Minutes
Planning and Development Committee
The Corporation of the City of Brampton

Monday, October 5, 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:
Chief Administrative Officer, D. Barrick
R. Forward, Commissioner, Planning, Building and Economic Development
A. Parsons, Director, Planning, Building and Economic Development
R. Conard, Director, Building, and Chief Building Official
B. Bjerke, Director, Policy Planning
J. Humble, Manager, Land Use Planning
S. Ganesh, Manager, Development Services
E. Corazzola, Manager, Zoning and Sign By-law Services
J. Avbar, Manager, Enforcement and Property Standards
M. Michniak, Development Planner
H. Katyal, Development Planner
T. Sidhu, Development Planner
C. LaRota, Policy Planner
P. Fay, City Clerk
C. Gravlev, Deputy City Clerk
S. Danton, Legislative Coordinator

---

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 recessed at 8:27 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 Dhillon

Members absent during roll call: Councillor Singh

Councillor Singh joined the meeting at 7:06 p.m. – technical difficulties

2. Approval of Agenda

Prior to the start of Committee business, Alan Parsons, Director, Planning, Building and Economic Development, introduced and welcomed Steve Ganesh as a new manger in Development Services.

Steve Ganesh, Manager, Development Services provided a brief background of his work experience and expressed his enthusiasm to be a part of the Development Services team.

The following motion was considered:

PDC108-2020

That the Agenda for the Planning and Development Committee Meeting of October 5, 2020, be approved as amended as follows:

To add:

11.3-4. Correspondence from Michael Cara, Overland LLP, dated October 5, 2020, re: Item 7.3 – Implementing the Springbrook Settlement Area Tertiary Plan

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.

(7.1, 11.2)

Item 7.1, as revised, was added to Consent

5. Statutory Public Meeting Reports

5.1 Staff report re: Application to Amend the Official Plan, Zoning By-law, and Proposed Draft Plan of Subdivision (to permit 78 stacked townhouse units) – Your Home Developments (Ebenezer) Inc – Candevcon East Ltd. – File OZS-2020-0012 and 21T20004B

Mark Michniak, 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:

PDC109-2020

1. That the report re: **Application to Amend the Official Plan, Zoning By-Law, and Proposed Draft Plan of Subdivision (to permit 78 stacked townhouse units) – Your Home Developments (Ebenezer) Inc. – Candevcon East Limited – 4316 Ebenezer Road – Ward 8 – File OZS-2020-0012 and 21T-20004B**, to the Planning and Development Committee Meeting of October 5, 2020, be received;

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

3. That the following correspondence re: **Application to Amend the Official Plan, Zoning By-Law, and Proposed Draft Plan of Subdivision (to permit 78 stacked townhouse units) – Your Home Developments (Ebenezer) Inc.**

– Candevcon East Limited – 4316 Ebenezer Road – Ward 8 – File OZS-2020-0012 and 21T-20004B, to the Planning and Development Committee Meeting of October 5, 2020, be received:
1. Leana Jaswal, Brampton resident, dated September 15, 2020
2. Joti Jaswal, Brampton resident, dated September 15, 2020
3. Madanjit Jaswal, Brampton resident, dated September 15, 2020
4. Ivan Kralovic, Brampton resident, dated October 3, 2020

Carried

6. Public Delegations

6.1 Delegation from Jotvinder Sodhi, Sukhwinder Dhillon, Harinder Cheema and Sukjot Naroo, Home Owners Welfare Association, re: **Affordable Housing and Zoning Changes**

Jotvinder Sodhi, Home Owners Welfare Association, expressed his thoughts and opinions with respect to affordable housing and employment land zoning.

Committee noted that the City's Building Division and second unit inspectors adhere to a code of ethics and a high standard of professionalism; all complaints are taken seriously and investigated.

The following motion was considered:

PDC110-2020

That the delegation from Jotvinder Sodhi, Home Owners Welfare Association, re: **Affordable Housing and Zoning Changes**, to the Planning and Development Committee Meeting of October 5, 2020, be received.

Carried

6.2 Delegation from Phil and Joanne Sequeira, Brampton residents, re: **Shed Set-backs and Zoning**

Phil and Joanne Sequeira, Brampton residents, noted that they were served with a Notice to Comply with respect to the set-back of the shed in their rear yard. Although it does not meet the required 2-foot setback from property lines, they requested leave from the order as the shed was installed over 10 years ago, and consent from abutting neighbours was received.

In response to questions from Committee, staff noted the City's process for investigating Building Code and Property Standards matters. It was noted that the shed cannot be granted legal non-conforming status as the Zoning By-law

set-back requirements were established prior to its installation. The residents were encouraged to file a Committee of Adjustment application and staff noted that they will work with residents throughout the process to find a mutually agreeable solution.

The following motion was considered:

PDC111-2020

That the delegation from Phil and Joanne Sequeira, Brampton residents, re: **Shed Set-backs and Zoning**, to the Planning and Development Committee Meeting of October 5, 2020, be received.

Carried

7. Staff Presentations and Planning Reports

7.1 ^Staff report re: Application to Amend the Zoning By-law (to permit 44 townhouse units) – Mattamy (Brampton North) Homes Ltd. – Korsiak Urban Planning – File C04W14.010

PDC112-2020

1. That the staff report re: **Application to Amend the Zoning By-law (to permit 44 townhouse units) – Mattamy (Brampton North) Homes Ltd. – Korsiak Urban Planning – File C04W14.010**, to the Planning and Development Committee Meeting of October 5, 2020, be received;

2. That the Zoning By-law Amendment application submitted by Korsiak Urban Planning on behalf of Mattamy (Brampton North) Homes Ltd., Ward: 6, File: C04W14.010, 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 the Recommendation Report; and,

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

Carried

7.2 Staff report re: Application to Amend the Zoning By-law (to permit a Concrete Batching Plant) – 2487557 Ontario Inc. – Gagnon Walker Domes Ltd. – File OZS-2020-0002

The following motion was considered:

PDC113-2020

1. That the staff report re: **Application to Amend the Zoning By-law (to permit a Concrete Batching Plant) – 2487557 Ontario Inc. – Gagnon Walker Domes Ltd. – File OZS-2020-0002,** to the Planning and Development Services Meeting of October 5, 2020, be received;

2. That the Zoning By-law Amendment application submitted by Gagnon Walker Domes Ltd. on behalf of 2487557 Ontario Inc., Ward 8, File: OZS-2020-0002 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 the reasons set out in the Recommendation Report; and**,**

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

Carried

7.3 Staff report re: City-initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45 – Implementing the Springbrook Settlement Area Tertiary Plan

Committee acknowledged the correspondence from Michael Cara, Overland LLP, dated October 5, 2020, received at the beginning of the meeting and added to the agenda.

Committee noted future development plans for intensification and high order transit service along Queen Street. There was consensus to refer the matter back to staff for further consideration to ensure all opportunities for sustainable intensification along the Queen Street corridor within the subject lands are identified in the plan.

The following motion was considered:

PDC114-2020

That the staff report re: **City-initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45 - Implementing the Springbrook Settlement Area Tertiary Plan** and associated correspondence be **referred** back to staff for further consideration and a report back prior to the end of 2020.

A recorded vote was requested and the motion carried unanimously 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, Regional Councillor Dhillon,

Carried (10 to 0)

8. Committee Minutes – nil

9. Other Business/New Business – nil

10. Referred/Deferred Matters – nil

11. Correspondence

11.1 Correspondence re: Application to Amend the Official Plan, Zoning By-law and Draft Plan of Subdivision – Your Home Developments (Ebenezer) Inc. – Candevcon East Ltd. – 4316 Ebenezer Road – Ward 8 (File OZS-2020-0012):
1. Leana Jaswal, Brampton resident, dated September 15, 2020
2. Joti Jaswal, Brampton resident, dated September 15, 2020
3. Madanjit Jaswal, Brampton resident, dated September 15, 2020
4. Ivan Kralovic, Brampton resident, dated October 3, 2020

Dealt with under item 5.1 – Recommendation PDC109-2020

11.2 ^ Correspondence from Nando Iannicca, Regional Chair, Region of Peel, dated September 24, 2020, re: Comments of Proposed Amendment #1 and Land Needs Assessment Methodology for A Place to Grow: Growth Plan for the Greater Golden Horseshoe

PDC115-2020

That the correspondence from Nando Iannicca, Regional Chair, Region of Peel, dated September 24, 2020, re: **Comments of Proposed Amendment #1 and Land Needs Assessment Methodology for A Place to Grow: Growth Plan for the Greater Golden Horseshoe**, to the Planning and Development Committee Meeting of October 5, 2020, be received.

Carried

11.3 Correspondence re: City-initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45 - Implementing the Springbrook Settlement Area Tertiary Plan:
1. Colin Chung, Glen Schnarr & Associates Inc., dated October 1, 2020
2. James Holzapfel, Brampton resident, dated October 2, 2020, and October 5, 2020

3. Robert Walters, Weston Consulting, dated October 5, 2020
4. Michael Cara, Overland LLP, dated October 5, 2020

Dealt with under Item 7.3 – Recommendation PDC114-2020

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

14. Closed Session – nil

15. Adjournment

The following motion was considered:

PDC116-2020

That the Planning and Development Committee do now adjourn to meet again on Monday, October 26, 2020, at 1:00 p.m., or at the call of the Chair.

Carried

_____
Regional Councillor M. Medeiros, Chair