



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, April 12, 2021

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

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

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

1. Call to Order

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

The meeting was called to order at 7:00 p.m. and adjourned at 7:56 p.m.

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

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

Members absent during roll call: Nil

2. Approval of Agenda

PDC043-2021

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

Carried

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

Nil

4. Consent Motion

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

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

(7.2, 7.3, 11.1, 11.2)

The following motion was considered:

PDC044-2021

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

7.2, 7.3, 11.1, 11.2

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

Carried (10 to 0)

5. Statutory Public Meeting Reports

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

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

Items 6.2 and 11.4 were brought forward at this time.

Diarmuid Horgan, Candevcon Ltd., withdrew his delegation.

The following motion was considered:

PDC045-2021

1. That the staff report re: **City-Initiated Official Plan Amendment - Toronto Gore Density Policy Review Study (Undeveloped Lands) - File OPR TGED - Ward 10**, to the Planning and Development Committee Meeting of April 12, 2021, be received;
2. That Planning, Building and Economic Development Department staff be directed to report back to Planning and Development Committee with the results of the Public Meeting and final recommendations;
3. That a copy of the report and Council resolution be forwarded to the Region of Peel for information; and,
4. That the correspondence from Nick Pileggi, Macaulay Shiomi Howson Ltd., dated April 12, 2021, re: City Initiated Official Plan Amendment – Toronto Gore Density Policy Review (Undeveloped Lands), Ward 10, to the Planning and Development Committee Meeting of April 12, 2021, be received.

Carried

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

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

The following motion was considered:

PDC046-2021

1. That the staff report re: **City-Initiated Official Plan Amendment to implement the new “Airport Intermodal Secondary Plan Area 4”** to the Planning and Development Committee meeting of April 12, 2021, be received, and;
2. That Planning, Building and Economic Development Department staff be directed to report back to Planning and Development Services Committee with the results of the Public Meeting and a staff recommendation.

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

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

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

Items 6.4 and 11.3 were brought forward at this time.

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

The following motion was considered:

PDC047-2021

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law (to permit three high-rise buildings, commercial space, and 75 stacked townhouse units) - Primont Properties Inc. - Primont (M3 Condos) Inc. - File OZS-2021-0002** to the Planning and Development Committee Meeting of April 12, 2021, be received;
2. That Development Services staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal;
3. That the delegation from Sonia Sharma, Brampton resident, re: Application to Amend the Official Plan and Zoning By-law (to permit three high-rise buildings, commercial space, and 75 stacked townhouse units) - Primont Properties Inc. - Primont (M3 Condos) Inc. - File OZS-2021-0002 to the Planning and Development Committee Meeting of April 12, 2021, be received; and,
4. That the correspondence from re: Brian Sookhai, Brampton resident, dated April 6, 2021, re: Application to Amend the Official Plan and Zoning By-law (to permit three high-rise buildings, commercial space, and 75 stacked townhouse

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

Carried

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

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

Item 6.3 was brought forward at this time.

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

The following motion was considered:

PDC048-2021

1. That the staff report re: **Application to Amend the Zoning By-law (to permit the development of a single-storey, multi-unit warehouse and associated office) - Humphries Planning Group Inc. - 1968610 Ontario Ltd. - File OZS-2020-0035**, to the Planning and Development Committee Meeting of April 12, 2021, be received;
2. That Planning and Development Services staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal; and,
3. That the delegation from Rosemarie Humphries, Humphries Planning Group, re: re: Application to Amend the Zoning By-law (to permit the development of a single-storey, multi-unit warehouse and associated office) - Humphries Planning Group Inc. - 1968610 Ontario Ltd. - File OZS-2020-0035, to the Planning and Development Committee Meeting of April 12, 2021, be received.

Carried

6. Public Delegations (5 minutes maximum)

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

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

See Item 7.1

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

Death with under Item 5.1 - Recommendation PDC045-2021

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

Dealt with under Item 5.4 - Recommendation PDC048-2021

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

Dealt with under Item 5.3 - Recommendation PDC047-2021

7. Staff Presentations and Planning Reports

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

See Item 6.1

The following motion was considered:

PDC049-2021

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

Bovaird Drive East – Ward 9, to the Planning and Development Committee Meeting of April 12, 2021, be received; and,

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

Carried

- 7.2 ^Staff report re: Application to Amend the Official Plan and Zoning By-law (to permit a commercial development) - KLM Planning Partners Inc. - Golden Gate Mississauga Road Plaza Ltd. - File C04W08.007

PDC050-2021

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

2. That the Official Plan Amendment and Zoning By-law Amendment application submitted by KLM Planning Partners Inc. on behalf of Golden Gate Mississauga Road Plaza Ltd., Ward: 5, File: C04W08.007, as revised, be approved, on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe and the Region of Peel Official Plan and the City's Official Plan, for the reasons set out in this Recommendation Report;

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

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

Carried

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

PDC051-2021

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

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

2. That the Temporary Use Zoning By-law application submitted by 2538948 Ontario Inc. – Blackthorn Development Corp. be approved, on the basis that it represents good planning, it is consistent with the Provincial Policy Statement, confirms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City's Official Plan, and for the reasons set out in the Recommendation Report; and

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

Carried

8. Committee Minutes

Nil

9. Other Business/New Business

Nil

10. Referred/Deferred Matters

Nil

11. Correspondence

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

PDC052-2021

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

Carried

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

PDC053-2021

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

Carried

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

Dealt with under Item 5.3 - Recommendation PDC047-2021

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

Dealt with Under Item 5.1 - Recommendation PDC045-2021

12. Councillor Question Period

Nil

13. Public Question Period

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

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

14. Closed Session

Nil

15. Adjournment

The following motion was considered:

PDC054-2021

That the Planning and Development Committee do now adjourn to meet again on Monday, April 26, 2021, at 1:00 p.m., or at the call of the Chair.

Carried

Regional Councillor M. Medeiros, Chair