

**Monday, June 22, 2020**

**Members Present via Electronic Participation:**

Regional Councillor M. Medeiros – Wards 3 and 4 (Chair)  
Regional Councillor P. Fortini – Wards 7 and 8 (Vice-Chair)  
Regional Councillor P. Vicente – Wards 1 and 5  
Regional Councillor R. Santos – Wards 1 and 5  
Regional Councillor M. Palleschi – Wards 2 and 6  
Regional Councillor G. Dhillon – Wards 9 and 10 (joined the meeting at 7:08 p.m. – personal)  
City Councillor D. Whillans – Wards 2 and 6  
City Councillor J. Bowman – Wards 3 and 4  
City Councillor C. Williams – Wards 7 and 8 (joined the meeting at 7:30 p.m.)  
City Councillor H. Singh – Wards 9 and 10

**Members Absent:** nil

**Staff Present:**

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

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

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

**1. Call to Order**

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

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

Members absent during roll call: Councillor Dhillon, Councillor Williams

**2. Approval of Agenda**

The following motion was considered:

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

To add:

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

Carried

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

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

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

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

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

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13. Gokhan and Heather Shevket, Brampton residents, dated June 19, 2020
  14. Ron Singh, Brampton resident, dated June 19, 2020
  15. Harpuneet Singh, Brampton resident, dated June 19, 2020
  16. Amir Moin and Zain Amir, Brampton residents, dated June 19, 2020
  17. Iqbal Brar, Brampton resident, dated June 19, 2020
  18. Chris Bejnar, Brampton resident, dated June 22, 2020
- 14.3. Correspondence re: **Application to Amend the Zoning By-law (to permit 90 stacked townhouses) – Glen Schnarr & Associates Inc. – Kaneff Properties Ltd. – Block 102, Plan 43M-2015 and Block 27, Plan 43M-1990 – South side of Financial Drive, West of Mississauga Road – Ward 6 (I 37/2020 and File C05W03.008):**
2. Michael and Maria D’Souza, Brampton residents, dated June 15, 2020
  3. Jagjit Kang, Brampton resident, dated June 19, 2020
- 14.4. Correspondence re: **Application to Amend the Zoning By-law (to permit a concrete batching plant) – 2487557 Ontario Inc. – Gagnon Walker Domes Ltd. – 50 Wentworth Court – Ward 8 (I 40/2020 and File OZS-2020-0002):**
1. Peter Lisena, V.M.P.L Investments Company Ltd., dated June 16, 2020
  2. Frank Falvo, Falco Steel Fabricators Inc., dated June 18, 2020
  3. Livio Paniconi, Cori Investments Inc., dated June 18, 2020
  4. Hugo Sorenson, Oaken Holdings Inc., dated June 19, 2020
  5. Gigi Vanacore, Gigi Importing Ltd., dated June 22, 2020
- 14.5. Correspondence from Sarthak Shah, Brampton resident, dated June 18, 2020, re: Staff report re: **City-Initiated Amendment to the Zoning By-law – Two Unit Dwelling Parking Provisions – City Wide (R 15/2020)**

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

4. **Consent**

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

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

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**5. Statutory Public Meeting Reports**

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

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

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

The following motion was considered:

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

Carried

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

Stephen Dykstra, Development Planner, Planning, Building and Economic

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

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

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

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

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

The following motion was considered:

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

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

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

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

Carried



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

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

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

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

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

The following motion was considered:

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

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

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

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

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

Carried

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

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

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

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

The following motion was considered:

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

Carried

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

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

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

The following motion was considered:

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

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**6. Delegations**

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

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

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

See Items 8.1 and 8.2

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

**Dealt with under Item 5.2 – recommendation PDC048-2020**

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

**Dealt with under Item 8.3 – Recommendation PDC054-2020**

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

**Dealt with under Item 8.4 – Recommendation PDC055-2020**

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

**Dealt with under Item 5.3 – Recommendation PDC049-2020**

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

**Dealt with under Item 5.3 – Recommendation PDC049-2020**

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

**Dealt with under Item 8.5 – Recommendation PDC057-2020**

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

**Dealt with under Item 5.1 – Recommendation PDC047-2020**

7. **Staff Presentations** – nil

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**8. Planning**

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

See Item 6.1

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

The following motion was considered:

- PDC052-2020
1. That the staff report re: **Site Specific Amendment to Sign By-Law 399-2002, as amended, Canadian Tire - 2850 Queen Street East – Ward 8 (R 246/2020)**, to the Planning and Development Services Committee Meeting of June 22, 2020, be received; and
  2. That a by-law be passed to amend Sign By-law 399-2002, as amended, to permit the proposed site-specific amendment.

Carried

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

See Item 6.1

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

The following motion was considered:

- PDC053-2020
1. That the staff report re: **Site Specific Amendment to the Sign By-Law 399-2002 – 17 Ray Lawson Boulevard – Unit 9 – Metrolinx – Ward 4 (R 61/2020 and File 26SI)** to the Planning and Development Committee Meeting of June 22, 2020, be received; and,
  2. That a by-law be passed to amend Sign By-law 399-2002, as amended, to permit the proposed site-specific amendment.

Carried

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

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

The following motion was considered:

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

Carried

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



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

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

The following motion was considered:

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

Carried

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

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

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

The following motion was considered:

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PDC056-2020  
Lost

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

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

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

*Lost  
4 Yeas  
6 Nays  
0 Absent*

Committee consideration of the matter included:

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

The following motion was considered:

- PDC057-2020
1. That the staff report re: **City Initiated Zoning By-Law Amendment – Two-Unit Dwelling Parking Provisions – City-Wide (R 15/2020)**, to the Planning and Development Committee meeting of June 22, 2020, be received;
  2. That the Zoning By-law Amendment attached to the report as Appendix 1 be adopted, on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan and the City's Official Plan for the reasons set out in the Planning Recommendation Report, May 29, 2020;

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3. That it is hereby determined that in adopting the Zoning By-law Amendment, Council has had regard for all matters of Provincial interest and the Provincial Policy Statements as set out in Section 2 and 3(5) respectively of the *Planning Act*, R.S.O. 1990, c.P.13, as amended;
4. That Committee hereby determines that no further public notice is to be given pursuant to Section 34(17) of the *Planning Act*,
5. That the delegation from Jaswinder Pal Mokha re: **City-Initiated Amendment to the Zoning By-law – Two Unit Dwelling Parking Provisions – City Wide (R 15/2020)** to the Planning and Development Committee Meeting of June 22, 2020, be received; and,
6. That the correspondence from Sarthak Shah, Brampton resident, dated June 18, 2020, re: Staff report re: **City-Initiated Amendment to the Zoning By-law – Two Unit Dwelling Parking Provisions – City Wide (R 15/2020)** to the Planning and Development Committee Meeting of June 22, 2020, be received.

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

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

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

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

The following motion was considered:

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

Carried

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

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

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

The following motion was considered:

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

Carried

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

The following motion was considered:

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

Carried

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

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

The following motion was considered:

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

Carried

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

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

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

Carried

9. **Minutes** – nil

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**10. Other/New Business**

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

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

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

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

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

The following motion was considered:

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

Carried

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11. **Referred Matters** – nil

12. **Deferred Matters** – nil

13. **Notice of Motion** – nil

14. **Correspondence**

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

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

**Dealt with under Item 5.2 – recommendation PDC048-2020**

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

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



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

**Dealt with under Item 5.3 – Recommendation PDC049-2020**

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

**Dealt with under Item 5.4 – Recommendation PDC050-2020**

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

**Dealt with under Item 5.5 – Recommendation PDC051-2020**

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

**Dealt with under Item 8.5 – Recommendation PDC057-2020**

15. **Councillor Question Period**

16. **Public Question Period**

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

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

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

17. **Closed Session** – nil

18. **Adjournment**

The following motion was considered:

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

Carried

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Regional Councillor M. Medeiros (Chair)