ltd., the Brampton Heritage Board recommend Alternative No. 3: Maximum Rehabilitation as the preferred option; and

3. That should Alternative No. 3: Maximum Rehabilitation prove unviable, the Brampton Heritage Board recommend Alternative No. 5: Removal of Existing Bridge and Construct a new Prefabricated Bowstring Arch Bridge with the conditions that the new prefabricated bridge be of equal or greater architectural value as the current heritage designated Wiley Bowstring Bridge, and that a plaque or form of commemoration approved by heritage staff be provided.

HB040-2021

1. That the **Resignation of Yugeshwar Singh, Member**, to the Brampton Heritage Board Meeting of August 17, 2021 be accepted; and

2. That Mr. Singh be thanked for his years of volunteering and contributions to the Board.

HB041-2021

That the Brampton Heritage Board do now adjourn to meet again on Tuesday, September 21, 2021 at 7:00 p.m. or at the call of the Chair.

Carried

9. Other Business/New Business

9.1 Discussion at the Request of Councillor Dhillon re. Addressing Residential Driveways Beyond Regulatory Requirements

Note: this item was deferred to the October 18, 2021 meeting of the Planning and Development Committee.

PDC151-2021

That the Discussion at the Request of Councillor Dhillon re: **Addressing Residential Driveways Beyond Regulatory Requirements,** to the Planning and Development Committee Meeting of September 13, 2021, be deferred to the October 18, 2021 meeting of the Planning and Development Committee.

Carried

10. Referred/Deferred Matters

10.1 Staff presentation re: Brampton Plan Presentation - Growth Management, Employment & Retail, Urban Design, Open Spaces & Recreation – City Wide

Note: Deferred from the Planning and Development Committee Meeting of July 26, 2021, pursuant to Recommendation PDC107-2021.

The following items 10.1 and 10.2 was referred to a future Council Workshop.

PDC152-2021

1. That the staff report re: **Brampton Plan – Discussion Papers: Growth Management, Employment & Retail, Urban Design, Open Spaces & Recreation – City Wide**, to the Planning and Development Committee Meeting of September 13, 2021, be referred to a future Council Workshop; and,

2. That the staff presentation re: Brampton Plan – Discussion Papers: Growth Management, Employment & Retail, Urban Design, Open Spaces & Recreation – City Wide by Andrew McNeill, Manager, Official Plan and Growth Management, to the Planning and Development Committee meeting of September 13, 2021, be referred to a future Council Workshop.

Carried

10.2 Staff report re: Brampton Plan - Growth Management, Employment & Retail, Urban Design, Open Spaces & Recreation – City Wide

Dealt with under Item 10.1 - Recommendation PDC152-2021

11. Correspondence

11.1 Correspondence re: Application to Amend the Zoning By-law, Blackthorn Development Corp. – 2775980 Ontario Inc., 34-2500 Williams Parkway - File: OZS-2021-0014

Dealt with under Item 5.2 - Recommendation PDC129-2021

11.2 Correspondence re: Application to Amend the Official Plan and Zoning By-law, Habitat for Humanity Greater Toronto Area - File : OZS-2021-0025

Dealt with under Item 5.7 - Recommendation PDC134-2021

11.3 Correspondence re: Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd. - Rotary Club of Brampton Glen Community Centre - File OZS-2021-0018

Dealt with under Item 5.13 - Recommendation PDC140-2021

11.4 Correspondence re: Application to amend the Zoning By-law and Draft Plan of Subdivision, Case-North Investments Inc., Sandringham Place Inc., Berkinfield Management Inc. & Wolverleigh Construction Ltd. – KLM Planning Partners Inc. - File: OZS-2019-0013

Dealt with under Item 7.2 - Recommendation PDC142-2021

11.5 Correspondence re: City initiated Amendments to the Official Plan to Establish and Implement Secondary Plan Area 52 – Heritage Heights

Dealt with under Item 5.1 - Recommendation PDC128-2021

11.6 Correspondence re: Application to Amend the Zoning By-law and Draft Plan of Subdivision, Weston Consulting Inc. – Walter Grdevich, 9052 Creditview Road - File: OZS-2021-0029

Dealt with under Item 5.8 - Recommendation PDC135-2021

11.7 Correspondence re: Application to Amend the Zoning By-law – Martinway Bramalea Project Inc. - File: OZS-2021-0008

Dealt with under Item 7.7 - Recommendation PDC147-2021

12. Councillor Question Period

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:

PDC153-2021

That Council do now adjourn to meet again for a Regular Meeting of Council on October 18, 2021 at 7:00 p.m. or at the call of the Mayor.

Carried

_____

Regional Councillor M. Medeiros, Chair

Minutes

Planning and Development Committee

The Corporation of the City of Brampton

Monday, October 18, 2021

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 (arrived at 7:22 p.m. – personal) 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
Members Absent:	Regional Councillor Fortini – Wards 7 and 8 (personal)
Staff Present:	David Barrick, Chief Administrative Officer Richard Forward, Commissioner Planning and Development Services Allan Parsons, Director, Planning, Building and Economic Development Bob Bjerke, Director, Policy Planning, Planning, Building and Economic Development Jeffrey Humble, Manager, Policy Planning Steve Ganesh, Manager, Planning Building and Economic Development David Vanderberg, Manager, Planning Building and Economic Development Cynthia Owusu-Gyimah, Manager, Planning Building and Economic Development Sameer Akhtar, City Solicitor Peter Fay, City Clerk Charlotte Gravlev, Deputy City Clerk

Tammi Jackson, Legislative Coordinator
Richa Ajitkumar, Acting Legislative Coordinator

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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 adjourned at 9:42 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 Palleschi, Councillor Bowman, Councillor Medeiros, Councillor Williams, Councillor Singh, Councillor Dhillon

Members absent during roll call: Councillor Fortini (personal), Councillor Whillans

City Councillor Whillans joined the meeting at 7:22 p.m.

2. Approval of Agenda

The following motion was considered:

PDC154-2021

That the Agenda for the Planning and Development Committee Meeting of October 18, 2021, be approved as published and circulated.

Carried

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

Nil

4. Consent Motion

In keeping with Council Resolution C019-2021, the Meeting Chair reviewed the relevant agenda items during this section of the meeting and allowed Members to

identify agenda items for debate and consideration, with the balance to be approved as part of the Consent Motion given the items are generally deemed to be routine and non-controversial.

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

(7.6, 7.8, 7.13, 8.1, 10.1, 10.2, 11.1, 11.3, 11.6)

The following motion was considered:

PDC155-2021

That the following Items to the Planning and Development Committee Meeting of October 18, 2021, be approved as part of Consent:

(7.6, 7.8, 7.13, 8.1, 10.1, 10.2, 11.1, 11.3, 11.6)

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

Yea (8): Regional Councillor Medeiros, Regional Councillor Vicente, Regional Councillor Santos, Regional Councillor Palleschi, City Councillor Bowman, City Councillor Williams, Regional Councillor Dhillon and City Councillor Singh

Nay (0): nil

Absent (2): City Councillor Whillans, Regional Councillor Fortini

Carried
(8-0-2)

Note: as part of the Consent Recommendation, Items 7.6, 10.1, 10.2, 11.6 were deferred to the Planning and Development Committee meeting of November 1, 2021; and Item 11.1 was referred to the Council Meeting of October 20, 2021.

5. Statutory Public Meeting Reports

5.1 Staff report re: City-Initiated Official Plan Amendment - Residential Rental Conversion and Demolition Policy

Melinda Yogendran, Assistant Policy 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 11.2 was brought forward at this time.

The following motion was considered:

PDC156-2021

1. That the report re: **City-Initiated Official Plan Amendment - Residential Rental Conversion and Demolition Policy**, to the Planning and Development Committee meeting of October 18, 2021, be received;

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

3. That the correspondence from Ron Fay, Brampton Resident, dated October 6, 2021, re: City-Initiated Official Plan Amendment - Residential Rental Conversion and Demolition Policy, to the Planning and Development Committee meeting of October 18, 2021, be received.

Carried

5.2 Staff report re: Application to Amend the Zoning By-Law And Proposed Draft Plan of Subdivision, TACC Developments (Gore Road) ltd., 9459 The Gore Road - Ward 10 - File: OZS-2021-0037

Alex Sepe, 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 6.6 and 11.5 were brought forward at this time.

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

Maria Jones, Candevcon Limited, provided additional information regarding the part lots along the northern boundary of the site and noted that it was now owned by TACC Developments.

The following motion was considered:

PDC157-2021

1. That the staff report re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision, TACC Developments (Gore Road) ltd.,**

9459 The Gore Road - Ward 10 - File: OZS-2021-0037, to the Planning and Development Committee Meeting of October 18, 2021, be received;

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

3. That the following delegation re: Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision, TACC Developments (Gore Road) ltd., 9459 The Gore Road - Ward 10 - File: OZS-2021-0037, to the Planning and Development Committee Meeting of October 18, 2021, be received;

1. Maria Jones, Senior Planner, Candevcon limited

4. That the following correspondence re: Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision, TACC Developments (Gore Road) ltd., 9459 The Gore Road - Ward 10 - File: OZS-2021-0037, to the Planning and Development Committee Meeting of October 18, 2021, be received:

1. Bibi Shareef, Brampton Resident, dated October 15, 2021, including a petition of objection containing approximately 11 signatures

2. Sukhjinder Singh, Brampton Resident, dated October 17, 2021, including a petition of objection containing approximately 22 signatures

3. Larry and Huong Kavalak, Brampton Residents, dated October 15, 2021

Carried

6. Public Delegations (5 minutes maximum)

6.1 Delegation re: Climate Migrants, Climate Refugees, and the Official Plan

Sylvia Roberts, Brampton Resident, presented a proposal to include a provision in the new Official Plan suggesting that the plan should reflect how to accommodate climate migrants within 5 years of the passing of the Official Plan.

Following the presentation, it was indicated that there were no questions of clarification from Committee.

The following motion was considered:

PDC158-2021

That the delegation from Sylvia Roberts, Brampton Resident re: **Climate Migrants, Climate Refugees, and the Official Plan**, to the Planning and Development Committee Meeting of October 18, 2021, be received.

Carried

6.2 Delegations re: Urban Community Hub Design Concepts and Initiation of Pilots at Uptown Brampton and Queen Street East Precinct

Dealt with under Item 7.1 - Recommendation PDC160-2021

6.3 Delegation re: Amendment to Sign By-Law 399-2002 to allow residents and businesses of Brampton to display Lawn Signs to thank Veterans

Henry Verschuren, Parade Commander and Government and Community Liaison, Royal Canadian Legion, suggested an amendment to Sign By-Law 399-2002 to allow residents and businesses of Brampton to display Lawn Signs to thank Veterans.

Committee members thanked Mr. Verschuren for his delegation.

In response to question from Committee, Mr. Verschuren confirmed the timeline for the request will coincide with the annual poppy campaign, which runs from October 29, 2021 to November 11, 2021.

Committee consideration of the matter included questions of clarification with respect to permitted signage.

The following motion was introduced:

> WHEREAS citizen engagement and participation in annual holidays and events is integral to fostering community spirit and recognition of annual celebrations, events and/or ceremonies;
>
> AND WHEREAS Council considers it to be appropriate and desirable to exempt lawn signs on residential properties that promote federally, provincially or municipally recognized, sponsored or sanctioned holidays and events from the requirements and restrictions of Sign By-law 399-2002, as amended;
>
> NOW THEREFORE Council directs that staff prepare an amendment to Sign By-law 399-2002, as amended, to exempt residential lawn signs that

are displayed for the purpose of holiday and event recognition from requirements of the by-law, including appropriate size/location requirements and establishing a timeframe for display and removal relative to the date of the event or holiday.

The following amendment to the motion was introduced:

THAT recognition of other holidays and events by means of signage be referred to staff for further investigation and consideration and a future report thereon.

The following motion was considered:

PDC159-2021

WHEREAS citizen engagement and participation in annual holidays and events is integral to fostering community spirit and recognition of annual celebrations, events and/or ceremonies;

AND WHEREAS Council considers it to be appropriate and desirable to exempt lawn signs on residential properties that promote federally, provincially or municipally recognized, sponsored or sanctioned holidays and events from the requirements and restrictions of Sign By-law 399-2002, as amended;

NOW THEREFORE Council directs that staff prepare an amendment to Sign By-law 399-2002, as amended, to exempt residential lawn signs that are displayed for the purpose of Remembrance Day recognition from requirements of the by-law, including appropriate size/location requirements and establishing a timeframe for display and removal relative to the date of the event or holiday; and

THAT recognition of other holidays and events by means of signage be referred to staff for further investigation and consideration and a future report thereon.

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

Yea (9): Regional Councillor Medeiros, Regional Councillor Santos, Regional Councillor Vicente, City Councillor Whillans, Regional Councillor Palleschi, City Councillor Bowman, City Councillor Williams,
City Councillor Singh, Regional Councillor Dhillon

Absent(1): Regional Councillor Fortini

Carried
(9-0-1)

6.4 Delegation re: Brampton: Frontrunner City of Urban SDGs in UN-Habitat's World Urban Pavilion and Urban Economy Forum 2021: Dave Kapil, New Brampton

P. Fay, City Clerk, noted that Dave Kapil, Brampton Resident, was not present at the meeting.

See Item 7.5 – Recommendation PDC162-2021

6.5 Possible Delegation: Site Specific Amendment to the Sign By-law 399-2002, as amended, Jaguar Land Rover Brampton, 50 Coachworks Crescent – Ward 9

P. Fay, City Clerk, confirmed that there were no pre-registered delegations for this item.

See Item 7.9 - Recommendation PDC166-2021

6.6 Delegation re: Application to Amend the Zoning By-Law And Proposed Draft Plan of Subdivision, TACC Developments (Gore Road) ltd., 9459 The Gore Road - Ward 10 - File: OZS-2021-0037

Dealt with under Item 5.2 - Recommendation PDC157-2021

6.7 Delegation re: Implementation of Section 37 (Density Bonusing) within the Transition Period of Section 37

Dealt with under Item 7.3 - Recommendation PDC161-2021

7. Staff Presentations and Planning Reports

7.1 Staff presentation re: Urban Community Hub Design Concepts and Initiation of Pilots at Uptown Brampton and Queen Street East Precinct

Yvonne Yeung, Manager, Urban Design, City of Brampton, Jonathan Meyers, Principal, HR&A Advisors and Ken Greenberg, Principal, Greenberg Consultants provided a presentation on Urban Community Hub Design Concepts and Initiation of Pilots at Uptown Brampton and Queen Street East Precinct that included the following:

- "Trend-Setting" Term of Council Priority to Implement the Council Endorsed Brampton 2040 Vision

- Align with Peel Region & Provincial Goals
- Multidisciplinary, Global-Local Effort to innovate solutions to address health, education, economics, equity, inclusion & COVID-19 recovery
- “Walk-to One-Stop-Shop” to improve Health & Education Outcome
- An Adaptable, 24-hour facility to improve Community Connections
- Integrated Programs to “fast-forward” to a green, equitable, resilient recovery
- Brampton Pilot Hubs to advance Transit-Oriented Communities
- Uptown Hub Design Concept that fosters Lifelong Learning, builds Global Competencies, and promotes Intergenerational Knowledge Transfer
- Queens Hub Design Concept that fosters Lifelong Learning, builds Global Competencies, and promotes Intergenerational Knowledge Transfer
- An “Accelerated Delivery” Model to improve economic outcome and quality of life in urban neighbourhoods
- Methodology: HR&A considered the key differences between status quo (base case) and a new paradigm (the “impact case”)
- “High-Synergy Programs” Model that sets the stage for effective partnerships and innovating co-location
- “Anchor to Main Streets” Model that sustains small businesses and the local community as the neighbourhood undergoes transformation

- “Shovel-Ready” Model for Advocacy and multi-ministerial collaborations to implement multi-level government goals
- Next Steps and Key Recommendations

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

1. Nicolas Sheppard-Jones, Public Health and Preventive Medicine Resident, Peel Region

2. Todd Kyle, CEO, and John Simone, Director, Business Development and Operations, Brampton Library

3. Mary Rowe, President & CEO, Canadian Urban Institute

4. Darryl Gray, Director, Education and Training, Toronto and Region Conservation Authority

5. Sylvia Menezes Roberts, Brampton Resident

Items 7.1, 7.2 and 11.4 were brought forward at this time.

Following the presentations, it was indicated that there were no questions of clarification from Committee.

The following motion was considered:

PDC160-2021

1. That the report re: **Urban Community Hub Design Concepts and Initiation of Pilots at Uptown Brampton and Queen Street East Precinct**, to the Planning and Development Committee meeting of October 18, 2021, be received;

2. That the Urban Community Hub Design Concepts be endorsed by Council;

3. That Urban Community Hub Pilot Projects, under working title ‘Uptown Hub’ and ‘Queens Hub’ be initiated at Uptown Brampton and Queen Street East;

4. That the City initiate the development of Memorandum of Understanding (MOU) with Peel District School Board, Dufferin Peel Catholic School Board and other potential partners for ‘Uptown Hub’ and ‘Queens Hub’ pilots;

5. That staff continue furthering the capital, operational and delivery arrangement of the “Brampton Hub Pilots” and report back to Council in 2022; and,

6. That the City Clerk be directed to forward a copy of this staff report and Council resolution to the Region of Peel, Sheridan College, the Toronto Region Conservation Authority and the Credit Valley Conservation, and Ministry of Municipal Affairs and Housing PERL Secretariat for their information;

7. That the staff presentation re: Urban Community Hub Design Concepts and Initiation of Pilots at Uptown Brampton and Queen Street East Precinct, to the Planning and Development Committee meeting of October 18, 2021, be received;

8. That the following delegations re: Urban Community Hub Design Concepts and Initiation of Pilots at Uptown Brampton and Queen Street East Precinct, to the Planning and Development Committee Meeting of October 18, 2021, be received:

1. Nicolas Sheppard-Jones, Public Health and Preventive Medicine Resident, Peel Region

2. Todd Kyle, CEO, and John Simone, Director, Business Development and Operations, Brampton Library

3. Mary Rowe, President & CEO, Canadian Urban Institute

4. Darryl Gray, Director, Education and Training, Toronto and Region Conservation Authority

5. Sylvia Menezes Roberts, Brampton Resident

9. That the correspondence from Michelle McCollum, Associate Vice President, Sheridan College, dated October 15, 2021, re: Urban Community Hub Design Concepts and Initiation of Pilots at Uptown Brampton and Queen Street East Precinct, to the Planning and Development Committee meeting of October 18, 2021, be received.

Carried

7.2 Staff report re: Urban Community Hub Design Concepts and Initiation of Pilots at Uptown Brampton and Queen Street East Precinct

Dealt with under Item 7.1 - Recommendation PDC160-2021

7.3 Staff presentation re: Implementation of Section 37 (Density Bonusing) within the Transition Period of Section 37

Staff presented an overview of the Implementation of Section 37 (Density Bonusing) within the Transition Period of Section 37.

Items 6.7 and 7.4 were brought forward and dealt with at this time.

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

Staff responded with respect to a request for additional information under the Community Benefits Charges.

The following motion was considered:

PDC161-2021

1. That the staff report re: **Implementation of Section 37 (Density Bonusing) within the Transition Period of Section 37**, to the Planning and Development Committee meeting of October 18, 2021, be received;

2. That staff be directed to initiate implementation of the Section 37 (Density Bonusing) policy for applications that meet the relevant criteria as established in the Implementation Plan within this report;

3. That staff monitor uptake on density bonusing and report to Council as to the success of the implementation, prior to the earlier of September 18, 2022 or the establishment of a Community Benefits Charges By-law;

4. That staff utilize learnings from the implementation of this policy in ongoing work related to the new Section 37 (Community Benefits Charges);

5. That the staff presentation re: Implementation of Section 37 (Density Bonusing) within the Transition Period of Section 37, to the Planning and Development Committee Meeting of October 18, 2021, be received; and

6. That the delegation from Sylvia Roberts, Brampton resident, re: Implementation of Section 37 (Density Bonusing) within the Transition Period of Section 37, to the Planning and Development Committee Meeting of October 18, 2021, be received.

Carried

7.4 Staff report re: Implementation of Section 37 (Density Bonusing) within the Transition Period of Section 37

Dealt with under Item 7.3 - Recommendation PDC161-2021

7.5 Staff presentation re: Brampton: Frontrunner City of Urban SDGs in UN-Habitat's World Urban Pavilion and Urban Economy Forum 2021

Staff provided a presentation on Brampton: Frontrunner City of Urban SDGs in UN-Habitat's World Urban Pavilion and Urban Economy Forum 2021

Items 6.4 and 10.3 were brought forward and dealt with at this time.

The following motion was considered:

PDC162-2021

1. That the staff report re: **Urban Sustainable Development Goals** Initiative, to the Planning and Development Committee Meeting of October 18, 2021, be received;

2. That City staff be directed to finalize a *Memorandum of Understanding* (MOU) with the UN-Habitat Urban Economy Forum to facilitate collaboration on the initiatives outlined in this report and report back to Council with the final MOU;

3. That the City Clerk be directed to forward a copy of the staff report and Council resolutions to the UN-Habitat Urban Economy Forum; and,

4. That the staff presentation re: Brampton: Frontrunner City of Urban SDGs in UN-Habitat's World Urban Pavilion and Urban Economy Forum 2021, to the Planning and Development Committee Meeting of October 18, 2021, be received

Carried

7.6 ^Staff presentation re: City-initiated Official Plan and Zoning By-Law Amendments to the City's Supportive Housing Policies, and Amendment to the Group Home Registration By-Law

Staff presented an overview of City-initiated Official Plan and Zoning By-Law Amendments to the City's Supportive Housing Policies, and Amendment to the Group Home Registration By-Law.

Items 10.1 and 11.6 were brought forward at this time.

PDC163-2021

1.That the staff presentation and report re: **City-initiated Official Plan and Zoning By-Law Amendments to the City's Supportive Housing Policies, and Amendment to the Group Home Registration By-law**, to the Planning and Development Committee Meeting of October 18, 2021, be **deferred** to the November 1, 2021 Planning and Development Committee; and,

2. That the correspondence, dated October 18, 2021, from Michelle Norton, Christian Horizons, re: **City-initiated Official Plan and Zoning By-Law Amendments to the City's Supportive Housing Policies, and Amendment to the Group Home Registration By-Law,** to the Planning and Development Committee Meeting of October 18, 2021, be **deferred** to the November 1, 2021 Planning and Development Committee.

Carried

7.7 Staff presentation re: 2021 Development and Investment Activity

Staff presented an overview of 2021 Development and Investment Activity.

Richard Forward, Commissioner, Planning, Building and Economic Development, and Committee expressed thanks and appreciation to staff for their efforts.

Items 7.10, 7.11 and 7.12 were brought forward and dealt with at this time.

The following motion was considered:

PDC164-2021

1. That the staff report re: **2021 Provincial Audit and Accountability Fund**, to the Planning and Development Committee Meeting of October 18, 2021, be received;

2. That the Planning, Building & Economic Development Department's participation in the Province of Ontario's Audit and Accountability Fund 2021 be endorsed;

3. That staff be directed to report back to Council with the results of the Planning, Building and Economic Development Department's application to the Province of Ontario's Audit and Accountability Fund 2021;

4. That the staff report re: **Expedited Industrial Development Approvals**, to the Planning and Development Committee Meeting of October 18, 2021, be received;

5. That the staff report re: **2021 Development Activity Report, t**o the Planning and Development Committee Meeting of October 18, 2021, be received;

6. That staff continue to monitor and report on the City's development activity on an annual basis;

7. That staff use the City's annual development activity report to inform and report on continuous improvement initiatives geared to enhance the City's development approval process and attract investment aligned with Council's priorities;

8. That the annual development activity report be used to inform the annual operating and capital budget for the Planning, Building & Economic Development Department; and,

9. That the staff presentation re: **2021 Development and Investment Activity**, to the Planning and Development Committee Meeting of October 18, 2021, be received.

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

Yea (9): Regional Councillor Medeiros, Regional Councillor Santos, Regional Councillor Vicente, City Councillor Whillans, Regional Councillor Palleschi, City Councillor Bowman, City Councillor Williams,
City Councillor Singh, Regional Councillor Dhillon

Absent(1): Regional Councillor Fortini

Carried
(9-0-1)

7.8 ^Staff report re: Application to amend the Zoning By-law, East and West Inc. - Glenn Schnarr and Associates Inc.,- File: C11E11.002

PDC165-2021

1. That the staff report re: **Application to amend the Zoning By-law, East and West Inc. - Glenn Schnarr and Associates Inc., West side of Regional Road 50 and north of Old Castlemore Road, Ward 10 - File: C11E11.002**, to the Planning and Development Committee Meeting of October 18, 2021, be received;

2. That the Zoning By-law Amendment 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 this Planning Recommendation Report;

3. That the amendments to the Zoning By-law, generally in accordance with Appendix 10 of the report be adopted; and,

4. That no further public notice or public meeting be required for the Zoning By-law Amendment pursuant to Section 34(17) of the *Planning Act*.

5. That the correspondence from Frances Johnston, Brampton Resident, dated October 7, 2021, re: Application to amend the Zoning By-law, East and West Inc. - Glenn Schnarr and Associates Inc., West side of Regional Road 50 and north of Old Castlemore Road, Ward 10 - File: C11E11.002, to the Planning and Development Committee meeting of October 18, 2021, be received.

Carried

7.9 Site Specific Amendment to the Sign By-law 399-2002, as amended, Jaguar Land Rover Brampton, 50 Coachworks Crescent – Ward 9

The following motion was considered:

PDC166-2021

1.That the staff report re: **Site Specific Amendment to Sign By-Law 399-2002, Jaguar Land Rover Brampton, 50 Coachworks Crescent – Ward 9**, to the Planning & Development Committee meeting of October 18, 2021, 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

7.10 Staff report re: 2021 Provincial Audit and Accountability Fund

Dealt with under Item 7.7 - Recommendation PDC164-2021

7.11 Staff report re: Expedited Industrial Development Approvals

Dealt with under Item 7.7 - Recommendation PDC164-2021

7.12 Staff report re: 2021 Development Activity Report

Dealt with under Item 7.7 - Recommendation PDC164-2021

7.13 ^Staff report re: Application to Amend the Zoning By-law and Draft Plan of Subdivision, Daniels HR Corporation, Part of Block 1, Plan 43-1927 - File: OZS-2019-0007 and 21T-19017B

PDC167-2021

1. That the staff report re: **Application to Amend the Zoning By-law and Draft Plan of Subdivision, Daniels HR Corporation, Part of Block 1, Plan 43-1927, Ward 6 - File: OZS-2019-0007, 21T-19017B**, to the Planning and Development Committee Meeting of October 18, 2021 be received;

2. That the Zoning By-law Amendment and Draft Plan of Subdivision application submitted by Daniels HR Corporation, Ward 6, File: OZS-2019-0007 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 this Recommendation Report; and,

3. That the amendments to the Zoning By-law, generally in accordance with Appendix 7 of this report, be adopted.

Carried

8. Committee Minutes

8.1 ^Brampton Heritage Board Minutes - September 21, 2021

PDC168-2021

That the **Minutes of Brampton Heritage Board Meeting of September 21, 2021**, Recommendations HB042-2021 to HB047-2021, to the Planning and Development Committee Meeting of October 18, 2021, be approved as published and circulated.

The recommendations were approved as follows:

HB042-2021

That the agenda for the Brampton Heritage Board meeting of September 21, 2021, be approved as published and circulated.

HB043-2021

That the presentation by Matthew Delean, Principal Architect, A49, and Sonika Soor, Project Manager, Building Design and Construction, Public Works and Engineering, to the Brampton Heritage Board meeting of September 21, 2021, re: **Victoria Park Arena and Sports Hall of Fame** be received.

HB044-2021

1. That the report by Shelby Swinfield, Heritage Planner, Planning, Building, and Economic Development, dated September 9, 2021, to the Brampton Heritage Board Meeting of September 21, 2021, re: **Recommendation Report: Intention to Apply Heritage Listing for 6 Isabella Street** be received;

2. That the addition of 6 Isabella Street to the City's Heritage Listed Properties be approved; and,

3. That staff be authorized to provide to the current property owner a Notice of Listing.

HB045-2021

1. That the report from Shelby Swinfield, Heritage Planner, Planning, Building, and Economic Development, dated September 9, 2021, to the Brampton Heritage Board Meeting of September 21, 2021, re: **Recommendation Report: Intention to Apply Heritage Listing for 11 Isabella Street** be received;

2. That the addition of 11 Isabella Street to the City's Heritage Listed Properties be approved; and

3. That staff be authorized to provide to the current property owner a Notice of Listing.

HB046-2021

1. That the report by Pascal Doucet, Heritage Planner, to the Brampton Heritage Board meeting of September 21, 2021, re: **Heritage Permit Application within the Village of Churchville Heritage Conservation District – 7605 Creditview Road – Ward 6 (HE.x 7605 Creditview Road),** be **referred** back to staff for further review and consideration in accordance with the permitted maximum allowance in the Zoning-By-law, with input from the architect; and

2. That the report be presented at the next meeting of the Board.

HB047-2021

That the Brampton Heritage Board meeting do now adjourn to meet again on October 19, 2021 at 7:00 p.m.

Carried

9. Other Business/New Business

Nil

10. Referred/Deferred Matters

10.1 ^Staff report re: City-initiated Official Plan and Zoning By-Law Amendments to the City's Supportive Housing Policies, and Amendment to the Group Home Registration By-Law

Note: this item was deferred to the November 1, 2021 Planning and Development Committee meeting, pursuant to Recommendation PDC163-2021

10.2 ^Discussion at the Request of Councillor Dhillon re. Addressing Residential Driveways Beyond Regulatory Requirements

PDC169-2021

That the Discussion at the Request of Councillor Dhillon re: **Addressing Residential Driveways Beyond Regulatory Requirements,** to the Planning and Development Committee Meeting of October 18, 2021, be **deferred** to the November 1, 2021 meeting of the Planning and Development Committee.

Carried

10.3 Staff Report re. Brampton: Frontrunner City of Urban SDGs in UN-Habitat's World Urban Pavilion and Urban Economy Forum 2021

Dealt with under Item 7.5 - Recommendation PDC162-2021

11. Correspondence

11.1 ^Correspondence re: Minister's Zoning Order Resolution Request - Lark Investments Inc.

1. Mustafa Ghassan, Delta Urban Inc., dated October 5, 2021

PDC170-2021

1. That the correspondence re: **Minister's Zoning Order Resolution Request - Lark Investments Inc.**, to the Planning and Development Committee meeting of October 18, 2021, be **referred** to the October 20, 2021 City Council Meeting.

Carried

11.2 Correspondence re: City-Initiated Official Plan Amendment - Residential Rental Conversion and Demolition Policy

1. Ron Fay, Brampton Resident, dated October 6, 2021

Dealt with under Item 5.1 - Recommendation PDC156-2021

11.3 ^Correspondence re: Application to amend the Zoning By-law, East and West Inc. - Glenn Schnarr and Associates Inc., West side of Regional Road 50 and north of Old Castlemore Road - File: C11E11.002:

1. Frances Johnston, Brampton Resident, dated October 7, 2021

Dealt with under Item 7.8 – Recommendation PDC165-2021

11.4 Correspondence re: Urban Community Hub Design Concepts and Initiation of Pilots at Uptown Brampton and Queen Street East Precinct

1. Michelle McCollum, Associate Vice President, Sheridan College, dated October 15, 2021

Dealt with under Item 7.1 - Recommendation PDC160-2021

11.5 Correspondences re: Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision, TACC Developments (Gore Road) ltd., 9459 The Gore Road - Ward 10 - File: OZS-2021-0037

1. Bibi Shareef, Brampton Resident, dated October 15, 2021, including a petition of objection containing approximately 11 signatures

2. Sukhjinder Singh, Brampton Resident, dated October 17, 2021, including a petition of objection containing approximately 22 signatures

3. Larry and Huong Kavalak, Brampton Residents, dated October 15, 2021

Dealt with under Item 5.2 – Recommendation PDC157-2021

11.6 ^Correspondence re: City-initiated Official Plan and Zoning By-Law Amendments to the City's Supportive Housing Policies, and Amendment to the Group Home Registration By-Law

1. Michelle Norton, Christian Horizon, dated October 18, 2021

Note: this item was deferred to the November 1, 2021 Planning and Development Committee meeting, pursuant to Recommendation PDC163-2021

12. Councillor Question Period

Nil

13. Public Question Period

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:

PDC171-2021

That the Planning and Development Committee do now adjourn to meet again on Monday, November 1, 2021, 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 1, 2021

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 Mayor Patrick Brown (ex officio)
Staff Present:	David Barrick, Chief Administrative Officer Richard Forward, Commissioner Planning and Development Services Allan Parsons, Director, Planning, Building and Economic Development Bob Bjerke, Director, Policy Planning, Planning, Building and Economic Development Jeffrey Humble, Manager, Policy Planning Steve Ganesh, Manager, Planning Building and Economic Development David Vanderberg, Manager, Planning Building and Economic Development Cynthia Owusu-Gyimah, Manager, Planning Building and Economic Development Sameer Akhtar, City Solicitor Peter Fay, City Clerk Charlotte Gravlev, Deputy City Clerk Tammi Jackson, 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 7:02 p.m. and adjourned at 10:05 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 Williams, Councillor Singh; Councillor Dhillon

Members absent during roll call: Nil

2. Approval of Agenda

PDC172-2021

That the Agenda for the Planning and Development Committee Meeting of November 1, 2021, be approved as published and circulated.

Carried

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

Nil

4. Consent Motion

PDC173-2021

That the following Items to the Planning and Development Committee Meeting of November 1, 2021, be approved as part of Consent: 7.1, 7.3, 8.1, 8.2

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

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

Nay (0)

Carried (10/0)

5. Statutory Public Meeting Reports

5.1 Staff report re: Application for a Draft Plan of Subdivision, Forestside Estates Inc. – KLM Planning Partners Inc., Block 373 of Plan 43M-1799 & Block 94 of Plan 43M-1803, Corner of Literacy Drive and Academy Drive, Ward 10 (OZS-2021-0036 and 21T-21013B)

Item 6.1 was were brought forward at this time.

Mark Michniak, Development Planner, Planning, Building and Economic Development provided an overview of the subject matter and answered questions of clarification.

Marshall Smith, KLM Planning Partners Inc. provided an overview of the of the original site contract advising that Dufferin-Peel Catholic District School Board, Peel District School Board, and the City of Brampton were given an opportunity to purchase the site location and declined interest in the site.

Kandarp Shukla, Brampton Resident, advised he had no comments for Committee's consideration.

The following motion was considered.

PDC174-2021

1. That the report re: **Application for a Draft Plan of Subdivision, Forestside Estates Inc. – KLM Planning Partners Inc., Block 373 of Plan 43M-1799 & Block 94 of Plan 43M-1803, Corner of Literacy Drive and Academy Drive, Ward 10 (OZS-2021-0036 and 21T-21013B)**, dated October 8, 2021 to the Planning and Development Committee Meeting of November 1, 2021 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 delegations re: **Application for a Draft Plan of Subdivision, Forestside Estates Inc. – KLM Planning Partners Inc., Block 373 of Plan 43M-1799 & Block 94 of Plan 43M-1803, Corner of Literacy Drive and Academy Drive, Ward 10 (OZS-2021-0036 and 21T-21013B)**, to the Planning and Development Committee Meeting of November 1, 2021, be received:

   1. Kandarp Shukla, Brampton Resident
   2. Marshall Smith, KLM Planning Partners Inc

Carried

6. Public Delegations (5 minutes maximum)

6.1 Delegation re: Application for a Draft Plan of Subdivision, Forestside Estates Inc. – KLM Planning Partners Inc., Block 373 of Plan 43M-1799 & Block 94 of Plan 43M-1803, Corner of Literacy Drive and Academy Drive, Ward 10 (OZS-2021-0036 and 21T-21013B)

Dealt with under Item 5.1 - Recommendation PDC174-2021

6.2 Delegations re: City-initiated Official Plan and Zoning By-Law Amendments to the City's Supportive Housing Policies, and Amendment to the Group Home Registration By-law

Items 7.4, 10.1 and 11.1 were brought forward at this time.

Mirella Palermo, Policy Planner, Planning and Economic Development, provided an overview of the subject matter and answered questions of clarification.

John Nunziata, Brampton Woods Legal Representative, noted his comments and opinions on the subject matter, and requested the matter be deferred to more sufficient notice to the community to ensure members of the community can actively participate by way of delegation.

Committee consideration of the matter included the following:

- Review of the City of Mississauga policy passed by Council in December 2020.

- Suggestion to follow a similar path with the City of Brampton policy.
- Clarification that the City of Mississauga policy was amended to remove some restrictions on March 9, 2021. Staff advised the March 9th, 2021 amended policy is the most recent.
- Staff clarified that policy before committee is similar to other surrounding municipalities including the City of Mississauga.
- Question relating to "what takes precedence" when municipal by-laws come into conflict with provincial regulations/guidelines.
- Questions of clarification regarding the separation distance between homes.
- Concerns that if no distance restriction is implemented individuals may take advantage as a means of profit gain.
- Suggestion to have the matter deferred to the Council meeting of November 3, 2021 for further discussion.
- Indication that further clarification was required from staff to find the right balance to protect neighborhoods and the residents
- Request to have staff confirm the current Mississauga Zoning By-law regulation for further discussion.

Councillor Williams requested a friendly amendment to recommendation # 3 to reflect the proper wording, as it not a requirement.

Peter Fay, City Clerk asked Council for clarification regarding the proposed amendment and whether the request applies to the Official Planning Amendment By-law or the Registration By-law

Bob Bjerke, Director, City Planning and Design, Planning, Building and Economic Development clarified that the amendment should be made to the Registration By-law.

During consideration of this matter, a procedural motion to Call the Question was introduced by City Councillor Bowman and was requested voted on and carried. No further Members spoke on this matter.

The following motion was considered.

PDC175-2021

1. *That the following delegations re:* ***City-initiated Official Plan and Zoning By-Law Amendments to the City's Supportive Housing Policies, and***

***Amendment to the Group Home Registration By-law**, to the Planning and Development Committee Meeting of November 1, 2021, be received:*

1. *John Nunziata, Brampton Woods Legal Representative*

2. *That the staff presentation and report re: **City-initiated Official Plan and Zoning By-Law Amendments to the City's Supportive Housing Policies, and Amendment to the Group Home Registration By-law**, to the Planning and Development Committee Meeting of November 1, 2021, be received; and,*

3. *THAT the Official Plan and Zoning By-Law Amendments attached hereto respectively as Appendix 2 and 3 be adopted by Council, on the basis that they represent good planning, including that they are consistent with the Provincial Policy Statement, conformity to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the Brampton Official Plan for the reasons set out in the Planning Recommendation Report;*

4. *THAT the Group Home Registration By-Law 244-82 be repealed and the Supportive Housing Residence Type 1 and Type 2 Registration By-Law attached hereto as Appendix 4 be adopted by Council to align with the proposed Official Plan and Zoning By-Law amendments recommended for adoption; and that within the registration by-law, provision be included to direct staff and the Applicant to make efforts to meet with and inform area Councillors;*

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

6. *That the correspondence, dated October 18, 2021, from Michelle Norton, Christian Horizons, re: **City-initiated Official Plan and Zoning By-Law Amendments to the City's Supportive Housing Policies, and Amendment to the Group Home Registration By-Law,**to the Planning and Development Committee Meeting of October 18, 2021, deferred to the November 1, 2021 Planning and Development Committee, be received.*

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

Yea (5): City Councillor Singh, City Councillor Williams, City Councillor Bowman, Regional Councillor Palleschi, City Councillor Whillans

Nay (5): Regional Councillor Fortini, Regional Councillor Dhillon, Regional Councillor Vicente, Regional Councillor Santos, Regional Councillor Medeiros,

Lost (5/5)

PDC176-2021

The following motion was considered.

1. That the following delegations re: **City-initiated Official Plan and Zoning By-Law Amendments to the City's Supportive Housing Policies, and Amendment to the Group Home Registration By-law**, to the Planning and Development Committee Meeting of November 1, 2021, be received:

1. John Nunziata, Brampton Woods Legal Representative

2. That the staff presentation and report re: **City-initiated Official Plan and Zoning By-Law Amendments to the City's Supportive Housing Policies, and Amendment to the Group Home Registration By-law**, to the Planning and Development Committee Meeting of November 1, 2021, be received; and,

3. That the correspondence, dated October 18, 2021, from Michelle Norton, Christian Horizons, re: **City-initiated Official Plan and Zoning By-Law Amendments to the City's Supportive Housing Policies, and Amendment to the Group Home Registration By-Law,**to the Planning and Development Committee Meeting of October 18, 2021, deferred to the November 1, 2021 Planning and Development Committee, be received.

Carried

6.3 Delegation re: Summary of Recommendations - Brampton Heritage Board - October 19, 2021

Item 8.3 was brought forward at this time.

Colin Chung, Glenn Schnarr and Associates expressed concerns regarding the decision made at the Brampton Heritage Board meeting on October 19, 2021 pertaining recommendation HB049-2021. Mr. Chung advised that should the recommendation be endorsed by Council it will prevent the owner from obtaining their permit. Mr. Chung noted that his clients are very reasonable and have worked well with city staff throughout the process and will continue to work with staff to meet requirements. Mr. Chung requested the motion be amended to remove 3(a)ii and 3(a)iii form the minutes to ensure his clients can obtain a permit.

Committee discussion included the following:

- Questions and concerns regarding the square footage of the home and the garage.
- Clarification that the garage will be used for storage, parking of two vehicles and a hobby workshop.
- Mr. Chung clarified there are a number of houses in the district that are larger which sets precedent for the size within the neighbourhood.
- Advised that the garage is designed in a manner that is not structurally sound to build or expand for a secondary unit.
- Committee consensus that the home meets the character of the heritage district.
- Committee consensus to remove recommendation 3(a)ii and 3(a)iii, as requested

The following motion was considered.

PDC177-2021

1. That the following delegations re: Summary of Recommendations - Brampton Heritage Board - October 19, 2021, to the Planning and Development Committee Meeting of November 1, 2021, be received:

   1. Colin Chung, Glenn Schnarr and Associates

2. That the Summary of Recommendations – Brampton Heritage Board – October 19, 2021, Recommendations HB048-2021, and HB050 through HB055-2021, to the Planning and Development Committee Meeting of November 1, 2021, be approved as published and circulated; and

3. That HB049-2021 be amended to:

   1) delete parts 3a(ii) and 3a(iii), and

   2) to amend 3a(i) to change reference to recommendations 2 to 3, and to delete the portion that reads “and the amendments in Recommendations 2a(ii) and 2a(iii)" as follows:

HB049-2021

1. That the report by Pascal Doucet, Heritage Planner, re: Heritage Permit Application within the Village of Churchville Heritage Conservation District –

7605 Creditview Road – Ward 6 (HE.x 7605 Creditview Road), to the Brampton Heritage Board Meeting of October 19, 2021, be received; and,

2. That the delegation by Alexander Temporale, Project Architect, and David Colonna, Property owner & applicant, to the Brampton Heritage Board Meeting of October 19, 2021, re: Heritage Permit Application - 7605 Creditview Road, be received;

3. That the Heritage Permit Application for the heritage property at 7605 Creditview Road, be approved, in accordance with section 42 of the *Ontario Heritage Act* for the demolition of the existing buildings and structures occupying the property, the removal of six (6) trees as identified in the application, the construction of a new one-and-a-half storey residence, the construction of a detached garage and the construction of an in-ground pool be approved substantially in accordance in the plans and elevations submitted by the applicant, prepared by ATA Architects Inc. with a material specification attached as Appendix A to this report, and subject to the following additional conditions:

a) That prior to the issuance of any permit for all or any part of the heritage permit application as set out in the report titled: Heritage Permit Application within the Village of Churchville Heritage Conservation District – 7605 Creditview Road – Ward 6 (HE.x 7605 Creditview Road), to the Brampton Heritage Board Meeting of October 19, 2021, including a heritage permit or a building permit, but excluding permits for repairs and maintenance, usual and 2 minor works and work that does not require a heritage permit as described in the Village of Churchville Heritage Conservation District Plan in accordance with subsection 41.1(5) of the Ontario Heritage Act and as are acceptable to the Director of City Planning & Design, the owner shall:

i. Provide building permit drawings in accordance with the plans and drawings required in recommendation 3, including notes and specifications for a description of materials and finishes;

iv. Obtain approval to injure or destroy a tree in accordance with the City's Tree Preservation By-law 317-2012 and as shown in the arborist report by Stephen Shelton, dated 8 August 2021 and attached as Appendix B to this report;

v. Provide a complete archaeological assessment for the entire property in accordance with the 2011 Standards and Guidelines for Consultant Archaeologists; and

vi. Provide a Letter from the Ministry of Heritage, Sport, Tourism and Culture Industries confirming the entry and acceptance of the required stages of archaeological assessment into the Ontario Public Register of Archaeological Assessment Reports, all in accordance with the 2011 Standards and Guidelines for Consultant Archaeologists.

Carried

The recommendations were approved as follows:

HB048-2021

That the agenda for the Brampton Heritage Board Meeting of October 19, 2021 be approved as published and circulated.

HB049-2021

1. That the report by Pascal Doucet, Heritage Planner, re: Heritage Permit Application within the Village of Churchville Heritage Conservation District – 7605 Creditview Road – Ward 6 (HE.x 7605 Creditview Road), to the Brampton Heritage Board Meeting of October 19, 2021, be received; and,

2. That the delegation by Alexander Temporale, Project Architect, and David Colonna, Property owner & applicant, to the Brampton Heritage Board Meeting of October 19, 2021, re: Heritage Permit Application - 7605 Creditview Road, be received;

3. That the Heritage Permit Application for the heritage property at 7605 Creditview Road, be approved, in accordance with section 42 of the *Ontario Heritage Act* for the demolition of the existing buildings and structures occupying the property, the removal of six (6) trees as identified in the application, the construction of a new one-and-a-half storey residence, the construction of a detached garage and the construction of an in-ground pool be approved substantially in accordance in the plans and elevations submitted by the applicant, prepared by ATA Architects Inc. with a material specification attached as Appendix A to this report, and subject to the following additional conditions:

a) That prior to the issuance of any permit for all or any part of the heritage permit application as set out in the report titled: Heritage Permit Application within the Village of Churchville Heritage Conservation District – 7605 Creditview Road – Ward 6 (HE.x 7605 Creditview Road), to the Brampton Heritage Board Meeting of October 19, 2021, including a heritage permit or a

building permit, but excluding permits for repairs and maintenance, usual and 2 minor works and work that does not require a heritage permit as described in the Village of Churchville Heritage Conservation District Plan in accordance with subsection 41.1(5) of the Ontario Heritage Act and as are acceptable to the Director of City Planning & Design, the owner shall:

i. Provide building permit drawings in accordance with the plans and drawings required in recommendation 3, including notes and specifications for a description of materials and finishes;

iv. Obtain approval to injure or destroy a tree in accordance with the City's Tree Preservation By-law 317-2012 and as shown in the arborist report by Stephen Shelton, dated 8 August 2021 and attached as Appendix B to this report;

v. Provide a complete archaeological assessment for the entire property in accordance with the 2011 Standards and Guidelines for Consultant Archaeologists; and

vi. Provide a Letter from the Ministry of Heritage, Sport, Tourism and Culture Industries confirming the entry and acceptance of the required stages of archaeological assessment into the Ontario Public Register of Archaeological Assessment Reports, all in accordance with the 2011 Standards and Guidelines for Consultant Archaeologists.

HB050-2021

1. That the report by Merissa Lompart, Assistant Heritage Planner, re: Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 12 Woodbrook Drive, to the Brampton Heritage Board Meeting of October 19, 2021, be received;

2. That the designation of the property at 12 Woodbrook Drive under Part IV, Section 29 of the Ontario Heritage Act (the "Act") be approved;

3. That staff be authorized to publish and serve the Notice of Intention to designate the property at 12 Woodbrook 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.

HB051-2021

1. That the report by Merissa Lompart, Assistant Heritage Planner, re: Heritage Impact Assessment, 2257 and 2267 Embleton Road, Parts of Lot 5, Conc. 5 West of Center Road, Chinguacousy Township, to the Brampton Heritage Board meeting of October 19, 2021, be received;

2. That the following recommendations as per the Heritage Impact Assessment by Parslow Heritage Consultancy Inc. be followed in the following order as necessary:

    a) The feasibility of integration of 2267 Embleton Road into the redevelopment be assessed.

    b) Should integration not be feasible it is recommended that 2267 be subject to salvage mitigation prior to demolition. Salvageable materials include but are not limited to:

        i. Smooth Red Brick
        ii. Cast lug sills and lintels
        iii. Bracketed portico
        iv. Wood framing
        v. Wooden subfloor components
        vi. Original Front Door
        vii. Iron floor grate

    c. If possible salvaged materials should be incorporated into the new development and any unused salvaged materials donated to the City of Brampton for re-use in other heritage resources throughout Brampton if and when necessary.

    d. A demolition permit be issued for both 2257 and 2267 Embleton Road, with a condition of material salvage of 2267 Embleton Road.

e. A commemoration be erected as part of the redevelopment. Any commemoration would need to address the origins of any salvaged material integrated into the new construction, recognition of the Kirk family, the agricultural history of the property and surrounding area and acknowledge the connection between Lot 5 Concession 5 WCR. Suitable commemoration will be determined by collaboration between City of Brampton Heritage Staff and the Property Owner. Potential commemoration options are presented below in no particular order and include but are not limited to:

   i. A landscape feature with interpretive signage that is accessible to the public.

   ii. A sculpture or art insulation with descriptive plaque erected in a place of prominence either on the property or in a public location close to the site.

   iii. Incorporation of salvaged materials into a prominent elevation of the re-development with descriptive plaque.

   iv. A permanent educational display within the new structure comprised of salvaged materials and interpretive signage.

   v. A “Welcome to the Historic Hamlet of Huttonville” sign coupled with an interpretive plaque located at all primary point of egress to Huttonville

f. As neither 2257 nor 2267 Embleton Road are included on the Municipal Register of Cultural Heritage Resources and are currently occupied the production of a Conservation Plan is not recommended.

3. That the Heritage Impact Assessment provided by Parslow Heritage Consultancy Inc., be amended as necessary with future Site Plan Applications pertaining to 2257 & 2267 Embleton Road; and,

4. That the Brampton Heritage Board allow Heritage Staff to determine which commemoration option is most suitable for this site, if integration is not feasible.

HB052-2021

1. That the report by Pascal Doucet, Heritage Planner, re: Alterations, Partial Demolition and Relocation of a Designated Heritage Resource and Authority to Enter into a Heritage Easement Agreement - 11687 Chinguacousy Road

(Robert Hall House) - Ward 6, to the Brampton Heritage Board Meeting of October 19, 2021, be received;

2. That the Heritage Permit Application for the alterations, partial demolition and relocation of the Robert Hall House on the designated heritage property at 11687 Chinguacousy Road be approved in accordance with sections 33 and 34 of the Ontario Heritage Act, to permit the demolition and removal of the existing non-heritage east and west wings of the Robert Hall House as well as the preservation, restoration, rehabilitation and relocation of the one-and-a-half storey limestone and heritage portion of the Robert Hall House, with such alterations in accordance with the Heritage Conservation Plan and Heritage Building Protection Plan dated September 29, 2021, prepared by Architects Rasch Eckler Associates Ltd (AREA), signed by David M. Eckler, Architect and attached as Appendix A to the report, all on file with the City Planning & Design Division of the Planning, Building and Economic Development Department and subject to the following additional conditions:

    a. That prior to Draft Plan Approval of the related Plan of Subdivision Application to allow for the development of residential dwellings and a Mixed Use Medium Density Residential/ Convenience Commercial block and open space uses on the property at 11687 Chinguacousy Road, the owner shall:

    i. Enter into a Heritage Easement Agreement with the City for the portions of the property at 11687 Chinguacousy Road consisting of the lands where the Robert Hall House is located and the lands of the future lot where the Robert Hall House will be relocated all in accordance with the HCP and HBPP attached as Appendix A to this report and the Reference Plan of Survey (R-Plan) attached as Appendix D to the report.

    b. That prior to the issuance of any permit for all or any part of the alterations, relocation, removal or demolition as set out in the report titled: Alterations, Partial Demolition and Relocation of a Designated Heritage Resource and Authority to Enter into a Heritage Easement Agreement – 11687 Chinguacousy Road (Robert Hall House) – Ward 6 (HE.x 11687 Chinguacousy Road), to the Brampton Heritage Board Meeting of October 19, 2021, including a heritage permit, a building permit or a topsoil stripping and grading permit, but excluding permits for repair and maintenance and usual minor works as are acceptable to the Director of City Planning & Design, the owner shall:

i. Provide a final Commemoration/Interpretation Plan to confirm the content and construction specifications of the heritage pedestal plaque on the lands of the open space adjacent to the north of the future lot where the Robert Hall House will be relocated, to the satisfaction of the Director of City Planning & Design;

ii. Provide a final Landscape Plan in accordance with the Site Plan/Landscape Plan of the Robert Hall House relocation attached as Appendix C to this report and to the satisfaction of the Director of City Planning & Design;

iii. Provide full building permit drawings, including notes and specification for the conservation and protective measures keyed to the approved Heritage Conservation Plan and Heritage Building Protection Plan referenced herein in Recommendation 2; and

vi. Deposit securities, including a 30% contingency in a form and amount and from a bank satisfactory to the Director of City Planning & Design to secure the conservation, relocation, protection work in the approved Heritage Conservation Plan, Heritage Building Protection Plan referenced herein in Recommendation 2. and cultural heritage-related work in the final Commemoration/Interpretation Plan and final Landscape Plan referenced herein in Recommendations 2.b.i. and 2.b.ii.

c. That prior to release of securities required in Recommendation 2.b.iv., the owner shall:

i. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant that confirms that the required conservation, relocation and protection work identified in the approved Heritage Conservation Plan and Heritage Building Protection Plan referenced herein in Recommendation 2., and cultural heritage-related work in the final Commemoration/Interpretation Plan and final Landscape Plan referenced herein in Recommendations 2.b.i. and 2.b.ii. has been done; and

ii. Provide full documentation of the Robert Hall House and heritage pedestal plaque showing completion of the conservation, relocation, protection, commemoration, interpretation and cultural heritage-related landscaping work to the satisfaction of the Director of City Planning & Design.

3. That the Commissioner of Planning, Building and Economic Development be authorized to enter into a Heritage Easement Agreement with the Owner for the property at 11687 Chinguacousy Road to secure the conservation, relocation and protection of the Robert Hall House ("Heritage Easement Agreement"), with content satisfactory to the Director of City Planning & Design, and in a form approved by the City Solicitor or designate.

HB053-2021

That the report by Pascal Doucet, Heritage Planner, re: Heritage Permit Application within the Village of Churchville Heritage Conservation District – 7593 Creditview Road – Ward 6 (HE.x 7593 Creditview Road), to the Brampton Heritage Board Meeting of October 19, 2021, be received; and

1. That the Heritage Permit Application for the heritage property at 7593 Creditview Road, be approved, in accordance with section 42 of the Ontario Heritage Act for the conservation of the existing two-storey heritage house at the front of the property, the construction of a detached garage next to the heritage house, the construction of a wood fence next to the north (side) and east (rear) sides of the heritage house, the construction of a new one-storey residence with a curvilinear driveway, an attached garage and in-ground pool in the proposed severed portion of the property be approved as shown in the plans and elevations with material specification submitted by the applicant, prepared by Robert Lamoureux, dated October 13, 2021 and added to the Brampton Heritage Board Meeting Agenda of October 19, 2021 as supplementary material and subject to the following additional conditions:

    a. That prior to the issuance of any permit for all or any part of the heritage permit application as set out in the report to the Brampton Heritage Board Meeting of October 19, 2021, including a heritage permit or a building permit, but excluding permits for repairs and maintenance, usual and minor works and work that does not require a heritage permit as described in the Village of Churchville Heritage Conservation District Plan in accordance with subsection 41.1(5) of the Ontario Heritage Act and as are acceptable to the Director of City Planning & Design, the owner shall:

        i. Provide building permit drawings in accordance with the plans and drawings required in recommendation 2 and the amendments in recommendation 2.a.ii. and 2.a.iii., including notes and specifications for a description of materials and finishes and landscaping details;

ii. That that elevation and floor plan drawings of the new detached dwelling be within the maximum permitted by the zoning by-law (255 square meters); and.

iii. That the elevation drawings be amended to include a middle window bar running vertically throughout middle point of the width of the four (4) wider windows of the front (west) elevation and the one (1) widest window of the side (north) elevation; and

2. That the existing two-storey heritage house at the front of the property be conserved and maintained in a state of good repair, in accordance with policy 4.10.3.7 of the City of Brampton Official Plan and as required by the Minimum Maintenance By-law 104-96 (Property Standards);

3. That the wood fence next to the north (side) and east (rear) sides of the heritage house be no higher than the maximum permitted by the Zoning By-law (270-2004);

4. That a dense line of yews and cedar trees be planted between the proposed driveway and new wood fence, next to the northerly (side) of the proposed heritage house property line.

5. That a full set of floor plan and elevation drawings be submitted and approved by City heritage planning staff of the City's Planning, Building and Economic Development Department prior to the issuance of a building permit for the construction of a detached garage on the property, in accordance with the objectives and guidelines of the Village of Churchville Heritage Conservation District Plan.

HB054-2021

That the report by Pascal Doucet, Heritage Planner, re: Heritage Permit Application within the Village of Churchville Heritage Conservation District – 7605 Creditview Road – Ward 6 (HE.x 7605 Creditview Road), to the Brampton Heritage Board Meeting of October 19, 2021, be received; and

1. That the Heritage Permit Application for heritage property at 7605 Creditview Road be approved, in accordance with section 42 of the Ontario Heritage Act for the demolition of the existing buildings and structures occupying the property, the removal of six (6) trees as identified in the application, the construction of a new one-and-a-half storey residence, the construction of a detached garage and the construction of an in-ground pool be approved substantially in accordance in the plans and elevations submitted by the applicant, prepared by ATA Architects Inc. with a material specification

attached as Appendix A to this report, and subject to the following additional conditions:

a. That prior to the issuance of any permit for all or any part of the heritage permit application as set out in the report titled: Heritage Permit Application within the Village of Churchville Heritage Conservation District – 7605 Creditview Road – Ward 6 (HE.x 7605 Creditview Road), to the Brampton Heritage Board Meeting of October 19, 2021, including a heritage permit or a building permit, but excluding permits for repairs and maintenance, usual and minor works and work that does not require a heritage permit as described in the Village of Churchville Heritage Conservation District Plan in accordance with subsection 41.1(5) of the Ontario Heritage Act and as are acceptable to the Director of City Planning & Design, the owner shall:

    i. Provide building permit drawings in accordance with the plans and drawings required in recommendation 2 and the amendments in recommendations 2.a.ii. and 2.a.iii., including notes and specifications for a description of materials and finishes;

    ii. That that elevation and floor plan drawings of the new detached dwelling be amended to revise the gross floor area within the maximum permitted by the zoning by-law (255 square meters) and without altering the design of the front (west) elevation of the new dwelling;

    iii. That that elevation and floor plan drawings of the new detached garage be amended to revised the gross floor area within the maximum permitted by the zoning by-law (48 square meters) and without altering the design of the front (west) elevation of the new detached garage;

    iv. Obtain approval to injure or destroy a tree in accordance with the City's Tree Preservation By-law 317-2012 and as shown in the arborist report by Stephen Shelton, dated 8 August 2021 and attached as Appendix B to this report;

    v. Provide a complete archaeological assessment for the entire property in accordance with the 2011 Standards and Guidelines for Consultant Archaeologists; and

    vi. Provide a Letter from the Ministry of Heritage, Sport, Tourism and Culture Industries confirming the entry and acceptance of the required stages of archaeological assessment into the Ontario Public

Register of Archaeological Assessment Reports, all in accordance with the 2011 Standards and Guidelines for Consultant Archaeologists.

HB055-2021

That Brampton Heritage Board do now adjourn to meet again on November 16, 2021, at 7:00 p.m.

7. Staff Presentations and Planning Reports

7.1 Staff report re: Application to Amend the Official Plan and Zoning By-law, KLM Planning Partners Inc – Lebosco Developments Inc. 10808 Airport Road – Ward 10 - File: OZS-2020-0027

PDC178-2021

1. THAT the report titled: **RECOMMENDATION REPORT,** Application to Amend the Official Plan and Zoning By-law, **KLM Planning Partners Inc – Lebosco Developments Inc.** 10808 Airport Road – Ward 10 (OZS-2020-0027 – Planning Building and Economic Development-2021-1076), dated September 29, 2021 to the Planning and Development Committee Meeting of November 1, 2021 be received;

2. THAT the Official Plan Amendment and Zoning By-law Amendment application submitted by KLM Planning Partners Inc. for Lebosco Developments Inc., Ward 10, File OZS-2020-0027 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 this Recommendation Report;

3. THAT the revisions to the plan subsequent to the Public Meeting conducted on March 8, 2021 do not represent significant changes and that no further Public Meeting is required;

4. THAT the amendment to the Official Plan and Springdale Secondary Plan Area 2, generally in accordance with the attached Appendix 7, respectively to this report be adopted; and

5. THAT the amendment to the Zoning By-law, generally in accordance with the attached Appendix 8 to this report be adopted.

Carried

7.2 This item has been removed by the City Clerk's Office, as it was listed on the meeting agenda in error.

7.3 Staff report re: Application to amend the Zoning By-law, IBI Group – 2338770 Ontario Inc./Regional Municipality of Peel: 5 Rutherford Road - Ward 3 - File: OZS-2021-0030

PDC179-2021

1. THAT the report titled: **Recommendation Report, Application to amend the Zoning By-law, IBI Group – 2338770 Ontario Inc./Regional Municipality of Peel: 5 Rutherford Road (eScribe Number: Planning, Bld & Ec Dev-2021-1093 and City File: OZS-2021-0030)** to the Planning and Development Committee Meeting of November 1, 2021, be received; and,

2. THAT the Zoning By-law Amendment application submitted by IBI Group on behalf of 2338770 Ontario Inc./Regional Municipality of Peel, Ward: 3, File: OZS-2021-0030, 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 this Recommendation Report; and,

3. THAT the amendments to the Zoning By-law, generally in accordance with the attached Appendix 10 to this report be adopted.

Carried

7.4 Staff presentation re: City-initiated Official Plan and Zoning By-Law Amendments to the City's Supportive Housing Policies, and Amendment to the Group Home Registration By-Law

Dealt with under Item 6.2 - Recommendation PDC175-2021

8. Committee Minutes

8.1 Minutes - Age-Friendly Brampton Advisory Committee - September 28, 2021

The following motion was considered.

PDC180-2021

That the Minutes of Age-Friendly Brampton Advisory Committee Meeting of September 28, 2021, Recommendations AFC019-2021 - AFC021-2021, to the Planning and Development Committee Meeting of November 1, 2021, be approved as published and circulated.

The recommendations were approved as follows:

AFC019-2021
That the agenda for the Age-Friendly Brampton Advisory Committee meeting be approved as published and circulated.

AFC020-2021
That the presentation by Mirella Palermo, Policy Planner, to the Age-Friendly Brampton Advisory Committee meeting of September 28, 2021, re: Age-Friendly Video Resource Directory - Project Update be received.

AFC021-2021
That the Age-Friendly Brampton Advisory Committee meeting do now adjourn to meet again on November 23, 2021, at 7:00 p.m.

Carried

8.2 Minutes - Transit Advisory Committee - October 25, 2021

The following motion was considered.

PDC181-2021

That the Minutes of Transit Advisory Committee Meeting of October 25, 2021, Recommendations BTAC011-2021 - BTAC014, to the Planning and Development Committee Meeting of November 1, 2021, be approved as published and circulated.

The recommendations were approved as follows:

BTAC011-2021
That the agenda for the Transit Advisory Committee Meeting of October 25, 2021, be approved, as amended,

To Add:
7.7 Discussion at the request of Ameek Singh, Citizen Member, re: Brampton Transit and York University

BTAC012-2021
1. That the Presentation from Alex Milojevic, General Manager, Brampton

Transit, to the Brampton Transit Advisory Committee meeting of October 25, 2021, re: Transit Advisory Committee Presentation , be received.

BTAC013-2021
Whereas Peel District School Board (PDSB) has a Regional Learning Choice program with specialty schools, that does not offer transportation to students;
Whereas students attending those schools often have to be driven to them, or parents need to spend thousands of dollars a year for private busing;
Whereas often summer school is needed most by marginalized students, and PDSB does not provide transportation to them;
Whereas switching schools often adversely impacts a student's education, yet no transportation is provided for them;
Whereas the lack of transportation support can constitute a significant equity barrier for marginalized students;
Whereas transit passes would empower students with greater freedom and access to things like sports programs, libraries, and community centres, which particularly benefits all students, particularly marginalized students;
Whereas 70 per cent of households in Brampton contain children;
Whereas if students get used to taking transit to school, they are more likely to persist taking transit after graduation;
Therefore it is the opinion of the Transit Advisory Committee that:

1. The City of Brampton investigate the feasibility of a collaboration, including full cost implications, with Peel District School Board, other relevant school boards, and the Region of Peel to provide transit passes to students in relevant categories, especially high school students; and

2. If feasible, a pilot begin for the 2022-2023 year, with pilot schools being Turner Fenton Secondary School and Central Peel Secondary School.

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

Yea (7): Regional Councillor Vicente (Co-Chair), Sylvia Menezes Roberts, Akinade Oduntan, Ameek Singh, Myrna Adams, Alina Grzejszczak, Todd Letts, Representative, Brampton Board of Trade

Nay (1): Franco Spadafora, Representative, Accessibility Advisory Committee

Absent (4):Regional Councillor M. Palleschi (Co-Chair); Rafiqul Islam; Sarbjeet Sani; Representative, Age-Friendly Brampton Advisory Committee.

Carried (7/1)

BTAC014-2021
That the Brampton Transit Advisory Committee do now adjourn to meet again on Monday, February 7, 2022 at 7:00 p.m. or at the call of the Chair.

Carried

8.3 Summary of Recommendations - Brampton Heritage Board - October 19, 2021

Dealt with under Item 6.3 - Recommendation PDC179-2021

9. Other Business/New Business

Nil

10. Referred/Deferred Matters

10.1 Staff report re: City-initiated Official Plan and Zoning By-Law Amendments to the City's Supportive Housing Policies, and Amendment to the Group Home Registration By-Law

Dealt with under Item 6.2 - Recommendation PDC175-2021

10.2 Discussion at the Request of Councillor Dhillon re: Addressing Residential Driveways Beyond Regulatory Requirements

Councillor Dhillon expressed concerns over the number of complaints received regarding residential driveways with a lack of resources to deal with the growing issue. Councillor Dhillon requested staff to investigate the possibility of a fair and equitable solution with the possibility of grandfathering all driveways that are currently in violation.

The following motion was introduced for consideration.

That the discussion at the request of Councillor Dhillon re: Addressing Residential Driveways Beyond Regulatory Requirements, be received; and

That staff be requested to report back to Committee on potential options to address residential driveway issues beyond regulatory requirements, which may include but is not limited to the following possible options:

1. *Grandfathering or amnesty of current illegal driveways (within certain time specifications, criteria, and/or one-time fee included);*

2. *Zoning and/or land use changes to driveway measurements/specifications;*
3. *Yearly annual cost added to the water/wastewater bill;*
4. *Possible fees to offset transit infrastructure improvements; and*
5. *Any other feasible accommodations or considerations.*

Committee discussion included the following:

- Concerns regarding implementing such a program and that those who have followed the by-law regulations may feel penalized for doing so.
- Advised a motion was passed at a previous Council meeting for the Enforcement of the violations.
- Suggestion that the City may need to investigate the possibility of permit parking on the street.
- Councillor Singh proposed an amendment to recommendation # 3 to add "an additional fee to the water bill yearly."

During consideration of this matter, a procedural motion to Call the Question was introduced by City Councillor Whillans and a recorded vote was requested, voted on and lost as follows:

Yea (2): Regional Councillor Medeiros, City Councillor Whillans

Nay (8): Regional Councillor Dhillon, Regional Councillor Fortini, Regional Councillor Vicente, Regional Councillor Santos, , Regional Councillor Palleschi, City Councillor Williams, City Councillor Singh, City Councillor Bowman

Lost (8 to 2)

Committee discussion continued and included the following:

- Councillor Vicente suggested a friendly amendment to the motion to include the possibility of the matters to be considered by the Committee of Adjustment and suggested a Transit fee be added.
- Councillor Dhillon declined the friendly amendment advising the focus on his motion is to assist with the backlog of cases and city resources.
- Staff clarified that the motion on the floor is fairly involved requiring staff to report back after extensive review.
- Questions pertaining to standard driveway widths

- Questions pertaining to city incentives offered by the City regarding permeable driveways or decrease in driveway size.
- Concerns regarding the Committee of Adjustment fee if implemented to deal with the matters.
- Staff outlined where water run-off goes from the front and rear of properties.

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

PDC182-2021

1. *That the discussion at the request of Councillor Dhillon re: Addressing Residential Driveways Beyond Regulatory Requirements, be received; and,*
2. *That staff be requested to report back to Committee on potential options to address residential driveway issues beyond regulatory requirements, which may include but is not limited to the following possible options:*
    1. *Grandfathering or amnesty of current illegal driveways (within certain time specifications, criteria, and/or one-time fee included);*
    2. *Zoning and/or land use changes to driveway measurements/specifications;*
    3. *Yearly annual cost added to the water/wastewater bill;*
    4. *Possible fees to offset transit infrastructure improvements; and*
    5. *Any other feasible accommodations or considerations.*

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

Yea (4): City Councillor Singh, Regional Councillor Dhillon, Regional Councillor Fortini, Regional Councillor Vicente,

Nay (6): City Councillor Williams, City Councillor Bowman, Regional Councillor Palleschi, City Councillor Whillans, Regional Councillor Santos, Regional Councillor Medeiros

Lost (4/6)

11. Correspondence

11.1 Correspondence re: City-initiated Official Plan and Zoning By-Law Amendments to the City's Supportive Housing Policies, and Amendment to the Group Home Registration By-Law

Dealt with under Item 6.2 - Recommendation PDC175-2021

12. Councillor Question Period

Nil

13. Public Question Period

Nil

14. Closed Session

Nil

15. Adjournment

The following motion was considered.

PDC183-2021

That the Planning and Development Committee do now adjourn to meet again on Monday, November 15, 2021, at 1:00 p.m., or at the call of the Chair.

Carried

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Regional Councillor M. Medeiros, Chair