

Monday, June 8, 2020

Members Present via Electronic Meeting Participation:

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

Members Absent:

nil

Staff Present:

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

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Planning & Development Committee

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

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

1. **Call to Order**

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

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

Members absent during roll call: nil

2. **Approval of Agenda**

The following motion was considered:

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

Carried

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

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

2. Michael Ben, Brampton resident, dated May 27, 2020

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

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

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

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

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

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

4. **Consent**

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

(9.1)

5. **Statutory Public Meeting Reports**

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

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

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

Item 14.1 was brought forward at this time.

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

The following motion was considered:

- PDC037-2020
1. That the staff report re: **Application to Amend the Zoning By-Law (to permit a residential development consisting of 237 townhouse units and a public park) – Mattamy (Credit River) Limited – Korsiak Urban Planning – 10201 Mississauga Road and 0 Mississauga Road – East of Mississauga Road, South of Canadian National Railway Line – Ward 6 (I 28/2020 and OZS-2020-0004)** to the Planning and Development Committee Meeting of June 8, 2020, be received;
 2. That Planning and Development Services staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal; and,
 3. That the correspondence from Anthony Melo, Brampton resident, dated May 24, 2020, re: **Application to Amend the Zoning By-Law (to permit a residential development consisting of 237 townhouse units and a public park) – Mattamy (Credit River) Limited – Korsiak Urban Planning – 10201 Mississauga Road and 0 Mississauga Road – East of Mississauga Road, South of Canadian National Railway Line – Ward 6 (I 28/2020 and OZS-2020-0004)** to the Planning and Development Committee Meeting of June 8, 2020, be received.

Carried

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

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

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

Item 14.2 was brought forward at this time.

The following motion was considered:

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

Carried

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

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

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

Item 14.4 was brought forward at this time.

The following motion was considered:

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

Carried

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

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

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

The following motion was considered:

- PDC040-2020
1. That the staff report re: **Application to Amend the Zoning By-law and Draft Plan of Subdivision (to permit 17 single detached dwelling lots, six part lots and a restoration/enhancement block with associated buffer blocks) – 2185715 Ontario Inc. – Candevcon Ltd. – 11570 McVean Drive – West side of McVean Drive, between Countryside Road and Mayfield Road – Ward 10 (I 36/2020 and C08E17.012)** to the Planning and Development Services Committee Meeting of June 8, 2020, be received; and,
 2. That Planning and Development Services staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Carried

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

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

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

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

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

Item 14.3 was brought forward at this time.

The following motion was considered:

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

Carried

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6. **Delegations** – nil

7. **Staff Presentations** – nil

8. **Planning**

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

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

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

The following motion was introduced:

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

The following motion was considered:

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

Carried

9. **Minutes**

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

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

Carried

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The recommendations were approved as follows:

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

10. **Other/New Business** – nil

11. **Referred Matters** – nil

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12. **Deferred Matters** – nil

13. **Notice of Motion** – nil

14. **Correspondence**

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

Dealt with under Item 5.1 – Recommendation PDC037-2020

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

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

Dealt with under Item 5.2 – Recommendation PDC038-2020

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

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

Dealt with under Item 5.5 – Recommendation PDC041-2020

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

Dealt with under Item 5.3 – Recommendation PDC039-2020

15. **Councillor Question Period** – nil

16. **Public Question Period**

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

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

See Item 5.1

The following motion was considered:

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

Carried

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

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17. **Closed Session** – nil

18. **Adjournment**

The following motion was considered:

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

Carried

Regional Councillor M. Medeiros (Chair)