

Monday, January 14, 2019

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

Staff Present:

Planning and Development Services:

R. Elliott, Commissioner
A. Parsons, Director, Development Services
B. Steiger, Manager, Development Services
A. Farr, Manager, Development Services
K. Freeman, Planner, Development Services
B. Shah, Planner, Development Services
C. Caruso, Central Area Planner
S. Dykstra, Planner, Development Services
H. Katyal, Planner, Development Services
Y. Xiao, Central Area Planner
L. Russell, Planner, Development Services

Corporate Services:

J. Zingaro, Legal Counsel, Deputy City Solicitor

City Clerk's Office:

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

**Minutes
Planning & Development Committee**

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

1. **Approval of Agenda**

The following motion was considered.

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

Carried

The following relates to an item on the published agenda:

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

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

Correspondence:

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

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

- Appendix 1 – Proposed Zoning By-law Amendment

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

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

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

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

- Replacement pages 7.6-11 (Appendix 1)

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

3. Consent

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

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

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

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Add:

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

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

Add:

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

4. Statutory Public Meeting Reports

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

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

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

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

Bernie Steiger, Manager, Development Planner, presented the technical aspects and next steps of the planning process.

The following Brampton residents provided their views, suggestions, concerns, and questions with respect to traffic concerns, safety concerns, area construction, busing, road repairs, and appropriateness of the proposed development:

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

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

The following motion was considered.

- PDC002-2019
1. That the report from Himanshu Katyal, Development Planner, Planning and Development Services, dated December 20, 2018 to the Planning and Development Services Committee Meeting of January 14, 2019 **City-initiated amendment to the Zoning By-law, to limit the maximum occupancy load at the Khalsa Community School site, 69 Maitland Street, East of Dixie Road, North of Williams Parkway, Ward 7** (File C118-003), be received; and,
 2. That Planning and Development Services staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of this amendment and a comprehensive evaluation of the proposal.
 3. That the following correspondence and delegations to the Planning and Development Committee Meeting of January 14, 2019; re: **City-initiated amendment to the Zoning By-law, to limit the maximum occupancy load at the Khalsa Community School site, 69 Maitland Street, East of Dixie Road, North of Williams Parkway, Ward 7** (File C118-003) be received:

Correspondence:

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

Delegations:

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

Carried

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

Members of the public requested a presentation on this item.

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

Bindu Shah, Development Planner, Planning and Development Services presented a summary of the proposal including details on the proposed amendment to the Zoning By-law and location and size of the subject lands.

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

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

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

The following motion was considered.

- PDC003-2019
1. That the report from Bindu Shah, Development Planner, Planning and Development Services, dated December 17, 2018, to the Planning and Development Services Committee Meeting of January 14, 2019, re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision, (Proposal to develop approximately 20 single detached residential units), Candevcon Limited - 2047189 Ontario Inc., 10230 Goreway Drive, Ward 10** (File C07E12.015 & 21T-18006B) be received; and,
 2. That Planning and Development Services staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal; and,

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

Carried

5. **Delegations** - nil

6. **Staff Presentations** - nil

7. **Planning**

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

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

The following motion was considered.

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- PDC004-2019
1. That the report from Kevin Freeman, Development Planner, Planning and Development Services Department, dated December 20, 2018 to the Planning and Development Committee Meeting of January 14, 2019, re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision, IDM (2005) Consultants Inc., Grewal, Navdeep, to permit four (4) single-detached residential lots, 11205 Goreway Drive, North of Countryside Drive, east side of Goreway Drive, Ward 10** (File C08E16.006 & 21T-15005B), be received;
 2. That the Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by IDM (2005) Consultants Inc., Ward 10 Files: C08E16.006 and 21T-15005B as revised, be approved on the basis that they represent good planning, including that they are consistent with the Provincial Policy Statement, conform to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan and the City's Official Plan for the reasons set out in the Planning Recommendation Report dated May 24, 2017; and,
 3. That amendments to Comprehensive Zoning By-law 270-2004 as amended, attached as Appendix 1 to this report, be adopted; and,
 4. That Council authorize the Mayor and Clerk to sign a subdivision agreement in accordance with the implementation of the conditions of approval of draft plan of subdivision of 21T-15005B.

Carried

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

The following motion was considered.

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

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

2. That Zoning By-law and Draft Plan of Subdivision applications submitted by **KLM Planning Partners Inc. on behalf of 2587499 ONTARIO INC.**, Ward: 5, Files: **C04W08.008 and 21T-18002B**, be approved on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan and the City's Official Plan for the reasons set out in the Planning Recommendation Report dated December 20, 2018;
3. That the amendments to the Zoning By-law, attached as Appendix 12 to this report be adopted; and,
4. That Council authorize the Mayor and Clerk to sign a subdivision agreement in accordance with the implementation of the conditions of approval of draft plan of subdivision of 21T-18002B.

Carried

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

The following motion was considered.

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

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that it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, The Region of Peel Official Plan and the City's Official Plan; and,

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

Carried

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

The following motion was considered.

- PDC007-2019
1. That the report from Bindu Shah, Development Planner, Planning and Development Services Division, dated December 17, 2018 to the Planning and Development Committee Meeting of January 14, 2018 re: **Application to amend the Official Plan and Zoning By-law, Brar, Gurdurshan, Candevcon Limited, to permit the development of 15 townhouses, 10764 Bramalea Road, Ward 9** (File C04E14.013), be received;
 2. That the Application to Amend the Official Plan and Zoning By-law, **CANDEVCON LIMITED on behalf of Gurdurshan Brar, Ward 9, File C04E14.013, be approved**, on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan and the City's Official Plan for the reasons set out in the Planning Recommendation Report, dated December 17, 2018;
 3. That the amendments to the Official Plan, attached as Appendix 12 to this report be adopted;
 4. That a by-law be passed to amend By-law 270-2004, as amended, as contained in Appendix 13.

Carried

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

The following motion was considered.

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

Carried

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

The following motion was considered.

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

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

2. That the Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by GWD Ltd., Ward: 10 Files C06E16.003 & 21T-12019B, be approved on the basis that they represent good planning, including that they are consistent with the Provincial Policy Statement, conform to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan and the City's Official Plan for the reasons set out in the Planning Recommendation Report dated October 12, 2016; and,
3. That a by-law be passed to amend Comprehensive Zoning By-law 270-2004 as amended, as contained in Appendix 1 to this report; and,
4. That Council authorize the Mayor and Clerk to sign a subdivision agreement in accordance with the implementation of the conditions of approval of draft plan of subdivision of 21T-12019B.

Carried

8. **Minutes** - nil

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

10. **Referred Matters** - nil

11. **Deferred Matters** nil

12. **Correspondence** - nil

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

The following motion was considered.

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

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

Carried

13. **Notice of Motion** - nil

14. **Councillor Question Period**

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

15. **Public Question Period** - nil

16. **Closed Session** - nil

17. **Adjournment**

The following motion was considered.

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

Carried

Regional Councillor M. Medeiros, Chair

Monday, January 28, 2019

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

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

Present:

Planning and Development Services:

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

Corporate Services:

A. Wilson-Peebles, Legal Counsel, Corporate Services

City Clerk's Office:

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

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

1. **Approval of Agenda**

The following motion was considered.

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

To Add:

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

Carried

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

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

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

3. **Consent**

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

(7.3)
(Item 8.1 was added to consent)

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

5. **Delegations**

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

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

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

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

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

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

The following motion was considered.

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

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

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

Carried

6. **Staff Presentations**

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

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

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

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

The following motion was considered.

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

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

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

Carried

7. **Planning**

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

Dealt with under item 5.1 – Recommendation PDC013-2018

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

Dealt with under item 6.1 – Recommendation PDC014-2018

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

The following motion was considered.

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

Carried

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8. **Minutes**

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

The following motion was considered.

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

Carried

The Recommendations were approved as follows:

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

To add:

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

HB002-2019

1. That the report from Cassandra Jasinski, Heritage Planner, Planning and Development Services, dated January 2, 2019, to the Brampton Heritage Board Meeting of January 15, 2019, re: **Heritage Impact Assessment – Impact of the Relocation of 11962 The Gore Road on St. Patrick’s Church and Cemetery – Ward 10** (File HE.x) be received;
2. That 11962 The Gore Road Heritage Impact Assessment Addendum dated 2015 attached as Appendix B of this report be received and that the recommendations/mitigation options contained therein be approved, with the exception of Recommendation 5);
3. That the 11873 the Gore Road Heritage Impact Assessment dated 2017 attached as Appendix C of this report be received and that the recommendations/mitigation options contained therein be approved;
4. That the Region of Peel pursue all options for the conservation of the dwelling currently located at 11962 The

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

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

HB003-2019

1. That the report from Pascal Doucet, Heritage Planner, Planning and Development Services, January 10, 2019, to the Brampton Heritage Board Meeting of January 15, 2019, re: **Intention to Designate under Part IV, Section 29 of the *Ontario Heritage Act* and Authority to Enter into a Heritage Easement Agreement – 860 North Park Drive – Ward 7** (File H.Ex), be received;
2. That the designation of the property at 860 North Park Drive under Part IV, Section 29 of the *Ontario Heritage Act* (the "Act") be approved;
3. That staff be authorized to publish and serve the Notice of Intention to designate the property at 860 North Park Drive in accordance with the requirements of the Act;
4. That, in the event that no objections to the designation are received, a by-law be passed to designate the property;
5. That, in the event that any objections to the designation are received, staff be directed to refer the proposed designation to the Conservation Review Board;
6. That staff be authorized to attend any hearing process held by the Conservation Review Board in support of Council's decision to designate the property;
7. That a heritage easement agreement for the property at 860 North Park Drive be endorsed; and
8. That the Commissioner of Planning and Development Services be authorized to sign a heritage easement agreement for the area intended for designation as described in this report, with content satisfactory to the Director of Policy Planning in a form approved by the City Solicitor.

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- HB004-2019
1. That the report from Cassandra Jasinski, Heritage Planner, Planning and Development Services, dated January 2, 2019, to the Brampton Heritage Board Meeting of January 15, 2019, re: **Heritage Permit Application – 11651 Bramalea Road – Ward 9** (File H.Ex), be received;
 2. That the Heritage Permit application for 11651 Bramalea Road for the demolition of the enclosed porch, east wall chimney stack, original foundation, concrete porch landings, concrete-block garage and frame shed; relocation and restoration of the Archdekin-Giffen Farmhouse; construction of a barrier free access way; and construction of an enclosed entrance to the underground parking garage be approved, subject to the following conditions:
 - a. That the electrical transformer be relocated to another part of the property away from the front façade of the Archdekin-Giffen Farmhouse to the satisfaction of Heritage staff;
 - b. That the cement porch slabs and steps be stained to have the appearance of wood, and that the applicant submit the specifications for the porches to City of Brampton Heritage staff for approval prior to the issuance of the Heritage Permit;
 - c. That a note be added on the drawings indicating that the accessibility ramp will be constructed of wood and that the final drawings and specifications for the ramp be submitted to and approved by City of Brampton Heritage staff and City of Brampton Accessibility staff prior to the issuance of the Heritage Permit;
 - d. That the accessible entrance sign be installed on the interior, and not the exterior of the Archdekin-Giffen Farmhouse.
 - e. That the rubble stone from the original foundation be reused to the greatest extent possible to face the new above ground foundation of the Farmhouse, to the satisfaction of Heritage staff;
 - f. That any rubble stone not used for this purpose be stored in a secure place on the property for future use and incorporation into other landscaping initiatives;

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

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

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

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

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

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

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

10. **Referred Matters** - nil

11. **Deferred Matters** - nil

12. **Notice of Motion** - nil

13. **Correspondence**

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

Committee acknowledged the correspondence as it relates to item 7.3

The following motion was considered.

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

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Carried

14. **Councillor Question Period**

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

15. **Public Question Period** - nil

16. **Closed Session** - nil

17. **Adjournment**

The following motion was considered.

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

Carried

Regional Councillor M. Medeiros (Chair)

Monday, February 11, 2019

Members Present:

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

Members Absent: nil

Staff Present:

Planning and Development Services:

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

Corporate Services:

- A. Wilson-Peebles, Legal Counsel

City Clerk's Office:

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

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The meeting was called to order at 7:01 p.m. and adjourned at 8:03 p.m.

1. Approval of Agenda

The following motion was considered:

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

To remove:

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

To add:

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

Carried

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

3. Consent

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

(nil)

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4. Statutory Public Meeting Reports

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

Members of the public requested a presentation on this item.

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

The Applicant declined the opportunity to make a presentation.

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

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

The following motion was considered:

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

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

Carried

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

Members of the public requested a presentation on this item.

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

Ms. Jay presented details on the following:

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

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

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

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

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

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

The following motion was considered:

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

Carried

5. **Delegations** – nil

6. **Staff Presentations** – nil

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

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

7. **Planning** – nil

8. **Minutes** – nil

9. **Other/New Business**

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

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

10. **Referred Matters** – nil

11. **Deferred Matters** – nil

12. **Notice of Motion** – nil

13. **Correspondence** – nil

14. **Councillor Question Period** – nil

15. **Public Question Period** – nil

16. **Closed Session** – nil

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17. Adjournment

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

The following motion was considered:

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

Carried

Regional Councillor M. Medeiros (Chair)

Monday, March 4, 2019

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

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

Staff Present:

Planning and Development Services:

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

Corporate Services:

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

City Clerk's Office:

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

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

1. Approval of Agenda

The following motion was considered:

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

Carried

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

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

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

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

Correspondence from:

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

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

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3. Consent

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

(7.1, 7.2, 8.1, 13.1)

4. Statutory Public Meeting Reports

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

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

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

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

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

The following motion was considered:

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

Carried

5. Delegations

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

Dealt with under item 6.1 – Recommendation PDC025-2019

6. Staff Presentations

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

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

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

Item 5.1 was brought forward at this time.

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

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

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

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

The following motion was considered:

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

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

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

Carried

7. Planning

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

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

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

Carried

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

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

Carried

8. Minutes

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

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

Carried

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The recommendations were approved as follows:

- HB008-2019 That the agenda for the Brampton Heritage Board Meeting of February 19, 2019 be approved as published and circulated.
- HB009-2019 That the **Minutes of the Heritage Resources Sub-Committee Meetings**, as follows, to the Brampton Heritage Board Meeting of February 19, 2019, be received:
- September 13, 2018 (as corrected)
 - October 11, 2018 (as corrected)
 - November 8, 2018
- HB010-2019 1. That the report from Pascal Doucet, Heritage Planner, Planning and Development Services, dated February 12, 2019, to the Brampton Heritage Board Meeting of February 19, 2019, re: Heritage Permit Application – Alterations to a Designated Heritage Property – 563 Bovaird Drive East (Bovaird House) – Ward 1 (File HE.x)
2. That the Heritage Permit Application for the alterations to the designated property at 563 Bovaird Drive East (Bovaird House) be approved subject to the following terms and conditions:
- a. that the alterations of the Bovaird House for the construction of a sloped walkway, stairs, landing, retaining walls and wood railings on the northwest elevation; the installation of accessible hardware on the interior and exterior of the house; the installation of copper flashing and repairs to the wood window sills on all elevations; and the repairs to the entrance doors and door hardware be carried out in accordance with the plans, drawings, specifications and project description attached hereto as Appendix C;
 - b. that Planning and Development Services (Heritage) be notified prior to the commencement of any work that is not identified in the Plans and Drawings received on February 12, 2019 as part of the application to obtain approval under Section 33 of the Ontario Heritage Act, for review and documentation; and

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

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

9. **Other/New Business** – nil

10. **Referred Matters** – nil

11. **Deferred Matters** – nil

12. **Notice of Motion** – nil

13. **Correspondence**

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

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

Carried

14. **Councillor Question Period** – nil

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15. **Public Question Period** – nil

16. **Closed Session** – nil

17. **Adjournment**

The following motion was considered:

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

Carried

Regional Councillor M. Medeiros (Chair)

Monday, March 25, 2019

- Members Present:**
- Regional Councillor M. Medeiros – Wards 3 and 4 (Chair)
 - Regional Councillor P. Vicente – Wards 1 and 5
 - Regional Councillor R. Santos – Wards 1 and 5
 - Regional Councillor M. Palleschi – Wards 2 and 6
 - Regional Councillor G. Dhillon – Wards 9 and 10
 - City Councillor D. Whillans – Wards 2 and 6
 - City Councillor J. Bowman – Wards 3 and 4
 - City Councillor C. Williams – Wards 7 and 8
 - City Councillor H. Singh – Wards 9 and 10
- Members Absent:**
- Regional Councillor P. Fortini – Wards 7 and 8 (Vice-Chair) (personal)
- Staff Present:**
- Planning and Development Services:**
- R. Conard, Interim Commissioner
 - A. Parsons, Director, Development Services
 - B. Bjerke, Director, Policy Planning
 - B. Steiger, Manager, Development Services
 - D. Balasal, Policy Planner
 - M. Hoy, Policy Planner, Environment
- Corporate Services:**
- A. D’Andrea, Legal Counsel
 - A. Wilson-Peebles, Legal Counsel
- City Clerk’s Office:**
- P. Fay, City Clerk
 - C. Gravlev, Deputy City Clerk
 - S. Danton, Legislative Coordinator

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

1. Approval of Agenda

The following motion was considered:

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

To add:

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

Carried

The following supplementary information was provided at the meeting.

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

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

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

3. Consent

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

(7.2, 7.3, 8.1)

4. Statutory Public Meeting Reports – nil

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5. Delegations

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

Dealt with under Item 6.2 – Recommendation PDC033-2019

6. Staff Presentations

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

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

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

Committee consideration of the matter included:

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

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

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

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

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

The following motion was considered:

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

Carried

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

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

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

Item 5.1 was brought forward at this time.

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

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

Item 7.1 was brought forward at this time.

The following motion was considered:

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

Carried

7. Planning

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

Dealt with under item 6.2 – Recommendation PDC033-2019

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

- PDC034-2019
1. That the report from K. Freeman, Development Planner, Planning and Development Services Division, dated March 1, 2019 to the Planning and Development Committee Meeting of March 25, 2019 re: **Application to Amend the Zoning By-law to Permit Single Detached Dwellings – Glen Schnarr & Associates Inc. – Top End Construction Inc. – 8917 Heritage Road – South of Embleton Road, on the East Side of Heritage Road – Ward 6** (File C05W05.008) be received;
 2. That the Zoning By-law application submitted by Glen Schnarr & Associates Incorporated on behalf of Top End Construction Inc., Ward: 6, File: C05W05.008, be approved on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan and the City's Official Plan for the reasons set out in the Planning Recommendation Report dated March 1, 2019; and,
 3. That the amendments to the Zoning By-law, attached as Appendix 13 to the report be adopted.

Carried

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

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

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

2. That the Zoning By-law Amendment application submitted by Humphries Planning Group Inc, as revised, be approved on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, The Region of Peel Official Plan and the City's Official Plan for the reasons set out in the Recommendation Report (dated March 1, 2017);
3. That a Rezoning Agreement as identified in the Recommendation Report is not required;
4. That the amendments to the Zoning By-law, generally in accordance with the attached Appendix 1 to the report be adopted.

Carried

8. Minutes

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

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

Carried

The recommendations were approved as follows:

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

Re: **Item 5.2**

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

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

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

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

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

The following motion was considered:

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

Carried

The recommendations were approved as follows:

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

HB013-2019

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

HB014-2019

1. That the report from Erin Smith, Assistant Heritage Planner, Planning and Development Services, to the Brampton Heritage Board Meeting of March 19, 2019, re: **Heritage Permit Application and Designated Heritage Property Incentive Grant Application Resubmission – 67 Main Street South – Ward 3** (File HE), be received; and
2. That the Heritage Permit Application Resubmission for 67 Main Street South for selective brick replacement and repointing on all building elevations be approved; and,

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

9. **Other/New Business** – nil

10. **Referred Matters** – nil

11. **Deferred Matters** – nil

12. **Notice of Motion** – nil

13. **Correspondence** – nil

14. **Councillor Question Period** – nil

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15. **Public Question Period** – nil

16. **Closed Session** – nil

17. **Adjournment**

The following motion was considered:

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

Carried

Regional Councillor M. Medeiros (Chair)

Monday, April 8, 2019

Members:

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

Members Absent: nil

Staff Present:

Planning and Development Services:

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

Corporate Services:

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

City Clerk’s Office:

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

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

1. Approval of Agenda

The following motion was considered:

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

Carried

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

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

Correspondence from:

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

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

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

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

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3. Consent

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

(7.2)
(7.3 was added into consent)

4. Statutory Public Meeting Reports

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

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

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

The following motion was considered:

- PDC040-2019
1. That the report from C. LaRota, Policy Planner, Planning and Development Services, dated March 11, 2019, to the Planning and Development Services Committee Meeting of April 8, 2019, re: **Site-Specific City-Initiated Draft Official Plan Amendment to the Newly Implemented Highway 410 and Steeles Secondary Plan Area 5 – Wards 3 and 7**, be received; and
 2. That Planning and Development Services Department staff be directed to report back to Planning and Development Services Committee with the results of the public meeting and a staff recommendation.

Carried

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

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

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

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

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

The following motion was considered:

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

Carried

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

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

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

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

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

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

The following motion was considered:

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

Carried

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

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

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

The following motion was considered:

- PDC043-2019
1. That the report from R. Nykyforchyn, Development Planner, Planning and Development Services, dated March 15, 2019 to the Planning and Development Committee Meeting of April 8, 2019, re: **Application to Amend the Zoning By-Law, Gagnon Walker Domes Ltd. – Maple Lodge Farms Ltd. – Ward 6** (File C06W01.005), be received; and,
 2. That Planning and Development Services staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and comprehensive evaluation of the proposal.

Carried

5. Delegations

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

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

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

See Item 7.3 – Recommendation PDC048-2019

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

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

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

Committee discussion regarding this motion included:

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

The motion was considered as follows:

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

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

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

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The following motion was introduced:

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

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

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

The following motion was considered:

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

Carried

6. Staff Presentations – nil

7. Planning

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

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

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

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

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

The following motion was considered:

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

Carried

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

- PDC047-2019
1. That the report from H. Katyal, Development Planner, Planning and Development Services Division, dated March 15, 2019 to the Planning and Development Committee Meeting of April 8, 2019 re: **Application to amend the Zoning By-law and Proposed Draft Plan of Subdivision – 2138436 Ontario Inc. – Humphries Planning Group Inc. – South Side of Mayfield, West of McVean Drive – Ward 10** (File C08E17.008) be received;
 2. That the Zoning By-law amendment application submitted by Humphries Planning Group Inc., Ward 10 File: C08E17.008 (21T-15004B), be approved, on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, The Region of Peel Official Plan and the City's Official Plan for the reasons set out in the Planning Recommendation Report, dated March 1, 2017.
 3. That the amendment to the Zoning By-law, attached as Appendix 1 to the report be adopted.
 4. That Council authorize the Mayor and Clerk to execute the subdivision agreement.

Carried

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

See Item 5.1

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

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Biscayne Crescent – Ward 3 – Playdium Orion Gate (File 26SI) be received; and

2. That a by-law be passed to amend Sign By-law 399-2002, as amended, to permit the proposed site-specific amendment.
3. That approval be granted for murals at the Playdium Orion Gate located at 20 Biscayne Crescent in the City of Brampton, provided that the mural images shall not be altered without further Council approval, and the maximum height of lettering within the mural complies with the requirements specified for wall signs in the Sign By-law 399-2002, as amended.

Carried

8. **Minutes** – nil

9. **Other/New Business** – nil

10. **Referred Matters** – nil

11. **Deferred Matters** – nil

12. **Notice of Motion** – nil

13. **Correspondence** – nil

14. **Councillor Question Period** – nil

15. **Public Question Period** – nil

16. **Closed Session** – nil

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17. Adjournment

The following motion was considered:

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

Carried

Regional Councillor M. Medeiros (Chair)

Monday, April 29, 2019

Members Present:

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

Members Absent:

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

Staff Present:

Planning and Development Services:

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

Corporate Services:

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

City Clerk's Office:

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

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

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

1. Approval of Agenda

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

The following motion was considered:

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

Carried

The following supplementary information was provided at the meeting.

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

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

3. Consent

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

(7.1, 7.2, 8.2)

4. Statutory Public Meeting Reports – nil

5. Delegations

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

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

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South – Ward 3

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

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

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

See items 7.4, 7.5, 7.6, 7.7

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

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

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

The following motion was considered:

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

Carried

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

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The motion was considered as follows:

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

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

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

Committee consideration included the following:

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

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

The following motion was considered:

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

Carried

6. Staff Presentations – nil

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7. Planning

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

- PDC054-2019
1. That the report by S. Dykstra, Development Planner, Planning and Development Services, dated April 5, 2019, to the Planning and Development Committee Meeting of April 29, 2019, re: **Application to Amend the Official Plan, Zoning By-law and proposed Draft Plan of Subdivision – Four X Developments Inc. – KLM Planning Partners Inc. – Between Heritage Road and Mississauga Road, North of Embleton Road – Ward 6** (File C05W07.006 and 21T-18007B) be received.
 2. That Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivisions applications submitted by KLM Planning Partners Inc. on behalf of FOUR X Developments Inc., Ward: 6, File: C05W07.006, be approved, on the basis that they represent good planning, including that they are consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan and the City's Official Plan for the reasons set out in the Planning Recommendation Report, April 5, 2019.
 3. That the amendments to the Official Plan, generally in accordance with Appendix 12 to the report be adopted;
 4. That the amendments to the Huttonville North Secondary Plan Area 52 and Huttonville Secondary Plan Area 29(b), generally in accordance with Appendix 12 to the report be adopted;
 5. That the amendments to the Zoning By-law, generally in accordance with Appendix 13 to the report be adopted;
 6. That Council authorize the Mayor and Clerk to sign the subdivision agreement.
 7. That pursuant to Section 34 (17) of the Planning Act, R.S.O. c. P13 no further notice of public meeting is required.

Carried

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

- PDC055-2019
1. That the report from H. Katyal, Development Planner, Planning and Development Services, dated April 5, 2019, to the Planning and Development Committee Meeting of April 29, 2019, re: **City-initiated Amendment to the Zoning By-law to Limit the Maximum Occupancy Load at the Khalsa Community School – 69 Maitland Street – Ward 7** (File CI18.003), be received;
 2. That City-initiated Amendment to the Zoning By-law, Ward: 7, File: CI18.003, as revised be approved, on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, The Region of Peel Official Plan and the City's Official Plan for the reasons set out in the Planning Recommendation Report, dated April 5, 2019; and,
 3. That an amendment to the Zoning By-law, generally in accordance with the attachment in Appendix 10 to the report be adopted.

Carried

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

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

The following motion was considered:

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

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

Carried

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

See Item 5.1

The following motion was considered:

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

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

Carried

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

See Item 5.1

The following motion was considered:

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

Carried

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

See Item 5.1

The following motion was considered:

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

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

Carried

- 7.7. Report from R. Campbell, Supervisor, Zoning and Sign By-law Services, Building Division, dated March 2, 2019, re: **Site Specific Amendment to the Sign By-Law 399-2002, as amended – 8205-8405 Financial Drive – Kaneff Properties Limited – Lionhead Marketplace - Ward 6** (File 26SI)

See Item 5.1

The following motion was considered:

- PDC060-2019
1. That the report from R. Campbell, Supervisor, Zoning and Sign By-law Services, Building Division, dated March 2, 2019, to the Planning and Development Committee Meeting of April 29, 2019, re: **Site Specific Amendment to the Sign By-Law 399-2002, as amended – 8205-8405 Financial Drive – Kaneff Properties Limited – Lionhead Marketplace – Ward 6** (File 26SI) be received; and
 2. That a by-law be passed to amend Sign By-law 399-2002, as amended, to permit the proposed site-specific amendment.

Carried

8. Minutes

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

The following motion was considered:

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

Carried

The recommendations were approved as follows:

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

To add:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Carried

The recommendations were approved as follows:

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

To add:

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

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

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

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

9. **Other/New Business** – nil

10. **Referred Matters** – nil

11. **Deferred Matters** – nil

12. **Notice of Motion** – nil

13. **Correspondence** – nil

14. **Councillor Question Period** – nil

15. **Public Question Period** – nil

16. **Closed Session** – nil

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17. Adjournment

The following motion was considered:

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

Carried

Regional Councillor P. Vicente (Acting Chair)