Minutes

Planning and Development Committee

The Corporation of the City of Brampton

Monday, December 7, 2020

Members Present:	Regional Councillor M. Medeiros Regional Councillor P. Fortini Regional Councillor R. Santos Regional Councillor P. Vicente City Councillor D. Whillans Regional Councillor M. Palleschi City Councillor J. Bowman City Councillor C. Williams City Councillor H. Singh Regional Councillor G. Dhillon
Staff Present:	David Barrick, Chief Administrative Officer Richard Forward, Commissioner Planning, Building and Economic Development Allan Parsons, Director, Planning, Building and Economic Development Bob Bjerke, Director, Policy Planning, Planning, Building and Economic Development Rick Conard, Director of Building and Chief Building Official Elizabeth Corazzola, Manager, Zoning and Sign By-law Services, Planning, Building and Economic Development Jeffrey Humble, Manger, Land Use Policy, Planning, Building and Economic Development David VanderBerg, Manager, Planning, Building and Economic Development Cynthia Owusu-Gyimah, Manager, Planning, Building and Economic Development Mirella Palermo, Policy Planner, Planning, Building and Economic Development Rob Nykyforchyn, Development Planner, Planning, Building and Economic Development

Nicholas Deibler, Development Planner, Planning, Building and Economic Development
Nitika Jagtiani, Development Planner, Planning, Building and Economic Development
Kelly Henderson, Development Planner, Planning, Building and Economic Development
Nasir Mahmood, Development Planner, Planning, Building and Economic Development
Mark Michniak, Development Planner, Planning, Building and Economic Development
Peter Fay, City Clerk
Charlotte Gravlev, Deputy City Clerk
Shauna Danton, Legislative Coordinator

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1. Call to Order

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

The meeting was called to order at 7:00 p.m., recessed at 10:02 p.m., reconvened at 10:12 p.m., and adjourned at 11:52 p.m.

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

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

Members absent during roll call: Councillor Dhillon

Councillor Dhillon joined the meeting at 7:03 p.m. - technical issues

2. Approval of Agenda

The following motion was considered:

PDC143-2020

That the Agenda for the Planning and Development Committee Meeting of December 7, 2020, be approved as published and circulated.

Carried

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

Nil

4. Consent Motion

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

(7.7, 7.8, 7.9, 8.1, 11.1)

5. Statutory Public Meeting Reports

5.1 Staff report re: City-Initiated Supportive Housing Policy Review

Mirella Palermo, Policy Planner, Planning, Building and Economic Development, and Greg Bender, WSP, presented an overview of the policy review that included the following:

- Background and process to date
- Scope of the consultant's review
- stakeholder and community engagement
- research, best practice review, and case studies
- summary, recommendations, and next steps

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

1. Elaine Hristovski, Brampton resident

2. Davinder Mangat, Brampton resident

3. John Coll, Brampton resident

4. Chris Bramble, Brampton resident

5. Moira and Steven Black, Brampton residents

6. John Nunziata, Brampton resident representative

7. Helen and Michael Branov, Brampton residents

8. Don Smith, Brampton resident

9. Al Nonis, Brampton resident

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

- municipal and provincial levels of regulation
- applicable City by-laws
- oversight and control of lodging and group home applications; equitable distribution throughout the city and separation distances

The following motion was considered:

PDC144-2020

1. That the staff report re: **City-Initiated Supportive Housing Policy Review**, to the Planning and Development Committee Meeting of December 7, 2020, be received;

2. That Planning, Building and Economic Development Department staff be directed to report back to Planning and Development Committee with the results of the Public Meeting and final recommendations;

3. That the following delegations to the Planning and Development Committee Meeting of December 7, 2020, re: **City-Initiated Supportive Housing Policy Review** be received:

1. Elaine Hristovski, Brampton resident
2. Davinder Mangat, Brampton resident
3. ohn Coll, Brampton resident
4. Chris Bramble, Brampton resident
5. Moira and Steven Black, Brampton residents
6. John Nunziata, Brampton resident representative
7. Helen and Michael Branov, Brampton residents
8. Don Smith, Brampton resident
9. Al Nonis, Brampton resident

4. The the correspondence from Beverly and John Brady, Brampton residents, dated December 4, 2020, to the Planning and Development Committee Meeting of December 7, 2020, re: **City-Initiated Supportive Housing Policy Review** be received.

Carried

5.2 Staff report re: Application to Amend the Official Plan and Zoning By-law (to permit a residential development with a total of 1089 dwelling units) - Great Gulf Homes - Scottish Heather Developments Inc. - Brampton G&H Holdings Inc. - File OZS-2020-0011

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

David Milano, Malone Given Parsons, highlighted features of the revised plan.

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

1. Prashanth Panda, Karmbir Singh, and Vijay Bhatt, Brampton residents

2. Shridhar Shah and Shilpa Shah, Brampton residents

3. Gloria Shan, Brampton resident

The following motion was considered:

PDC145-2020

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-Law (to permit a residential development with a total of 1089 dwelling units) - Great Gulf Homes –Scottish Heather Developments Inc. - Brampton G&H Holdings Inc. - File OZS-2020-0011**, to the Planning and Development Committee Meeting of December 7, 2020, be received;

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

3. That the following delegations re: **Application to Amend the Official Plan and Zoning By-Law, Great Gulf Homes –Scottish Heather Developments Inc, Brampton G&H Holdings Inc, Brampton G&H Holdings II Inc. - File: OZS-2020-0011** to the Planning and Development Committee Meeting of December 7, 2020, be received:

1. Prashanth Panda, Karmbir Singh, and Vijay Bhatt, Brampton residents

2. Shridhar Shah and Shilpa Shah, Brampton residents

3. Gloria Shan, Brampton resident

4. David Milano, Malone Given Parsons; Joan MacIntyre, Malone Given Parsons; Wei Guo, Great Gulf; and Katy Schofield, Great Gulf

4. That the following correspondence re: **Application to Amend the Official Plan and Zoning By-Law, Great Gulf Homes –Scottish Heather Developments Inc, Brampton G&H Holdings Inc, Brampton G&H Holdings II Inc. - File: OZS-2020-0011** to the Planning and Development Committee Meeting of December 7, 2020, be received:

1. Kamal and Meenu Nanwani, Brampton residents, dated September 27, 2020

2. Nitesh Reddy, Brampton resident, dated September 26, 2020, and December 4, 2020

3. Chirag Shah, Brampton resident, dated September 26, 2020, and November 28, 2020

4. Arif Khan, Brampton resident, dated September 23, 2020

5. Neha Gupta, Brampton resident, dated September 23, 2020

6. Vicar Boodram, Brampton resident, dated September 23, 2020

7. Prateek Thapar, Brampton resident, dated September 23, 2020

8. Vinita Gauni, Brampton resident, dated September 22, 2020

9. Vineet Gupta, Brampton resident, dated September 22, 2020, and November 29, 2020

10. Arun Sharma, Brampton resident, dated September 22, 2020, and November 29, 2020

11. Mandeep Kaur, Brampton resident, dated September 22, 2020, and December 1, 2020

12. Karamjit Bajwa, Brampton resident, dated September 21, 2020

13. Ustav Patel, Brampton resident, dated September 21, 2020

14. Anand Karia, Brampton resident, dated September 21, 2020

15. Piyushkumar Bhikadia, Brampton resident, dated September 21, 2020

16. Hari Trivedi, Brampton resident, dated September 21, 2020

17. Laxmi Narayana Kandimalla, Brampton resident, dated September 21, 2020

18. Siraj Shabbar, Brampton resident, dated September 21, 2020

19. Vishal Balani, Brampton resident, dated September 21, 2020

20. Khush Multani, Brampton resident, dated September 21, 2020

21. Tariq Mehmood, Brampton resident, dated September 20, 2020

22. Zarfeen Jinnah, Brampton resident, dated September 20, 2020

23. Helen Josiah, Brampton resident, dated September 20, 2020, and November 29, 2020

24. Daniel Josiah, Brampton resident, dated September 20, 2020

25. Jayesh Panchal, Brampton resident, dated September 20, 2020

26. Ibrahim Hussain, Brampton resident, dated September 20, 2020

27. Anil Vasani, Brampton resident, dated September 20, 2020

28. Jignesh Vyas, Brampton resident, dated September 20, 2020

29. Gurpreet Matharu, Brampton resident, dated September 20, 2020

30. Priya Vasani, Brampton resident, dated September 20, 2020

31. Anil Vasani, Brampton resident, dated September 20, 2020

32. Samir Bhatt, Brampton resident, dated September 20, 2020

33. Dhanya Bansal, Brampton resident, dated September 20, 2020, and November 30, 2020

34. Jony Bahsous, Brampton resident, dated September 20, 2020

35. Tej Praveen, Brampton resident, dated September 20, 2020

36. Karambir Singh, Brampton resident, dated September 20, 2020

37. Adeel Jaffri, Brampton resident, dated September 20, 2020

38. Paul Singh, Brampton resident, dated September 19, 2020
39. Kiranmayi Bommi, Brampton resident, dated September 19, 2020
40. Diana Yuen, Brampton resident, dated September 19, 2020
41. Rohit Kumar, Brampton resident, dated September 19, 2020
42. Karan Karwal, Brampton resident, dated September 23, 2020
43. Niralkumar Vyas, Brampton resident, dated September 22, 2020
44. Harpreet Singh, Brampton resident, dated September 21, 2020
45. Dhruv Chawla, Brampton resident, dated September 29, 2020
46. Deepak Pandey, Brampton resident, dated October 3, 2020
47. Spoorthi Reddy, Brampton resident, dated September 26, 2020
48. Dickie and Gargi Macwan, Brampton residents, dated September 26, 2020
49. Mohammad Ali, Brampton resident, dated September 20, 2020
50. Sai Jyothi Dutta, Brampton resident, dated September 20, 2020
51. Gloria Shan, Brampton resident, dated November 28, 2020
52. Viren Raval, Brampton resident, dated December 2, 2020
53. Rohit Kumar, Brampton resident, dated November 29, 2020
54. Jagjit Kang, Brampton resident, dated November 30, 2020
55. Dildeep Bhatti, Brampton resident, dated December 2, 2020
56. Vijay Ponnada, Brampton resident, dated December 2, 2020
57. Jantzen Lo, Brampton resident, dated December 1, 2020
58. Bara Lo, Brampton resident, dated December 1, 2020
59. Robin Bajaj, Brampton resident, dated November 30, 2020
60. Padmaja Ponnada, Brampton resident, dated December 2, 2020
61. Harshdeep Singh, Brampton resident, dated December 2, 2020
62. Jayesh Panchal, Brampton resident, dated November 29, 2020
63. Deepak Pandey, Brampton resident, dated December 1, 2020
64. Hitesh Lad, Brampton resident, dated December 2, 2020

65. Navneet Singh, Brampton resident, dated December 2, 2020
66. Shridhar Shah, Brampton resident, December 1, 2020
67. Shilpa Shah, Brampton resident, dated November 30, 2020
68. Neeraj Arora, Brampton resident, dated November 29, 2020
69. Akhil Bansal, Brampton resident, dated November 28, 2020
70. Rajwinder Sidhu, Brampton resident, dated November 30, 2020
71. Pinky Shah, Brampton resident, dated November 29, 2020
72. Zeeshan Khurshid, Brampton resident, dated November 28, 2020
73. Adi Raj, Brampton resident, dated November 28, 2020
74. Divya Bhatt, Brampton resident, dated November 28, 2020
75. Jayshreeben Bhatt, Brampton resident, dated November 28, 2020
76. Vijay Bhatt, Brampton resident, dated November 28, 2020
77. Karambir Bhatia, Brampton resident, dated November 28, 2020
78. Joginder Bhatia, Brampton resident, dated November 29, 2020
79. Vishva Patel, Brampton resident, dated December 3, 2020
80. Vishal Balani, Brampton resident, dated November 30, 2020
81. Gagandeep Kaur, Brampton resident, dated November 29, 2020
82. Jignesh Vyas, Brampton resident, dated November 29, 2020
83. Tiffany Poon, Brampton resident, dated November 29, 2020
84. Martin Ng, Brampton resident, dated November 29, 2020
85. Kinnari Shah, Brampton resident, dated November 30, 2020
86. Kamal Nanwani, Brampton resident, dated November 30, 2020
87. Urminder Singh, Brampton resident, dated November 28, 2020
88. Chetan Shukla, Brampton resident, dated November 28, 2020
89. Parminder Singh, Brampton resident, dated September 21, 2020
90. Darshan Patel, Brampton resident, dated December 4, 2020
91. Hamid and Fariha Ahmad, Brampton residents, dated December 5, 2020

92. Kshitij Malik, Brampton resident, dated December 5, 2020

93. Anupreet Malik, Brampton resident, dated December 5, 2020

94. Mandy Chan, Brampton resident, dated December 3, 2020

95. Priya Vasani, Brampton resident, dated December 4, 2020

96. Ekta Balani, Brampton resident, dated December 4, 2020

97. Bhavin Dalwadi, Brampton resident, dated December 4, 2020

98. Samir Bhatt, Brampton resident, dated December 4, 2020

99. Jeffrey Lo, Brampton resident, dated December 4, 2020

100. Amar Sodi, Brampton resident, dated December 5, 2020

101. Steven Pordage, Pallett Valo LLP, dated December 3, 2020

Carried

5.3 Staff report re: Application to Amend the Zoning By-law and Draft Plan of Subdivision (to permit 5 single detached residential dwellings) - Gagnon Walker Domes Ltd. - Gurpreet Gill - File OZS-2020-0018

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

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

The following motion was considered:

PDC146-2020

1. That the staff report re: **Application to Amend the Zoning By-law and for a Draft Plan of Subdivision (to permit 5 single detached residential dwellings) - Gagnon Walker Domes Ltd. – Gurpreet Gill - File OZS-2020-0018**, to the Planning and Development Committee Meeting of December 7, 2020, be received; and,

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

Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

3. That the following correspondence re: **Application to Amend the Zoning By-law and for a Draft Plan of Subdivision (to permit 5 single detached residential dwellings) - Gagnon Walker Domes Ltd. – Gurpreet Gill - File OZS-2020-0018** to the Planning and Development Committee Meeting of December 7, 2020, be received:

1. Gina Ruocco-Osborne, Brampton resident, dated November 16, 2020

2. Mary Flynn-Guglietti, McMillan LLP, dated December 2, 2020

3. Alok Malvi, Brampton resident, dated December 2, 2020

4. Bharath Pangal, Brampton resident, dated December 2, 2020

5. Varinder Mann, Brampton resident, dated December 2, 2020

6. Jaskaran Grewal, Brampton resident, dated December 3, 2020

7. Ben Prins, Prins Legal, dated December 3, 2020

8. Andrew Orr, Springbrook Community Management Inc., dated November 19, 2020

Carried

5.4 Staff report re: Application to Amend the Official Plan and Zoning By-law (to permit a 12-storey mixed-use building) - 2613497 Ontario Inc. - Evans Planning Inc. - File OZS-2020-0014

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

Adam Layton, Evans Planning Inc., presented the site context and details of the site plan.

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

1. Navdeep Dhaliwal, Brampton resident

2. Paresh Yadav and Gita Yadav, Brampton residents

3. Claire Sampath, Brampton resident

4. Harbinder Hundal, Brampton resident

Committee consideration of the matter included questions of clarification with respect to the development application and planning process, projected population density, intensification areas, and city-wide transit developments.

The following motion was considered:

PDC147-2020

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law (to permit a 12-storey mixed-use building) - 2613497 Ontario Inc. – Evans Planning Inc. - File OZS-2020-0014**, to the Planning and Development Committee Meeting of December 7, 2020, be received;

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

3. That the following delegations re: **Application to Amend the Official Plan and Zoning By-law (to permit a 12-storey mixed-use building) - 2613497 Ontario Inc. – Evans Planning Inc. - File OZS-2020-0014** to the Planning and Development Committee Meeting of December 7, 2020, be received:

1. Adam Layton, Evans Planning Inc.

2. Navdeep Dhaliwal, Brampton resident

3. Paresh Yadav and Gita Yadav, Brampton residents

4. Claire Sampath, Brampton resident

5. Harbinder Hundal, Brampton resident

4. That the following correspondence re: **Application to Amend the Official Plan and Zoning By-law, 2613497 Ontario Inc – Evans Planning Inc., 1107 & 1119 Queen St West, Ward 4 (OZS-2020-0014)** to the Planning and Development Committee Meeting of December 7, 2020, be received:

1. Anthony D'Costa, Brampton resident, dated August 7, 2020

2. Arun Sahni, Real Estate Broker, dated October 13, 2020

3. Harb Hundal, Brampton resident, dated August 28, 2020

4. Jeven Tumber, Brampton resident, dated September 8, 2020

5. Navdeep Dhaliwal, Brampton resident, dated November 18, 2020, and November 30, 2020

6. Randy Sampath, Brampton resident, dated August 4, 2020

7. Sachin Khanna and Sonal Khanna, Brampton residents, dated November 28, 2020

8. Mayur Modi, Brampton resident, dated November 30, 2020

9. Paresh Yadav and Gita Yadev, Brampton residents, dated November 30, 2020

10. Randy Sampath, Navdeep Dhaliwal, Claire Sampath, Mayor Mody, and Chirag Lapsiwala, Brampton residents, November 30, 2020, including a petition of objection containing approximately 122 signatures

11. Akhtar Hussain, Brampton resident, dated November 30, 2020

12. Abbalagan Perumal, Brampton resident, dated November 30, 2020

13. Chirag Lapiswala, Brampton resident, dated November 30, 2020

14. Gaitrie Hansraj Grabowski, Brampton resident, dated November 29, 2020

15. Hitesh Prajapati, Brampton resident, dated November 29, 2020

16. Inderpal Singh, Brampton resident, dated November 30, 2020

17. Paul Grabowski, Brampton resident, dated November 29, 2020

18. Ram Rudra, Brampton resident, dated November 29, 2020

19. Ravie Samlal, Brampton resident, dated November 29, 2020

20. Umesh Patel, Brampton resident, dated November 28, 2020

Carried

6. Public Delegations (5 minutes maximum)

6.1 Delegations re: Application to Amend the Official Plan and Zoning By-law (to permit a residential development with a total of 1089 dwelling units) - Great Gulf Homes - Scottish Heather Developments Inc. - Brampton G&H Holdings Inc. - File OZS-2020-0011

Dealt with under Item 5.2

6.2 Delegations re: City-initiated Supportive Housing Policy Review:

Dealt with under Item 5.1

6.3 Delegations re: Application to Amend the Official Plan and Zoning By-law (to permit a 12-storey mixed-use building) - 2613497 Ontario Inc. - Evans Planning Inc. - File OZS-2020-0014

Dealt with under Item 5.4

6.4 Delegations re: Application to Amend the Zoning By-law and Draft Plan of Subdivision (to permit 5 single detached residential dwellings) - Gagnon Walker Domes Ltd. - Gurpreet Gill - File OZS-2020-0018:

Note: the delegation was withdrawn on December 7, 2020

6.5 Delegation from Sylvia Menezes-Roberts, Brampton resident, re: Brampton Plan Update

Items 7.1 and 7.2 were brought forward at this time.

Andrew McNeill, Manager, Official Plan and Growth Management, Planning, Building and Economic Development, and Jamie Cook, Watson and Associates, presented an overview of the Growth Plan that included the following:

- Introduction and purpose
- economics and demographics
- macro-economics and regional employment trends
- unemployment trends
- employment growth
- commuting patterns
- historical population growth rates
- long-term population and housing forecast scenarios
- city-wide long-term employment forecast scenarios
- conclusions and nest steps

Sylvia Menezes-Roberts, Brampton resident, expressed concerns and suggestions with respect to the population projections, transit, and housing.

Committee consideration of the matter included the following:

- projected population and employment levels; questions with respect to preferred numbers and implementing the Brampton 2040 Vision

- intensification in built areas
- employment numbers, office and industrial development; potential impacts from Covid-19
- provincial zoning controls
- different growth rates between Caledon, Brampton and Mississauga
- current and future high density developments; impacts on numbers
- allocation of commercial and residential lands
- density per hectare projections

The following motion was considered:

PDC148-2020

1.That the staff report re: **Brampton Plan Update** to the Planning and Development Committee Meeting of December 7, 2020, be received;

2. That the presentation by Andrew McNeill, Manager, Official Plan and Growth Management, and Jamie Cook, Watson and Associates Economists Ltd., re: **Brampton Plan – Growth Forecasts** to the Planning and Development Committee Meeting of December 7, 2020, be received; and,

3. That the delegation from Sylvia Menezes Roberts, Brampton resident, re: **Brampton Plan Update** to the Planning and Development Committee Meeting of December 7, 2020, be received.

Carried

6.6 Delegation from Sylvia Menezes-Roberts, Brampton resident, re: City-Initiated Zoning By-law Amendment to Modernize Parking Standards - City-wide

Item 7.4 was brought forward at this time.

Sylvia Menezes-Roberts, Brampton resident, expressed concerns, suggestions and opinions with respect to modernizing parking standards in the City of Brampton.

The following motion was considered:

PDC149-2020

1. That the staff report re: **City-Initiated Zoning By-law Amendments to Modernize Parking Standards - City Wide,** to the Planning and Development Committee Meeting of December 7, 2020, be received;

2. That the Zoning By-law Amendment attached hereto as Appendix 1 be adopted, on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan and the City's Official Plan for the reasons set out in the Planning Recommendation Report dated October 23, 2020 that was received by Planning and Development Committee on November 16, 2020;

3. That staff be directed to hold a statutory public meeting to present a City-initiated Zoning By-law Amendment that proposes to eliminate minimum parking requirements for specific uses with the Downtown, Central Area and the Hurontario-Main Street Corridor; and,

4. That the delegation from Sylvia Menezes-Roberts, Brampton resident, re: **City-Initiated Zoning By-law Amendments to Modernize Parking Standards - City Wide,** to the Planning and Development Committee Meeting of December 7, 2020, be received.

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

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

Carried (10 to 0)

7. Staff Presentations and Planning Reports

7.1 Presentation by Andrew McNeil, Manager, Official Plan and Growth Management, Planning, Building and Economic Development, re: Brampton Plan – Growth Forecasts

Dealt with under Item 6.5

7.2 Staff report re: Brampton Plan Update

Dealt with under Item 6.5

7.3 Staff report re: Driveway Design Specifications in Development Approval Process

Committee consideration of the matter included the following:

• opportunity for public input during the proposed workshop with members of the public and BILD

- anticipated workshop dates

• questions of clarification with respect to anticipated completion date
• integration with Official Plan review
• driveway setbacks and side-yard clearance

The following motion was introduced and subsequently withdrawn:

"That staff be directed to organize a public meeting specifically to address driveway design and setbacks, as soon as time would allow."

The following motion was considered:

PDC150-2020

1. That the staff report re: **Driveway Design Specifications in Development Approval Process** to the Planning Development Committee Meeting of December 7, 2020, be received;

2. That through the workplan of Brampton Plan and the Comprehensive Zoning By-Law Review, staff be directed to undertake a workshop with members of the public and the Peel Chapter of the Building Industry and Land Development (BILD) that examines housing design and property setback standards; and,

3. That staff report back on the outcome of workshop through the Brampton Plan process and Comprehensive Zoning By-Law Review.

Carried

7.4 Staff report re: City-Initiated Zoning By-law Amendment to Modernize Parking Standards - City-wide

Dealt with under Item 6.6

7.5 Staff report re: Residential Driveway Widenings Review and Recommendations

Committee consideration of the matter included support of the recommendations and proposed by-law amendments.

The following motion was considered:

PDC151-2020

1**.** That the staff report re: **Residential Driveway Widenings Review and Recommendations,** to the Planning and Development Committee Meeting of December 7, 2020, be received;

2. That City Council repeal Driveway Permit By-law 105-2019, as amended;

3. That City staff undertake a comprehensive education and awareness campaign to heighten public knowledge and understanding of homeowners and contractors, regarding the rules and regulations that apply to driveways, driveway widening and the installation of paved walkways in the front yard;

4. That Business licensing By-law 332-2013, as amended, be further amended to remove the definition of “permit” and include provisions for the collection and dispensation of securities, a required Driveway Paving Training Course related to the City’s Zoning requirements and circumstances for revocation or suspension of licenses for Driveway Paving Contractors;

5. That the comprehensive review of the Business Licensing By-Law include further review of this process in 2021 to address any required amendments at time of consideration; and,

6. That By-law Enforcement Staff, with respect to driveway widths and compliance with the Zoning By-law, continue with suspended enforcement until June 1st, 2021.

Carried

7.6 Staff report re: Housekeeping Amendment to By-law 280-2012 (A by-law to change the street names of a portion of Creditview Road, Earnest Parr Gate, Butterfield Drive, Omaha Drive Magnotta Lane) to Change a Street Name

The following motion was considered:

PDC152-2020

1. That the staff report re: **Housekeeping Amendment to By-law 280-2012 (A by-law to change the street names of a portion of Creditview Road, Earnest Parr Gate, Butterfield Drive, Omaha Drive Magnotta Lane) to Change a Street Name** to the Planning and Development Committee Meeting of December 7, 2020, be received; and

2. That Council adopt the proposed Amending By-law to amend By-law 280-2012 to add a reference to Plan 43M-1878, which was omitted in error, to replace the street name Magnotta Lane with Meadowcrest Lane.

Carried

7.7 ^Staff report re: Proposed Draft Plan of Subdivision - Candevcon Limited - Navjot Brar - OZS-2020-0017

PDC153-2020

1. That the staff report re: **Proposed Draft Plan of Subdivision - Candevcon Limited- Navjot Brar - File OZS-2020-0017**, to the Planning and Development Committee Meeting of December 7, 2020, be received; and,

2. That the Draft Plan of Subdivision application submitted by Candevcon Limited, on behalf of Navjot Brar, Ward: 9, File: OZS-2020-0017, be approved, on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, has regard to Section 51 (24) of the Planning Act, conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan and the City's Official Plan for the reasons set out in the Planning Recommendation Report.

Carried

7.8 ^Staff report re: Application for a Proposed Draft Plan of Subdivision (to create a block on a plan of subdivision in order to register a common element condominium) - Candevcon Ltd. - Sunfield Investments (McMurchy) Inc. - File OZS-2020-0006

PDC154-2020

1. That the staff report re: **Application for a Proposed Draft Plan of Subdivision (to create a block on a plan of subdivision in order to register a common element condominium) - Candevcon Ltd. – Sunfield Investments (McMurchy) Inc. - File OZS-2020-0006**, to the Planning and Development Committee Meeting of December 7, 2020, be received; and,

2. That the Draft Plan of Subdivision application submitted by Candevcon Limited on behalf of Sunfield Investments (McMurchy) Inc., Ward: 3, File: OZS-2020-0006, be approved, on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, has regard to Section 51 (24)

of the Planning Act, conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan and the City's Official Plan for the reasons set out in the Planning Recommendation Report.

Carried

7.9 ^Staff report re: Application to Amend the Zoning By-Law (to permit two hotels, a banquet hall, and office/retail uses) - 1942411 Ontario Inc. – Henry Chiu Architect Ltd. - File T05W15.004

PDC155-2020

1. That the staff report re: **Application to Amend the Zoning By-Law (to permit two hotels, a banquet hall, and office/retail uses) 1942411 Ontario Inc. – Henry Chiu Architect Ltd. - File T05W15.004**, to the Planning and Development Committee Meeting of December 7, 2020, be received;

2. That the application to amend the Zoning By-law, submitted by Henry Chiu Architect Limited on behalf of 1942411 Ontario Inc., Ward: 6, File T05W15.004, be approved on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City's Official Plan for the reasons set out in the report;

3. That the amendment to the Zoning By-law, generally in accordance with Appendix 10 of the report, be adopted; and,

4. That no further notice or public meeting be required for the attached Zoning By-law amendment pursuant to Section 34(17) of the *Planning Act*, R.S.O. c.P. 13, as amended.

Carried

8. Committee Minutes

8.1 ^Minutes - Brampton Age-Friendly Advisory Committee - November 3, 2020

PDC156-2020

That the Minutes of the Brampton Age-Friendly Advisory Committee Meeting of November 3, 2020, Recommendations AFC007-2020 to AFC012-2020, to the Planning and Development Committee Meeting of December 7, 2020, be approved as published and circulated.

The recommendations were approved as follows:

AFC007-2020

That the agenda for the Age-Friendly Brampton Advisory Committee meeting of November 3, 2020, be approved as published.

AFC008-2020

That the presentation by Daniella Balasal, Policy Planner, to the Age-Friendly Brampton Advisory Committee meeting of November 3, 2020, re: Mayor's COVID-19 Seniors Support Task Force be received.

AFC009-2020

That the presentation by Yvonne Sinniah, Manager, Strategic Community Development and Partnerships, to the Age-Friendly Brampton Advisory Committee meeting of November 3, 2020, re: Mayor's COVID-19 Youth Task Force be received.

AFC010-2020

1. That the verbal advisory from the City Clerk's Office, to the Age-Friendly Brampton Advisory Committee meeting of November 3, 2020, re: Resignation of Ron Feniak, Member, Age-Friendly Brampton Advisory Committee be accepted; and,

2. That the City Clerk take the necessary steps to fill the vacancy in accordance with Clerks Office procedures.

AFC011-2020

1. That staff report back on the role and function of the Age-Friendly Brampton Advisory Committee as it relates to the advancement of the priorities and implementation of the action items in the Age-Friendly Strategy; and,

2. That the Age-Friendly Committee Call To Action - Short List of Potential Action Items be included in the report to Committee on January 2021.

AFC012-2020

That the Age-Friendly Brampton Advisory Committee do now adjourn to meet again in January 2021.

Carried

8.2 Minutes - Brampton Heritage Board - November 17, 2020

The following motion was considered:

PDC157-2020

That the Minutes of the Brampton Heritage Board Meeting of November 17, 2020, Recommendations HB036-2020 to HB041-2020, to the Planning and Development Committee Meeting of December 7, 2020, be approved as published and circulated.

The recommendations were approved as follows:

HB036-2020

That the agenda for the Brampton Heritage Board Meeting of November 17, 2020 be approved as published and circulated.

HB037-2020

That the delegation from Natalie Faught, Senior Coordinator, Credit Valley Trail Project, Credit Valley Conservation Authority, to the Brampton Heritage Board Meeting of November 17, 2020, re: The Credit Valley Trail Project, be received.

HB038-2020

1. That the report titled: Recommendation Report: Heritage Permit Application for the Second Phase of Conservation Work and Revisions to Previously Approved Conservation Work – 45 Railroad Street South – Ward 1 (HE.x 45 Railroad Street South), to the Brampton Heritage Board meeting of November 17, 2020, be received;

2. That the Heritage Permit application for the Second Phase of Conservation Work and Revisions to Previously Approved Conservation Work at 45 Railroad Street be approved in accordance with Section 33 of the *Ontario Heritage Act* (the "Act") subject to the following terms and conditions:

a. That the owner undertake all work substantially in accordance with the revised Conservation Plan by ERA Architects dated November 4, 2020 and in compliance with all applicable laws having jurisdiction and by retaining all necessary permits; and,

b. That prior to the release of financial securities associated with the site plan application SP09-010.001 for 45 Railroad Street, the owner provide a letter, prepared and signed by a qualified heritage expert, certifying that all works as outlined in the approved Heritage Conservation Plan have been completed, and that an appropriate standard of conservation has been maintained, all to the

satisfaction of the Director of City Planning and Design, Building & Economic Development Department;

3. That the 45 Railroad Street Interpretation Plan prepared by ERA Architects, dated November 4, 2020, be received and that the interpretation strategy detailed therein be approved.

HB039-2020

1. That the report titled: Recommendation Report: Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – (85 Wellington St. E. James Packham House) – Ward 3 (H.Ex. 85 Wellington St. E.), to the Brampton Heritage Board Meeting of November 17, 2020, be received;

2. That the designation of the property at 85 Wellington St. E. under Part IV, Section 29 of the Ontario Heritage Act (the "Act") be approved;

3. That staff be authorized to publish and serve the Notice of Intention to designate the property at 85 Wellington St. E. in accordance with the requirements of the Act;

4. That, in the event that no objections to the designation are received, a by-law be passed to designate the subject property;

5. That, in the event that any objections to the designation are received, staff be directed to refer the proposed designation to the Ontario Conservation Review Board; and,

6. That staff be authorized to attend any hearing process held by the Conservation Review Board in support of Council's decision to designate the subject property.

HB040-2020

1. That the report titled: Recommendation Report: Heritage Permit Application for Service Upgrades – 563 Bovaird Drive East (Bovaird House) – Ward 1 (HE.x 563 Bovaird Drive East), to the Brampton Heritage Board meeting of November 17, 2020, be received;

2. That the Heritage Permit Application for electrical, lighting, and security upgrades to the Bovaird House be approved.

HB041-2020

That the Brampton Heritage Board do now adjourn to meet again on Tuesday, December 15, 2020 at 7:00 p.m. or at the call of the Chair.

Carried

9. Other Business/New Business

Nil

10. Referred/Deferred Matters

10.1 Discussion Item at the Request of Regional Councillor Dhillon re: Driveway Design Specifications in Development Approval Process

Dealt with under Item 7.3

11. Correspondence

11.1 ^Correspondence from Stephanie Jurrius, Legislative Specialist, Region of Peel, dated November 20, 2020, re: Resolution Number 2020-926 - Update on the Development Service Fee Review

PDC158-2020

That the correspondence from Stephanie Jurrius, Legislative Specialist, Region of Peel, dated November 20, 2020, re: Resolution Number 2020-926 - Update on the Development Service Fee Review, to the Planning and Development Committee Meeting of December 7, 2020, be received.

Carried

11.2 Correspondence re: Application to Amend the Official Plan and Zoning By-law (to permit a 12-storey mixed-use building) - 2613497 Ontario Inc. - Evans Planning Inc. - File OZS-2020-0014

Dealt with under Item 5.4

11.3 Correspondence re: Application to Amend the Zoning By-law and Draft Plan of Subdivision (to permit 5 single detached residential dwellings) - Gagnon Walker Domes Ltd. - Gurpreet Gill - File OZS-2020-0018

Dealt with under Item 5.3

11.4 Correspondence re: Application to Amend the Official Plan and Zoning By-law (to permit a residential development with a total of 1089 dwelling units) - Great Gulf Homes - Scottish Heather Developments Inc. - File OZS-2020-0011:

Dealt with under Item 5.2

11.5 Correspondence re: City-Initiated Supportive Housing Policy Review:

Dealt with under Item 5.1

12. Councillor Question Period

Nil

13. Public Question Period

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

P. Fay, City Clerk, read the following three questions from Prashanth Kumar Panda, Brampton resident with respect to Item 5.2:

1. Most residents raised their concern about the community center / library and spaces for outdoor play area issue in Brampton west so wondering why the planners are not planning to expedite the construction instead further delaying the construction of Mississauga /Embleton community park, There have been many email to Councillor Palleschi and a petition on change.org regarding the same from the residents of Brampton west. Building the community center after the completion of housing construction in Brampton west is considered good planning. What consideration is taken into consideration about current residents living without basic amenities and kids suffering because of that issue?

2. What are the next steps for rezoning applications from the builder (Scottish Heather Developments Inc.) which the residents of the area are opposed to? Do we consider the motion for File OZA 2020-0011 stopped and no further action is required from residents?

3. We have submitted an application to expedite the construction in 2018 to Councillor Palleschi. What action was taken to expedite the construction process of Mississauga / Embleton community park in the last 3 years?

Staff noted that the processing of the development application will include a multi-departmental review of technical studies submitted by the applicant, to ensure sufficient levels of open space and parks are provided to meet the needs of the community. A recommendation report will be brought to a future meeting, and all individuals that provided comments on the application will be advised of the meeting date so they may submit further correspondence or delegate if they so wish.

P. Fay, City Clerk, noted that the questions will be provided to staff directly for response to the resident

Committee noted that questions 1 and 3 will be raised at the Special Council Meeting re. Budget, on December 9, 2020, for further response from staff.

14. Closed Session

The following motion was considered:

14.1 Open Meeting exception under Section 239 (2) (h) and (k) of the Municipal Act, 2001:

Information explicitly supplied in confidence to the municipality or local board by Canada, a province or territory or a Crown agency of any of them; and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.
Committee opted not to move into closed session.
The following motion was considered:

PDC159-2020

That Item 14.1 be **referred** to the Council Meeting of December 9, 2020.

Carried

15. Adjournment

PDC160-2020

That the Planning and Development Committee do now adjourn to meet again on Monday, January 18, 2021, at 7:00 p.m., or at the call of the Chair.

Carried

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Regional Councillor M. Medeiros, Chair