Minutes

Planning and Development Committee

The Corporation of the City of Brampton

Monday, June 7, 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
Members Absent:	Regional Councillor G. Dhillon - Wards 9 and 10 (personal)
Staff Present:	Chief Administrative Officer, David Barrick Richard Forward, Commissioner Planning and Development Services Allan Parsons, Director, 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 Bob Bjerke, Director, Policy Planning, Planning, Building and Economic Development Andrew McNeill, Manager, Official Plan and Growth Management, Planning, Building and Economic Development Jeffrey Humble, Manager, Policy Planning, 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
Carmen Caruso, Central Area Planner, Planning, Building and Economic Development
Himanshu Katyal, Development Planner, Planning, Building and Economic Development
Kelly Henderson, Development Planner, Planning, Building and Economic Development
Stephen Dykstra, Development Planner, Planning, Building and Economic Development
Nicholas Deibler, Development Planner, Planning, Building and Economic Development
Xinyue (Jenny) Li, Development Planner, Planning, Building and Economic Development
Claudia LaRota, Policy Planner, Planning, Building and Economic Development
Shahinaz Eshesh, Policy Planner, Planning, Building and Economic Development
Bindu Shah, Policy Planner, Planning, Building and Economic Development
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, City Clerk's Office

---

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 10:17 p.m., reconvened at 10:30 p.m., and adjourned at 11:07 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 Singh

Members absent during roll call: Councillor Dhillon (personal)

2. Approval of Agenda

PDC073-2021

That the Agenda for the Planning and Development Committee Meeting of June 7, 2021, be approved as amended as follows:

To add:

9.1 - Discussion at the request of Regional Councillor Fortini, re: **Unlimited Height and Density Policy in the City of Brampton**

Carried

Note: The following items were withdrawn from the meeting agenda at the request of the Planning, Building and Economic Development Department and will be presented at the June 21, 2021, Planning and Development Committee Meeting.

5.3 - Staff report re: **Application to Amend the Official Plan and Zoning By-law - Glen Schnarr & Associates Inc. - TFP Maychin Developments Ltd. - File OZS-2021-0007**

11.2 - Correspondence re: **Application to Amend the Official Plan and Zoning By-law - Glen Schnarr & Associates Inc. - TFP Maychin Developments Ltd. - File OZS-2021-0007**:

1. Parvi Singh, Brampton resident, dated May 10, 2021, including a petition of objection containing approximately 58 signatures

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.

7.3, 7.4, 7.5, 11.3

The following motion was considered:

PDC074-2021

That the following items to the Planning and Development Committee Meeting of June 7, 2021, be approved as part of Consent:

(7.3, 7.4, 7.5, 11.3)

Yea (9): Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Vicente, Regional Councillor Santos, City Councillor Whillans, Regional Councillor Palleschi, City Councillor Bowman, City Councillor Williams, and City Councillor Singh

Nay (0): nil

Absent (1): Regional Councillor Dhillon

Carried (9-0-1)

5. Statutory Public Meeting Reports

5.1 Staff report re: **City-Initiated Official Plan Amendment and Zoning By-law Amendment to Implement Additional Residential Units (Garden Suites) Regulations**

Shahinaz Eshesh, Policy Planner, Planning, Building and Economic Development, and Claudia LaRota, Policy Planner, Planning, Building and Economic Development, presented an overview of the amendments that included the process to date, background, Bill 108 and the *Planning Act*, terminology, infrastructure capacity analysis, draft Official Plan and Zoning By-law

amendments, public survey and participation, Planning framework summary, next steps and contact information.

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

- setbacks and parking provisions
- amenity servicing; regional and property owner responsibilities
- public notice and consultation; pathways for engagement
    - suggestion to engage in a more robust education campaign

The following motion was considered:

PDC075-2021

1. That the staff report re: **City-Initiated Official Plan Amendment and Zoning By-law Amendment to Implement Additional Residential Units (Garden Suites) Regulations** to the Planning and Development Committee meeting of June 7, 2021, be received;

2. That staff be directed to report back to Planning and Development 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 correspondence from Roger Cawthorn, Brampton resident, dated May 31, 2021, re: City-Initiated Official Plan Amendment and Zoning By-law Amendment to Implement Additional Residential Units (Garden Suites) Regulations to the Planning and Development Committee meeting of June 7, 2021, be received.

Carried

5.2 Staff report re: **Application to Amend the Zoning By-law - Sukhman Raj - Corbett Land Strategies Inc. - File OZS-2021-0006**

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.

Items 6.1 and 11.4 were brought forward at this time.

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

1. Jonabelle Ceremuga, Corbett Land Strategies Inc.

2. Dennis and Ruth Taylor, Brampton resident

3. Carlo Cedrone, Brampton resident

4. Shawn Power, Brampton resident - not present

5. Mark Symington, Brampton resident - did not delegate due to technical difficulties

6. Dunc Gibson, Brampton resident

7. John Marskell, Brampton resident - not present

8. Beverly Dalziel, Brampton resident, via pre-recorded video

9. Megan Bennet, Brampton resident - not present

The following motion was considered:

PDC076-2021

1. That the staff report re: **Application to Amend the Zoning By-law - Sukhman Raj - Corbett Land Strategies Inc. - File OZS-2021-0006** to the Planning and Development Committee Meeting of June 7, 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 following delegations re: Application to Amend the Zoning By-law - Sukhman Raj - Corbett Land Strategies Inc. - File OZS-2021-0006 to the Planning and Development Committee Meeting of June 7, 2021, be received:

1. Jonabelle Ceremuga, Corbett Land Strategies Inc.

2. Dennis and Ruth Taylor, Brampton resident

3. Carlo Cedrone, Brampton resident

4. Dunc Gibson, Brampton resident

5. Beverly Dalziel, Brampton resident, via pre-recorded video

4. That the following correspondence re: Application to Amend the Zoning By-law - Sukhman Raj - Corbett Land Strategies Inc. - File OZS-2021-0006 to the Planning and Development Committee Meeting of June 7, 2021, be received:

1. Megan and Shane Bennett, Brampton residents, dated May 17, 2021

2. Shawn and Teresa Power, Brampton residents, dated May 31, 2021

3. Megan Katsumi, Brampton resident, dated March 16, 2021

4. Sam Catalfamo, Brampton resident, dated March 16, 2021

5. Beverly Dalziel, Brampton resident, dated March 18, 2021, and April 27, 2021, including a petition of objection containing approximately 80 signatures

6. Carlo Cedrone, Brampton resident, dated April 16, 2021, and May 4, 2021

7. John Marskell, Brampton resident, dated April 20, 2021, May 14, 2021, June 1, 2021, and June 2, 2021

8. Dennis and Ruth Taylor, Brampton residents, dated April 20, 2021

9. Malcolm Matthew, Brampton resident, dated May 17, 2021

10. Mark Symington, Brampton resident, dated March 25, 2021.

Carried

5.3 Staff report re: **Application to Amend the Official Plan and Zoning By-law - Glen Schnarr & Associates Inc. - TFP Maychin Developments Ltd. - File OZS-2021-0007**

This report was withdrawn from the meeting agenda at the request of the Planning, Building and Economic Development Department and will be presented at the June 21, 2021, Planning and Development Committee Meeting.

See Item 11.2

5.4 Staff report re: **Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision - Digram Developments Brampton Inc. - Glen Schnarr & Associates Inc. - File OZS-2021-0004**

Stephen Dykstra, 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 motion was considered:

PDC077-2021

1. That the staff report re: **Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision - Digram Developments Brampton Inc. - Glen Schnarr & Associates Inc. - File OZS-2021-0004** to the Planning and Development Committee Meeting of June 7, 2021 be received; and,

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

Carried

5.5 Staff report re: **Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision - Korsiak Urban Planning - Jim and Luisa Mocon - File OZS-2020-0036**

Kelly Henderson, 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.

Items 6.4 and 11.8 were brought forward at this time.

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

1. Alison Bucking, Korsiak Urban Planning

2. Michael Cara, Overland LLP

3. Anthony Mason, Hutonville Residents Association

4. Maureen Fautley, Brampton resident

The following motion was considered:

PDC078-2021

1. That the staff report re: **Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision - Korsiak Urban Planning - Jim and Luisa Mocon - File OZS-2020-0036** to the Planning and Development Committee meeting of June 7, 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 following delegations re: Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision - Korsiak Urban Planning - Jim and Luisa Mocon - File OZS-2020-0036 to the Planning and Development Committee meeting of June 7, 2021 be received:

1. Alison Bucking, Korsiak Urban Planning
2. Michael Cara, Overland LLP
3. Anthony Mason, Huttonville Residents Association
4. Maureen Fautley, Brampton resident

4. That the following correspondence re: Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision - Korsiak Urban Planning - Jim and Luisa Mocon - File OZS-2020-0036 to the Planning and Development Committee meeting of June 7, 2021 be received:

1. J. Mark Joblin, Loopstra Nixon LLP, dated June 3, 2021
2. Michael Cara, Overland LLP, dated June 4, 2021
3. Mary Flynn-Guglietti, McMillan LLP, dated June 7, 2021

Carried

5.6 Staff report re: **Application to Amend the Official Plan and Zoning By-law - Glen Schnarr & Associates Inc. - 2548859 Ontario Ltd. - 2571340 Ontario Ltd. - File OZS-2021-0009**

Kelly Henderson, 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.

Items 6.3 and 11.5 were brought forward at this time.

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

1.Vanessa Develter, Glen Schnarr and Associates Inc.

2. Chun and Alfred Shin, Brampton residents - not present

3. Jill Campbell, Brampton resident

4. Steven and Marlene Cowdrey, Brampton residents

5. Jonathan Scotland, Brampton resident

6. Veronica Farahmand, Brampton resident

7. Emma Jones, Brampton resident

8. Nilakshi Kiriella, Brampton resident, via pre-recorded audio

9. Doug McLeod and Peter Dymond, Co-Chairs, Brampton Heritage Board

10. Greg and Elaine Bonnell, Brampton residents

The following motion was considered:

PDC079-2021

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law - Glen Schnarr & Associates Inc. - 2548859 Ontario Ltd. - 2571340 Ontario Ltd. - File OZS-2021-0009** to the Planning and Development Committee meeting of June 7, 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 following delegations re: Application to Amend the Official Plan and Zoning By-law - Glen Schnarr & Associates Inc. - 2548859 Ontario Ltd. - 2571340 Ontario Ltd. - File OZS-2021-0009 to the Planning and Development Committee meeting of June 7, 2021 be received:

1. Vanessa Develter, Glen Schnarr and Associates Inc.
2. Jill Campbell, Brampton resident
3. Steven and Marlene Cowdrey, Brampton residents
4. Jonathan Scotland, Brampton resident

5. Veronica Farahmand, Brampton resident

6. Emma Jones, Brampton resident

7. Nilakshi Kiriella, Brampton resident, via pre-recorded audio

8. Doug McLeod and Peter Dymond, Co-Chairs, Brampton Heritage Board

9. Greg and Elaine Bonnell, Brampton residents

4. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law - Glen Schnarr & Associates Inc. - 2548859 Ontario Ltd. - 2571340 Ontario Ltd. - File OZS-2021-0009 to the Planning and Development Committee meeting of June 7, 2021 be received:

1. Vito Mondelli, Brampton resident, dated May 20, 2021

2. Susan Laberge, Brampton resident, dated May 29, 2021

3. Telma Melo, Brampton resident, dated May 31, 2021

4. Emma Jones, Brampton resident, dated May 31, 2021, including petition of objection containing approximately 287 signatures

5. Greg and Elaine Bonnell, Brampton residents, dated May 31, 2021

6. Nicole Smith, Brampton resident, dated May 8, 2021

7. Nilakshi Kiriella, Brampton resident, dated May 8, 2021

8. Chris Bejnar, Brampton resident, dated May 26, 2021

9. Linda (last name not provided), Brampton resident, dated May 26, 2021

10. Frances Clancy, Brampton resident, dated May 31, 2021

11. Jacqueline Czender, Brampton resident, dated May 9, 2021

12. Jonathan Scotland, Brampton resident, dated June 2, 2021

13. Debbie Deinhart, Brampton resident, dated May 31, 2021

14. Suzanne and Paul Duncan, Brampton resident, dated June 1, 2021

15. Paul Llew-Williams, Brampton resident, received on May 6, 2021.

Carried

5.7 Staff report re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision - Dbrand Investments Corp. - Candevcon Ltd. - File OZS-2021-0005**

Jenny Li, 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 6.2 was brought forward at this time.

Maria Jones, Candevcon Ltd., noted her attendance and capacity to answer any enquiries from Committee or the public.

Mansoor Ameersulthan, Brampton resident, was unable to address Committee due to technical difficulties.

The following motion was considered:

PDC080-2021

1. That the staff report re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision - Dbrand Investments Corp. - Candevcon Ltd. - File OZS-2021-0005**, to the Planning and Development Committee Meeting of June 7, 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 following delegation from Maria Jones, Candevcon Ltd., re: Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision - Dbrand Investments Corp. - Candevcon Ltd. - File OZS-2021-0005, to the Planning and Development Committee Meeting of June 7, 2021, be received.

Carried

5.8 Staff report re: **Application to Amend the Official Plan, Zoning By-law, and Draft Plan of Subdivision - Glen Schnarr & Associates Inc. - Peel Regional Police Association/Mattamy Homes (Brampton North) Ltd. - File OZS-2021-0012**

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.

Items 6.6 and 11.7 were brought forward at this time.

P. Fay, City Clerk, confirmed that Amit Tawakley, registered delegate, was not present.

The following motion was considered:

PDC081-2021

1. That the staff report re: **Application to Amend the Official Plan, Zoning By-law, and Draft Plan of Subdivision - Glen Schnarr & Associates Inc. - Peel Regional Police Association/Mattamy Homes (Brampton North) Ltd. - File OZS-2021-0012**, to the Planning and Development Committee Meeting of June 7, 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;

3. That the following correspondence re: Application to Amend the Official Plan, Zoning By-law, and Draft Plan of Subdivision - Glen Schnarr & Associates Inc. - Peel Regional Police Association/Mattamy Homes (Brampton North) Ltd. - File OZS-2021-0012, to the Planning and Development Committee Meeting of June 7, 2021, be received:

1. Amrita Doongoor, Brampton resident, dated May 22, 2021
2. Cuong Pham, Brampton resident, dated May 23, 2021
3. Mohitvir Gill, Brampton resident, dated June 6, 2021.

Carried

5.9 Staff report re: **Application to Amend the Official Plan and Zoning By-law - 1317675 Ontario Inc. - Glen Schnarr & Associates Inc. - File C04E05.032**

Stephen Dykstra, 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.

Items 6.5 and 11.1 were brought forward at this time.

Michael Gagnon, Gagnon Walker Domes Ltd., on behalf of the owner of 17 Kings Cross Road, provided thoughts and suggestions with respect to the proposed commercial land uses and suggested prohibited uses.

In response to a question from Committee, staff provided clarity on the use of non-compete clauses in commercial developments.

The following motion was considered:

PDC082-2021

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law - 1317675 Ontario Inc. - Glen Schnarr & Associates Inc. - File C04E05.032,** to the Planning and Development Services Committee Meeting of June 7, 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 a 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 Michael Gagnon, Gagnon Walker Domes Ltd. re: Application to Amend the Official Plan and Zoning By-law - 1317675 Ontario Inc. - Glen Schnarr & Associates Inc. - File C04E05.032, to the Planning and Development Services Committee Meeting of June 7, 2021 be received; and,

4. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law - 1317675 Ontario Inc. - Glen Schnarr & Associates Inc. - File C04E05.032, to the Planning and Development Services Committee Meeting of June 7, 2021 be received:

1. Teresa Deygoo, Brampton resident, dated May 16, 2021

2. Jane Stafford, Brampton resident, dated May 18, 2021

3. Aly Khan, Brampton resident, dated May 31, 2021

4. Lenora Stante, Brampton resident, dated June 7, 2021

5. Michael Gagnon, Gagnon Walker Domes Professional Planners, dated June 7, 2021.

Carried

6. Public Delegations (5 minutes maximum)

6.1 Delegations re: **Application to Amend the Zoning By-law - Sukhman Raj - Corbett Land Strategies Inc. - File OZS-2021-0006**

Dealt with under Item 5.2 - Recommendation PDC076-2021

6.2 Delegations re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision - Dbrand Investments Corp. - Candevcon Ltd. - File OZS-2021-0005**

Dealt with under Item 5.7 - Recommendation PDC080-2021

6.3 Delegations re: **Application to Amend the Official Plan and Zoning By-law - Glen Schnarr & Associates Inc. - 2548859 Ontario Ltd. - 2571340 Ontario Ltd. - File OZS-2021-0009**

Dealt with under Item 5.6 - Recommendation PDC079-2021

6.4 Delegations re**: Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision - Korsiak Urban Planning - Jim and Luisa Mocon - File OZS-2020-0036**

Dealt with under Item 5.5 - Recommendation PDC078-2021

6.5 Delegations re: **Application to Amend the Official Plan and Zoning By-law - 1317675 Ontario Inc. - Glen Schnarr & Associates Inc. - File C04E05.032**

Dealt with under Item 5.9 - Recommendation PDC082-2021

6.6 Delegations re: **Application to Amend the Official Plan, Zoning By-law, and Draft Plan of Subdivision - Glen Schnarr & Associates Inc. - Peel Regional Police Association/Mattamy Homes (Brampton North) Ltd. - File OZS-2021-0012**

Dealt with under Item 5.8 - Recommendation PDC081-2021

6.7 Delegation from Hannah Bahmanpour, Davis Webb LLP, re: **Minutes - Brampton Heritage Board - May 18, 2021 - Recommendation HB020-2021**

Hannah Bahmanpour, Davis Webb LLP, on behalf of the owner of 11722 Mississauga Road, expressed thoughts, concerns and suggested amendments to Recommendation HB020-2021.

The following motion was considered:

PDC083-2021

That the delegation from Hannah Bahmanpour, Davis Webb LLP, re: Minutes - Brampton Heritage Board - May 18, 2021 - Recommendation HB020-2021, to the Planning and Development Committee meeting of June 7, 2021, be received.

Carried

Item 8.1 was brought forward at this time.

Committee consideration of the matter included consensus to amend Recommendation HB020-2021 as follows:

1) To permit removal of the silo;
2) To remove requirement to enter into an easement agreement; and
3) To remove requirement for 30 the per cent contingency and an itemized list of good repair;
By striking out Items 3a(i), (iii), (v), (vi), and (vii), 3c, and 4; and
By adding to 3d the wording “in so far as it applies to the farmhouse”;

The following motion was considered:

PDC084-2021

That the Minutes of Brampton Heritage Board Meeting of May 18, 2021, Recommendations HB018-2021 to HB019-2020 and HB021-2021 to HB026-2021, to the Planning and Development Committee Meeting of June 7, 2021, be approved, and, that HB020-2021 be amended as follows:

1) To permit removal of the silo;
2) To remove requirement to enter into an easement agreement; and
3) To remove requirement for 30 the per cent contingency and an itemized list of good repair;
By striking out Items 3a(i), (iii), (v), (vi), and (vii), 3c, and 4; and
By adding to 3d the wording “in so far as it applies to the farmhouse”; such that the recommendation shall now read as:

HB020-2021

1. That the delegation by Marcus Letourneau, Heritage Planning and Archaeology, Agent, to the Brampton Heritage Board meeting of May 18, 2021, re: Application to Demolish or Remove a Heritage Designated Property at 11722 Mississauga Road (Dolson House) - Ward 6 (HE.x 11722 Mississauga Road) be received;

2. That the report by Pascal Doucet, Heritage Planner, re: Application to Demolish or Remove a Building or Structure on a Designated Heritage Property and Authority to Enter into a Heritage Easement Agreement for 11722 Mississauga Road (Dolson Farm) – Ward 6 (HE.x 11722 Mississauga Road), to the Brampton Heritage Board Meeting of May 18, 2021, be received;

3. That the application for demolishing or removing a building or structure received for the demolition and removal of the barn, silo, one-storey bungalow style house, farm accessory building, garage, drive shed and storage shed at 11722 Mississauga Road as described in the Summary of Proposal and the Proposed Plan dated 2021-01-12 by LHC of the heritage permit application attached as Appendix B to this report be approved in accordance with section 34 of the Ontario Heritage Act, as amended (the “Act”), subject to the following conditions:

a. That prior to the issuance of any permit for the demolition or removal of the one-storey bungalow style house, barn, drive shed, storage shed, garage and/or farm accessory building on the property at 11722 Mississauga Road, including a heritage permit or a building permit, the owner shall:

~~i. Enter into a Heritage Easement Agreement for the property at 11722 Mississauga Road to conserve and protect the two-and-a-half-storey brick house (“Dolson Farmhouse”), in accordance with the appropriate conservation approach that will be informed by as-built and measured drawings and the final Structural Condition Assessment required in conditions 2.a.ii and 2.a.iii below;~~

ii. Provide a final Structural Condition Assessment of the Dolson Farmhouse by a qualified structural engineer and professional member in good standing of the Canadian Association of Heritage Professionals (CAHP) to the satisfaction of the Commissioner of Planning, Building and Economic Development;

~~iii. Provide a complete set of as-built and measured drawings of all elevations, floor plans, heritage building fabric, details and finishes of the Dolson Farmhouse to the satisfaction of the Commissioner of Planning, Building and Economic Development;~~

iv. Provide a complete Heritage Building Protection Plan for the Dolson Farmhouse in accordance with the City of Brampton Heritage Building Protection Plan Terms of Reference and satisfactory to the Commissioner of Planning, Building and Economic Development;

~~v. Provide a final itemized list of cost for the work required to bring the Dolson~~

~~Farmhouse in a state of good repair, to the satisfaction of the Commissioner of Planning, Building and Economic Development;~~
~~vi. Provide a Letter of Credit, including a 30% contingency, in a form and amount satisfactory to the Commissioner of Planning, Building and Economic Development to secure all work in the approve itemized list of cost for bringing the Dolson Farmhouse into a state of good repair; and~~
~~vii. Provide a complete application made in accordance with section 33 of the Act for the work required to bring the Dolson Farmhouse in a state of good repair.~~
b. That prior to the issuance of any permit for the demolition or removal of the barn on the property at 11722 Mississauga Road, including a heritage permit or a building permit, the owner shall:
i. Provide a final Salvage Plan for the heavy-timber frames and exterior wood cladding of the barn, to the satisfaction of the Commissioner of Planning, Building and Economic Development, and with terms that would allow for any salvageable material that would be needed for a capital project to be carefully dismantled and offered to the City at no cost to the municipality.
~~c. That the existing silo on the property at 11722 Mississauga Road be retained and maintained on the property;~~ and
d. That any documentation and information required in the conditions ~~2.a.ii, 2.a.iii, 2.a.iv, 2.a.v, and 2.b.i above~~ be prepared by qualified professionals and subject to peer review at the discretion of the Commissioner of Planning, Building and Economic Development in so far as it applies to the farmhouse; and
~~4. That the Commissioner of Planning, Building and Economic Development be authorized to enter into a Heritage Easement Agreement with the Owner for the property at 11722 Mississauga Road to secure the conservation and protection of the Dolson Farmhouse ("Heritage Easement Agreement"), with content satisfactory to the Director of City Planning & Design, and in a form approved by the City Solicitor or designate.~~

Carried

The recommendations were approved as follows:

HB018-2021
That the agenda for the Brampton Heritage Board meeting of May 18, 2021 be approved as amended, to add the following:
6.2. Delegation by Marcus Letourneau, Heritage Planning and Archaeology, Agent, re: Application to Demolish or Remove a Heritage Designated Property at 11722 Mississauga Road (Dolson House) - Ward 6 (HE.x 11722 Mississauga Road) (See Item 11.5)

HB019-2021
That the delegation by Keba Thomas, Brampton resident, to the Brampton

Heritage Board meeting of May 18, 2021, re: Heritage Spaces and Conservation Areas be received.

HB020-2021
1. That the delegation by Marcus Letourneau, Heritage Planning and Archaeology, Agent, to the Brampton Heritage Board meeting of May 18, 2021, re: Application to Demolish or Remove a Heritage Designated Property at 11722 Mississauga Road (Dolson House) - Ward 6 (HE.x 11722 Mississauga Road) be received;
2. That the report by Pascal Doucet, Heritage Planner, re: Application to Demolish or Remove a Building or Structure on a Designated Heritage Property and Authority to Enter into a Heritage Easement Agreement for 11722 Mississauga Road (Dolson Farm) – Ward 6 (HE.x 11722 Mississauga Road), to the Brampton Heritage Board Meeting of May 18, 2021, be received;
3. That the application for demolishing or removing a building or structure received for the demolition and removal of the barn, silo, one-storey bungalow style house, farm accessory building, garage, drive shed and storage shed at 11722 Mississauga Road as described in the Summary of Proposal and the Proposed Plan dated 2021-01-12 by LHC of the heritage permit application attached as Appendix B to this report be approved in accordance with section 34 of the Ontario Heritage Act, as amended (the “Act”), subject to the following conditions:
a. That prior to the issuance of any permit for the demolition or removal of the one-storey bungalow style house, barn, drive shed, storage shed, garage and/or farm accessory building on the property at 11722 Mississauga Road, including a heritage permit or a building permit, the owner shall:
i. Provide a final Structural Condition Assessment of the Dolson Farmhouse by a qualified structural engineer and professional member in good standing of the Canadian Association of Heritage Professionals (CAHP) to the satisfaction of the Commissioner of Planning, Building and Economic Development;

ii. Provide a complete Heritage Building Protection Plan for the Dolson Farmhouse in accordance with the City of Brampton Heritage Building Protection Plan Terms of Reference and satisfactory to the Commissioner of Planning, Building and Economic Development;

b. That prior to the issuance of any permit for the demolition or removal of the barn on the property at 11722 Mississauga Road, including a heritage permit or a building permit, the owner shall:
i. Provide a final Salvage Plan for the heavy-timber frames and exterior wood cladding of the barn, to the satisfaction of the Commissioner of Planning, Building and Economic Development, and with terms that would allow for any salvageable

material that would be needed for a capital project to be carefully dismantled and offered to the City at no cost to the municipality.

c. That any documentation and information required in the conditions be prepared by qualified professionals and subject to peer review at the discretion of the Commissioner of Planning, Building and Economic Development in so far as it applies to the farmhouse.

HB021-2021

1. That the report by Pascal Doucet, Heritage Planner, to the Brampton Heritage Board Meeting of May 18, 2021, re: Heritage Impact Assessment and Designation of the Heritage Property at 11687 Chinguacousy Road (Robert Hall House) – Ward 6 (HE.x 11687 Chinguacousy Road) be received;
2. That the Heritage Impact Assessment of the Robert Hall House at 11687 Chinguacousy Road, date-issued February 2021, prepared by AREA, Architects Rasch Eckler Associates Ltd., and attached as Appendix A to this report (the "HIA") be received and accepted to endorse, in principle, the proposed relocation, retention and restoration of the significant portions of the Robert Hall House.
3. That City Council state its intention to designate the property at 11687 Chinguacousy Road under Part IV, Section 29 of the Ontario Heritage Act, as amended (the "Act") in accordance with the Statement of Significance, reasons for designation and list of heritage attributes attached as Appendix B to this report;
4. That staff be authorized to publish and serve the Notice of Intention to designate 11687 Chinguacousy Road in accordance with the requirements of the Act;
5. That, in the event that no objections to the designation are received, a by-law be passed to designate the subject property;
6. 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
7. 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.

HB022-2021

That the report by Harsh Padhya, Heritage Planner, to the Brampton Heritage Board meeting of May 18, 2021, re: Extension of Heritage Permit No. 70 issued on March 20, 2019 for 11651 Bramalea Road, be received;
That the Heritage Permit application, previously approved, for the Conservation Work at 11651 Bramalea Rd. be extended and approved subject to the following

terms and conditions:
That the owner undertake all work substantially in accordance with the previously approved permit and in compliance with all applicable laws having jurisdiction and by retaining all necessary permits; and

That prior to the release of financial securities associated with the site plan application SP18-056.000 for 11651 Bramalea Rd., 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 & Design, Planning, Building & Economic Development Department.

HB023-2021

That the report from Harsh Padhya, Heritage Planner, dated May 5, 2021, to the Brampton Heritage Board Meeting of May 18, 2021, re: Heritage Permit Application and Designated Heritage Property Incentive Grant Application – 8 Wellington Street West – Ward 3 (HE.x 8 Wellington St W.) be received;
That the Heritage Permit application for 8 Wellington St. W. for the restoration and repair of entrance feature and stairs, masonry cleaning and repointing, be approved;
That the Designated Heritage Property Incentive Grant application for the restoration and repair of entrance feature and stairs, masonry cleaning and repointing for 8 Wellington St. W. be approved, to a maximum of $10,000.00, and;

4. The owner shall enter into a designated Heritage Property Incentive Grant Agreement with the City as provided in appendix C.

HB024-2021
1. That the report from Harsh Padhya, Heritage Planner, dated May 11, 2021, to the Brampton Heritage Board Meeting of May 18, 2021, re: Heritage Permit Application – 250 Main Street North – Ward 1 (HE.x 250 Main Street North) be received; and
2. That the Heritage Permit application for 250 Main Street North for the restoration of original wood windows on main floor, upper level and basement and repair of entrance door, be approved.

HB025-2021
1. That the report from Harsh Padhya, Heritage Planner, dated April 19, 2021, to the Brampton Heritage Board Meeting of May 18, 2021, re: Heritage Permit Application and Designated Heritage Property Incentive Grant Application – 38 Isabella St. – Ward 1 (HE.x 38 Isabella St.) be received;

2. That the Heritage Permit application for 38 Isabella St. for the restoration and repair of knee walls located on either side of the front entrance be approved;
3. That the Designated Heritage Property Incentive Grant application for the restoration and repair of kneewalls located on either side of the front entrance for 38 Isabella St. be approved, to a maximum of $10,000.00, and;
4. The owner shall enter into a designated Heritage Property Incentive Grant Agreement with the City as provided in appendix C.

HB026-2021
That Brampton Heritage Board do now adjourn to meet again on June 15, 2021.

6.8 Delegations re: **Application to Amend the Zoning By-law - Firth Avenue Development Group Inc. - D.J.K. Land Use Planning - File OZS-2020-0025**

Dan Kraszewski, D.J.K. Land Use Planning, expressed support for the subject recommendations.

The following motion was considered:

PDC085-2021

1. That the staff report re: **Application to Amend the Zoning By-law - Firth Avenue Development Group Inc. - D.J.K. Land Use Planning - File OZS-2020-0025**, to the Planning and Development Committee Meeting of June 7, 2021, be received,

2. That the Zoning By-law Amendment application submitted by D.J.K. Land Use Planning on behalf of Fifth Avenue Development Group, Ward 1, File: OZS-2020-0025, as revised, be approved, on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City's Official Plan, and for reasons set out in this Recommendation Report;

3. That it is determined that no further notice be given in respect of the proposal and that no further public meeting be held.

4. That notwithstanding the boundaries of the Development Charges Incentive Program (DCIP), the proposed development be eligible for the DCIP to support intensification and good planning within the Central Area;

5. That the amendment to the Zoning By-law, generally in accordance with Appendix 13 of the report be adopted;

6. That the delegation from Dan Kraszewski, D.J.K Land Use Planning, re: Application to Amend the Zoning By-law - Firth Avenue Development Group Inc. - D.J.K. Land Use Planning - File OZS-2020-0025, to the Planning and Development Committee Meeting of June 7, 2021, be received; and,

7. That the correspondence from Carmen Cassar, Brampton resident, dated June 3, 2021, re: Application to Amend the Zoning By-law - Firth Avenue Development Group Inc. - D.J.K. Land Use Planning - File OZS-2020-0025, to the Planning and Development Committee Meeting of June 7, 2021, be received.

Carried

7. Staff Presentations and Planning Reports

7.1 Staff presentation re: **Brampton Plan - Attainable and Supportive Housing & Arts and Cultural Heritage**

Staff provided a presentation on the Brampton Plan - Attainable and Supportive Housing, and Arts and Cultural Heritage discussion papers that included the following:

- overview and key areas
- selected recommendations
- strategic directions
- community engagement
- next steps and contact information

Item 7.2 was brought forward at this time.

The following motion was considered:

PDC086-2021

1. That the staff report re: Brampton Plan – Discussion Papers - Attainable and Supportive Housing & Arts and Cultural Heritage – City-wide, to the Planning and Development Committee Meeting of June 7, 2021, be received; and,

2. That the staff presentation re: Brampton Plan - Attainable and Supportive Housing & Arts and Cultural Heritage, to the Planning and Development Committee Meeting of June 7, 2021, be received.

Carried

7.2 Staff report re: **Brampton Plan - Discussion Papers - Attainable and Supportive Housing & Arts and Cultural Heritage - City-wide**

Dealt with under Item 7.1 - Recommendation PDC086-2021

7.3 ^Staff report re: **City-initiated Official Plan Amendment - Toronto Gore Density Policy Review Study**

PDC087-2021

1. That the staff report re: **City-initiated Official Plan Amendment – Toronto Gore Density Policy Review Study**, to the Planning and Development Committee Meeting of June 7, 2021, be received; and,

2. That the Official Plan Amendment attached hereto respectively as Appendix 2 be adopted, 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 Brampton's Official Plan for the reasons set out in the Planning Recommendation Report, May 13, 2021.

Carried

7.4 ^Staff report re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision - Gagnon Walker Domes Professional Planners - RG Consulting Inc. & Creditview Holdings Inc. - File OZS-2020-0007**

PDC088-2021

1. That the staff report re: **Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision - Gagnon Walker Domes Professional Planners - RG Consulting Inc. & Creditview Holdings Inc. - File OZS-2020-0007**, to the Planning and Development Committee Meeting of June 7, 2021 be received;

2. That the application to amend the Zoning By-law, and Proposed Draft Plan of Subdivision, submitted by Gagnon Walker Domes Professional Planners on behalf of RG Consulting Inc. & Creditview 11 Holdings Inc., Ward: 5, Files OZS-2020-0007 and 21T-20002B, be approved on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, and 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 amendments to the Zoning By-law, generally in accordance with the by-law attached as Appendix 10 of the report be adopted;

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

7.5 ^Staff report re**: Application to Amend the Zoning By-law - KLM Planning Partners Inc. - i2 Developments (Brampton) Inc. - File OZS-2020-0028**

PDC089-2021

1. That the staff report re: **Application to Amend the Zoning By-law - KLM Planning Partners Inc. - i2 Developments (Brampton) Inc. - File OZS-2020-0028**, to the Planning and Development Committee Meeting of June 7, 2021, be received;

2. That the Zoning By-law Amendment application submitted by KLM Planning Partners Inc. on behalf of i2 Developments (Brampton) Inc., Ward: 4, File: OZS-2020-0028, 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 it is determined that no further notice be given in respect of the proposal and that no further public meeting is to be held; and,

4. That the amendments to the Zoning By-law, generally in accordance with the attached Appendix 11 to the report be adopted.

Carried

7.6 Staff report re: **Application to Amend the Zoning By-law - Firth Avenue Development Group Inc. - D.J.K. Land Use Planning - File OZS-2020-0025**

Dealt with under Item 6.8 - Recommendation PDC085-2021

8. Committee Minutes

8.1 **Minutes - Brampton Heritage Board - May 18, 2021**

Dealt with under Item 6.7 - Recommendations PDC083-2021 and PDC084-2021

9. Other Business/New Business

9.1 Discussion at the request of Regional Councillor Fortini, re: **Unlimited Height and Density Policy in the City of Brampton**

The following motion was introduced with the operative clauses as follows:

"THEREFORE BE IT RESOLVED that Council for the City of Brampton directs staff to evaluate the merits of implementing unlimited height and density policies within the City of Brampton, including an evaluation as to whether staff recommend such policies to be applicable city-wide or scoped to a smaller geographic area.

FURTHER RESOLVED THAT staff bring forward any additional policies that could not only complement Council's direction to evaluate unlimited height and density policies, but also recommend alternative policies that could address Council's objectives;

AND FURTHER THAT staff report back to a Planning and Development Committee meeting in September, 2021 with recommendations for consideration by Council."

The following motion was considered:

PDC090-2021

WHEREAS the City of Brampton has consistently been one of the fastest growing communities in Canada;

AND WHEREAS access to attainable and affordable housing options is increasingly out of reach to many residents of Brampton;

AND WHEREAS the City of Brampton wishes to attract investment, provide more housing options to residents, expand the tax base and build a vibrant and sustainable city;

AND WHEREAS the rapidly rising costs of land and building materials is impacting the ability of developers to purchase, develop and make a reasonable return on investment;

AND WHEREAS unlimited height and density policies exist in some GTA municipalities;

THEREFORE BE IT RESOLVED that Council for the City of Brampton directs staff to evaluate the merits of implementing unlimited height and density policies within the City of Brampton, including an evaluation as to whether staff recommend such policies to be applicable city-wide or scoped to a smaller geographic area.

FURTHER RESOLVED THAT staff bring forward any additional policies that could not only complement Council's direction to evaluate unlimited height and density policies, but also recommend alternative policies that could address Council's objectives;

AND FURTHER THAT staff report back to a Planning and Development Committee meeting in September, 2021, with recommendations for consideration by Council.

Carried

10. Referred/Deferred Matters

Nil

11. Correspondence

11.1 Correspondence re: **Application to Amend the Official Plan and Zoning By-law - 1317675 Ontario Inc. - Glen Schnarr & Associates Inc. - File C04E05.032**

Dealt with under Item 5.9 - Recommendation PDC082-2021

11.2 Correspondence re: **Application to Amend the Official Plan and Zoning By-law - Glen Schnarr & Associates Inc. - TFP Maychin Developments Ltd. - File OZS-2021-0007**

This correspondence was withdrawn from the meeting agenda at the request of the Planning, Building and Economic Development Department and will be presented at the June 21, 2021, Planning and Development Committee Meeting.

See Item 5.3

11.3 ^Correspondence from Bryan Smith, President, Gravel Watch Ontario, dated May 18, 2021, re: **Comments on Provincial Consultation to Expand the Green Belt**

PDC091-2021

That the correspondence from Bryan Smith, President, Gravel Watch Ontario, dated May 18, 2021, re: **Comments on Provincial Consultation to Expand the Green Belt**, to the Planning and Development Committee Meeting of June 7, 2021, be received.

Carried

11.4 Correspondence re: **Application to Amend the Zoning By-law - Sukhman Raj - Corbett Land Strategies Inc. - File OZS-2021-0006**

Dealt with under Item 5.2 - Recommendation PDC076-2021

11.5 Correspondence re: **Application to Amend the Official Plan and Zoning By-law - Glen Schnarr & Associates Inc. - 2548859 Ontario Ltd. - 2571340 Ontario Ltd. - File OZS-2021-0009**

Dealt with under Item 5.6 - Recommendation PDC079-2021

11.6 Correspondence re**: City-Initiated Official Plan Amendment and Zoning By-law Amendment to Implement Additional Residential Units (Garden Suites) Regulations**

Dealt with under Item 5.1 - Recommendation PDC075-2021

11.7 Correspondence re: **Application to Amend the Official Plan, Zoning By-law, and Draft Plan of Subdivision - Glen Schnarr & Associates Inc. - Peel Regional Police Association/Mattamy Homes (Brampton North) Ltd. - File OZS-2021-0012**

Dealt with under Item 5.8 - Recommendation PDC081-2021

11.8 Correspondence re: **Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision - Korsiak Urban Planning - Jim and Luisa Mocon - File OZS-2020-0036**

Dealt with under Item 5.5 - Recommendation PDC078-2021

11.9 Correspondence re: **Application to Amend the Zoning By-law - Firth Avenue Development Group Inc. - D.J.K. Land Use Planning - File OZS-2020-0025**

Dealt with under Item 6.8 - Recommendation PDC085-2021

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:

PDC092-2021

That the Planning and Development Committee do now adjourn to meet again on Monday, June 21, 2021, at 7:00 p.m.

Carried

_____

Regional Councillor M. Medeiros, Chair