



## Minutes

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

**Monday, November 16, 2020**

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: D. Barrick, Chief Administrative Officer  
R. Forward, Commissioner Planning and Development Services  
A. Parsons, Director, Planning, Building and Economic Development  
B. Bjerke, Director, Policy Planning, Planning, Building and Economic Development  
J. Humble, Manager, Planning, Building and Economic Development  
S. Ganesh, Manager, Planning, Building and Economic Development  
D. VanderBerg, Manager, Planning, Building and Economic Development  
M. Gervais, Policy Planner, Planning, Building and Economic Development  
C. Caruso, Central Area Planner, Planning, Building and Economic Development  
S. Dykstra, Development Planner, Planning, Building and Economic Development  
K. Freeman, Development Planner, Planning, Building and Economic Development

K. Henderson, Development Planner, Planning, Building and Economic Development  
H. Katyal, Development Planner, Planning, Building and Economic Development  
J. Lee, Development Planner, Planning, Building and Economic Development  
M. Michniak, Development Planner, Planning, Building and Economic Development  
S. Akhtar, City Solicitor  
P. Fay, City Clerk  
C. Gravlev, Deputy City Clerk  
S. 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 9:10 p.m., reconvened at 9:20 p.m., and adjourned at 10:39 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 Singh, Councillor Dhillon

Members absent during roll call: nil

**2. Approval of Agenda**

The following motion was considered:

**PDC126-2020**

That the Agenda for the Planning and Development Committee Meeting of November 16, 2020, be approved as amended as follows:

To add:

9.1. Discussion at the request of Councillor Fortini, re: Development Charges

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.

**(8.1, 11.1)**

**(Items 7.1 and 7.2 were removed from 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 the development of a mix of dwellings) - Glen Schnarr & Associates Inc. - Georgian Mayfield Inc. - File OZS-2019-0014 & 21T-19023B

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.

Jason Afonso, Glen Schnarr & Associates Inc., presented the key design features including building materials and landscaping, and noted the policy framework guiding the application.

Items 6.2 and 11.2 were brought forward at this time.

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. Hoang Nguyen, Brampton resident
2. Rajeev Saini, Brampton resident
3. Jotvinder Sodhi, Brampton resident

4. Balihar Singh, Brampton resident
5. Sanket Radadia, Brampton resident

In response to questions of clarification from Committee, staff noted the following:

- the proposal includes upscale and high quality design features and building materials to ensure compatibility with the surrounding area
- the current land use designations allow for a variety of residential dwellings; an amendment to the Official Plan is required to permit the proposed apartment building
- the policies of the applicable legislation apply at the time the application is submitted
- the review of the application includes circulation to the Region of Peel
- a total of three petitions of objection have been received since March
- further enquiries will be provided to the area councillors directly so they may convey the information to interested residents

The following motion was considered:

**PDC127-2020**

1. That the staff report re: **Application to Amend the Official Plan, Zoning By-law, and Proposed Draft Plan of Subdivision (to permit the development of a mix of dwellings) - Glen Schnarr & Associates Inc. - Georgian Mayfield Inc. - File OZS-2019-0014 & 21T19023B** to the Planning and Development Committee Meeting of November 16, 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, Zoning By-law, and Proposed Draft Plan of Subdivision (to permit the development of a mix of dwellings) - Glen Schnarr & Associates Inc. - Georgian Mayfield Inc. - File OZS-2019-0014 & 21T19023B, to the Planning and Development Committee Meeting of November 16, 2020, be received:

1. Jason Afonso, Glen Schnarr & Associates Inc.
2. Hoang Nguyen, Brampton resident
3. Rajeev Saini, Brampton resident
4. Jotvinder Sodhi, Brampton resident
5. Balihar Singh, Brampton resident
6. Sanket Radadia, Brampton resident

4. That the following correspondence re: Application to Amend the Official Plan, Zoning By-law, and Proposed Draft Plan of Subdivision (to permit the development of a mix of dwellings) - Glen Schnarr & Associates Inc. - Georgian Mayfield Inc. - File OZS-2019-0014 & 21T19023B, to the Planning and Development Committee Meeting of November 16, 2020, be received:

1. Rajeev Saini, Brampton resident, dated October 24, 2020, including a petition of objection containing approximately 25 signatures
2. Rajeev Saini, Brampton resident, dated November 12, 2020, including a petition of objection containing approximately 488 signatures
3. Simran Deol, Brampton resident, dated March 20, 2020
4. Sanket Radadia, Brampton resident, dated March 20, 2020 and November 10, 2020
5. Shaminder Kahlon, Brampton resident, dated March 10, 2020
6. Sukh Dharni, Brampton resident, dated October 26, 2020
7. Sunny Dhillon, Brampton resident, dated March 22, 2020
8. Surjit Deol, Brampton resident, dated March 20, 2020
9. Vinayak Rajadhyaksha, Brampton resident, dated March 30, 2020
10. Dipak Zinzuwadia, Brampton resident, dated March 22, 2020
11. Hanish Chopra, Brampton resident, dated March 23, 2020
12. Harmanveer Brar, Brampton resident, dated November 9, 2020
13. Harminder Deol, Brampton resident, dated March 20, 2020
14. Joti Deol, Brampton resident, dated March 20, 2020

15. Jose and Denise Parada, Brampton residents, dated November 10, 2020
16. Jotvinder Sodhi, Brampton resident, dated August 29, 2020 and September 11, 2020
17. JP Dhillon, Brampton resident, dated March 22, 2020
18. Marco Marcante, Royal Pine Homes, dated April 1, 2020
19. Rajeev Saini, Brampton resident, dated August 18, 2020, August 30, 2020, September 1, 2020, September 11, 2020, October 24, 2020, October 26, 2020, and October 30, 2020
20. Rosie Kaur, Brampton resident, dated October 27, 2020
21. Yadwinder Dhanjal, Brampton resident, dated November 16, 2020

Carried

- 5.2 Staff report re: Application to Amend the Official Plan and Zoning By-law (to permit a mixed-use development) - Technoarch, Architects & Designers - Chatrath Holdings Inc. - File C03W06.008

Kevin Freeman, 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 Riley, SGL Planning & Design Inc., highlighted the proposed density and residential unit amendments.

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

The following motion was considered:

**PDC128-2020**

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law (to permit a mixed-use development) - Technoarch, Architects & Designers - Chatrath Holdings Inc. - File C03W06.008** to the Planning and Development Committee Meeting of November 16, 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.

Carried

- 5.3 Staff report re: Application to Amend the Zoning By-law (to permit a 9-storey apartment building with commercial uses at grade) - Glen Schnarr & Associates Inc. - G.C. Jain Investments Ltd. - File OZS-2020-0013

Kevin Freeman, 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.

Vanessa Develter, Glen Schnarr & Associates Inc., presented a summary of the application which included the current and proposed land use designations, proposed site plan, proposed building elevations, and tertiary plan details.

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

The following motion was considered:

**PDC129-2020**

1. That the staff report re: **Application to Amend the Zoning By-law (to permit a 9-storey apartment building with commercial uses at grade) - Glen Schnarr & Associates Inc. - G.C. Jain Investments Ltd. - File OZS-2020-0013** to the Planning and Development Committee Meeting of November 16, 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; and,

3. That the delegation from Vanessa Develter, Glen Schnarr & Associates Inc., re: Application to Amend the Zoning By-law (to permit a 9-storey apartment building with commercial uses at grade) - Glen Schnarr & Associates Inc. - G.C. Jain Investments Ltd. - File OZS-2020-0013, to the Planning and Development Committee Meeting of November 16, 2020, be received.

Carried

- 5.4 Staff report re: Application to Amend the Zoning By-law (to permit a 9-storey apartment building containing 82 units and 58 parking spaces) - Fifth Avenue Development Group Inc. - D.J.K. Land Use Planning - File OZS-2020-0025

Carmen Caruso, Central Area 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.

Item 11.3 was brought forward at this time.

The following motion was considered:

**PDC130-2020**

1. That staff report re: **Application to Amend the Zoning By-law (to permit a 9-storey apartment building containing 82 units and 58 parking spaces) - Fifth Avenue Development Group Inc. - D.J.K. Land Use Planning - File OZS-2020-0025**, to the Planning and Development Committee Meeting of November 16, 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; and,

3. That the following correspondence, re: Application to Amend the Zoning By-law (to permit a 9-storey apartment building containing 82 units and 58 parking spaces) - Fifth Avenue Development Group Inc. - D.J.K. Land Use Planning - File OZS-2020-0025, to the Planning and Development Committee Meeting of November 16, 2020, be received:



1. Steven and Judy Booth, Brampton residents, dated October 23, 2020
2. Judiane Lang, Brampton resident, dated October 22, 2020
3. Michelle Wheeler and Mark Atwell, Brampton residents, dated October 20, 2020
4. Bernard Casser, Brampton resident, dated October 29, 2020
5. Carol Amey, Brampton resident, dated November 1, 2020
6. Jackie Stapper, Brampton resident, dated October 13, 2020, and November 2, 2020
7. Cor Stapper, Brampton resident, dated November 2, 2020
8. Sherry Lennips, Brampton resident, dated October 27, 2020
9. Tina Sacchetti, Brampton resident, dated October 12, 2020
10. Darlene and David Loney, Brampton residents, dated November 4, 2020
11. Ana Canadinho DeLima, Brampton resident, dated November 10, 2020

Carried

- 5.5 Staff report re: Application to Amend the Zoning By-law (to permit truck parking and outdoor storage of tractor trailers as a temporary use) - 2538948 Ontario Inc. - Blackthorn Development Corp. - File OZS-2020-0024

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

Items 6.4 and 11.7 were brought forward at this time.

Rick Ainsley, Caledon resident, noted that he is a resident of Caledon and resides in close proximity to the subject lands. Mr. Ainsley expressed his thoughts and concerns with respect to the application and its potential negative environmental effects on the surrounding land and ground water.

Staff confirmed that the comprehensive evaluation of the proposal will include consultation with internal environmental staff, the Region of Peel and applicable conservation authorities.

The following motion was considered:

## PD131-2020

1. That the staff report re: **Application to Amend the Zoning By-law (to permit truck parking and outdoor storage of tractor trailers as a temporary use) - 2538948 Ontario Inc.- Blackthorn Development Corp. - File OZS-2020-0024**, to the Planning and Development Committee Meeting of November 16, 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; and,
3. That the delegation and correspondence dated November 16, 2020, from Rick Ainsley, Caledon resident, re: Application to Amend the Zoning By-law (to permit truck parking and outdoor storage of tractor trailers as a temporary use) - 2538948 Ontario Inc.- Blackthorn Development Corp. - File OZS-2020-0024, to the Planning and Development Committee Meeting of November 16, 2020, be received.

Carried

- 5.6 Staff report re: Application to Temporarily Amend the Zoning By-law (to permit additional retail/commercial uses) - 2644083 Ontario Inc. - Asternik International Corp. - File OZS-2020-0016

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.

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

Item 11.4 was brought forward at this time.

## PDC132-2020

1. That the staff report re: Staff report re: **Application to Temporarily Amend the Zoning By-law (to permit additional retail/commercial uses) - 2644083 Ontario Inc. - Asternik International Corp. - File OZS-2020-0016**, to the

Planning and Development Services Committee Meeting of November 16, 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; and,

3. That the correspondence from Charles Cheyne, Brampton resident, dated November 5, 2020, re: Staff report re: Application to Temporarily Amend the Zoning By-law (to permit additional retail/commercial uses) - 2644083 Ontario Inc. - Asternik International Corp. - File OZS-2020-0016, to the Planning and Development Committee Meeting of November 16, 2020, be received.

Carried

- 5.7 Staff report re: Proposed Draft Plan of Subdivision (to create a development block) - Madan Sharma - Kennedy Road Owners Group (KROG) - File OZS-2020-0020 and 21T-20007B

Jacqueline Lee, 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:

**PDC133-2020**

1. That staff report re: **Proposed Draft Plan of Subdivision (to create a development block) - Madan Sharma - Kennedy Road Owners Group (KROG) - File OZS-2020-0020 and 21T-20007B** to the Planning and Development Committee Meeting of November 26, 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.

**6. Public Delegations (5 minutes maximum)**

- 6.1 \*Delegation from Catherine Truong, Director of Development, RioCan Management, re: Application to Amend the Zoning By-law (to permit the redevelopment of the Shoppers World Mall) - SvN Architects + Planners - RioCan Management Inc. - File OZS-2019-0009

Catherine Truong, Director of Development, RioCan Management, provided a brief background on RioCan and an overview of the proposal.

Item 7.4 was brought forward at this time.

Committee discussion of the matter included:

- consideration for Hurontario LRT stop located along the property; integration into development plans
- inclusion of sustainable development features

The following motion was considered:

**PDC134-2020**

1. That the staff report re: **Application to Amend the Zoning By-law (to permit the redevelopment of the Shoppers World Mall) - SvN Architects + Planners - RioCan Management Inc. - File OZS-2019-0009**, to the Planning and Development Committee meeting of November 16, 2020, be received;
2. That the Zoning By-law Amendment application submitted by SvN Architects + Planners – RioCan Management Inc. 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;
3. That the amendment to the Zoning By-law generally in accordance with the attached Appendix 13 to 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; and,
5. That the delegation from Catherine Truong, Director of Development, RioCan Management, re: Application to Amend the Zoning By-law (to permit the

redevelopment of the Shoppers World Mall) - SvN Architects + Planners - RioCan Management Inc. - File OZS-2019-0009, to the Planning and Development Committee Meeting of November 16, 2020, be received.

Carried

- 6.2 Delegations re: Application to Amend the Official Plan, Zoning By-law, and Proposed Draft Plan of Subdivision (to permit the development of a mix of dwellings) - Glen Schnarr & Associates Inc. - Georgian Mayfield Inc. - File OZS-2019-0014 & 21T19023B:

Dealt with under Item 5.1 - Recommendation PDC127-2020

- 6.3 Delegation re: Application to Amend the Zoning By-law (to permit a 9-storey apartment building with commercial uses at grade) - Glen Schnarr & Associates Inc. - G.C. Jain Investments Ltd. - File OZS-2020-0013

Dealt with under Item 5.3 - Recommendation PDC129-2020

- 6.4 Delegation re: Application to Amend the Zoning By-law (to permit truck parking and outdoor storage of tractor trailers as a temporary use) - 2538948 Ontario Inc. - Blackthorn Development Corp. - File OZS-2020-0024

Dealt with under Item 5.5 - PDC131-2020

- 6.5 Delegations re: Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision (to develop approximately 20 single detached residential units and a parkette) - 2047189 Ontario Inc. - Candevcon Ltd. - File C07E12.015:

Nikki Gill, Brampton resident, noted the lack of green space in the area.

Jenny Gill, Brampton resident, expressed concern with the increasing traffic and stated there is insufficient parkland in the area.

Mishail Pawa, Brampton resident, requested more parklands in the area and noted the nearest park is too far away for children and seniors.

Item 7.2 was brought forward at this time.

Committee consideration of the matter included a suggestion that the proposed parkland is insufficient and does not meet the needs of the area residents.

Staff noted that the City has requested the maximum allowable amount of parkland from the applicant, as permitted under the *Planning Act*. Changing the proposed parkland lot lines would exceed the permitted amount.

The following motion was considered:

## **PDC135-2020**

1. That the staff report re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision (to develop approximately 20 single detached residential units and a parkette) - 2047189 Ontario Inc. - Candevcon Ltd. - File C07E12.015**, to the Planning and Development Committee Meeting of November 16th 2020, be received;
2. That the Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by Candevcon Limited. on behalf of 2047189 Ontario Inc., File: C07E12.015 and 21T-18006B, be approved, on the basis that they represent good planning, including that they are consistent with the Provincial Policy Statement, conform 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 this recommendation report;
3. That the amendments to the Zoning By-law, generally in accordance with the attached Appendix 11 to this report be adopted;
4. That no further notice or public meeting be required for the attached Zoning Bylaw Amendment pursuant to Section 34(17) of the Planning Act, R.S.O. c.P. 13, as amended.
5. That the following delegations re: Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision (to develop approximately 20 single detached residential units and a parkette) - 2047189 Ontario Inc. - Candevcon Ltd. - File C07E12.015, to the Planning and Development Committee Meeting of November 16, 2020, be received:
  1. Nikki Gill, Brampton resident
  2. Jenny Gill, Brampton resident
  3. Mishail Pawa, Brampton resident
6. That the correspondence from Jasmer Grewal, Brampton resident, dated November 10, 2020, re: Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision (to develop approximately 20 single detached residential units and a parkette) - 2047189 Ontario Inc. - Candevcon Ltd. - File C07E12.015, to the Planning and Development Committee Meeting of November 16, 2020, be received.

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

Yea (8): Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Santos , Regional Councillor Vicente, City Councillor Whillans, Regional Councillor Palleschi, City Councillor Bowman, and City Councillor Williams

Nay (2): City Councillor Singh, and Regional Councillor Dhillon

Carried (8 to 2)

- 6.6 Delegation re: Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision (to permit a residential community) - 2128743 Ontario Inc. - Weston Consulting Group Inc. -File C03W15.008:

Tom Baskerville, Coscorp Wanless Inc., noted that changes to the proposal have been made to address concerns raised by the City and the Region of Peel, including road alignment. Traffic studies support the development, and the proposal includes increased landscaping and a buffer.

Committee consideration of the matter included consensus to amend the motion with the addition of the following clauses:

"That the application be permitted a right of way in on the west side, and the right of way out on the east side of the development, and,

That the developer be requested to work with staff and that staff be requested to work with the developer as expeditiously as possible on the site plan agreement"

The following motion was considered:

**PDC136-2020**

1. That the staff report re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision (to permit a residential community) - 2128743 Ontario Inc. - Weston Consulting Group Inc. - File C03W15.00**, to the Planning and Development Committee Meeting of November 16, 2020, be received;
2. That the Zoning By-law Amendment be approved, on the basis that it represents good planning, including that it is generally 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 Planning Recommendation Report subject to the recommended holding provisions, dated October 23, 2020;

3. That the application be permitted a right of way in on the west side, and the right of way out on the east side of the development, and,
4. That the developer be requested to work with staff and that staff be requested to work with the developer as expeditiously as possible on the site plan agreement;
5. That the amendments to the Zoning By-law, generally in accordance with the attached Appendix 11 to the report be adopted.
6. That the delegation from Tom Baskerville, Coscorp Wanless Inc., re: Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision (to permit a residential community) - 2128743 Ontario Inc. - Weston Consulting Group Inc. -File C03W15.008, to the Planning and Development Committee Meeting of November 16, 2020, be received.
7. That the correspondence from Arthur Abelha, Brampton resident, dated November 13, 2020, re: Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision (to permit a residential community) - 2128743 Ontario Inc. - Weston Consulting Group Inc. - File C03W15.00, to the Planning and Development Committee Meeting of November 16, 2020, be received.

Carried

## **7. Staff Presentations and Planning Reports**

### **7.1 Staff report re: City-initiated Zoning By-law Amendments to Modernize Parking Standards**

Item 11.8 was brought forward at this time.

Committee discussion of the matter included:

- a reduction in parking requirements at senior and long term care homes will inconvenience visitors and care givers
- removal of parking requirements in high density areas, transit corridors and the central area will encourage active transportation, increase transit ridership, and may contribute to the creation of more affordable dwelling units; the market can decide what are ideal parking provisions
- An amendment was introduced to amend Recommendation 2 to add the following to the end of the recommendation: "...subject to the seniors visitor parking standard being maintained at 0.25 instead of changed to 0.20."



- consensus to refer the matter and correspondence to back to staff for further consideration of elimination of parking requirements in areas with high density, transit corridors and central area, and long-term care parking considerations

The following motion was considered:

### **PDC137-2020**

That the staff report and correspondence from Marisa Keating, Cassels Brock & Blackwell LLP, dated November 16, 2020, re: **City-initiated Zoning By-law Amendments to Modernize Parking Standards** be **referred** back to staff for further consideration, including the elimination of parking requirements in areas with high density, along transit corridors and within the central area, and long-term care parking considerations.

Carried

- 7.2 Staff report re: Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision (to develop approximately 20 single detached residential units and a parkette) - 2047189 Ontario Inc. - Candevcon Ltd. - File C07E12.015

Dealt with under Item 6.5 - Recommendation PDC135-2020

- 7.3 Staff report re: Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision (to permit a residential community) - 2128743 Ontario Inc. - Weston Consulting Group Inc. - File C03W15.008

Dealt with under Item 6.6 - Recommendation PDC136-2020

- 7.4 Staff report re: Application to Amend the Zoning By-law (to permit the redevelopment of the Shoppers World Mall) - SvN Architects + Planners - RioCan Management Inc. - File OZS-2019-0009

Dealt with under Item 6.1 - Recommendation PDC134-2020

## **8. Committee Minutes**

- 8.1 ^Minutes - Cycling Advisory Committee - October 20, 2020

### **PDC138-2020**

That the Minutes of the Cycling Advisory Committee Meeting of October 20, 2020, Recommendations CYC006-2020 to CYC016-2020, to the Planning and

Development Committee Meeting of November 16, 2020, be approved as published and circulated.

The recommendations were approved as follows:

**CYC006-2020**

That the agenda for the Cycling Advisory Committee Meeting of October 20, 2020, be approved, as amended to add the following item:

To Add:

7.6. Verbal Update by Stephen Laidlaw, Co-chair, re: Kevin Montgomery's Resignation from the Transit Advisory Committee as the representative for the Cycling Advisory Committee.

**CYC007-2020**

That the delegation from Richard Williams, Brampton Resident, to the Cycling Advisory Committee Meeting of October 20, 2020, re: "Tour de Bramp" Cycling Event be received.

**CYC008-2020**

That the verbal update from Nelson Cadete, Project Manager, Active Transportation, to the Cycling Advisory Committee Meeting of October 20, 2020, re: Implementation of Active Transportation Infrastructure within the City Road Allowance be received.

**CYC009-2020**

That Rani Gill and Pauline Thornham be appointed Co-Chairs of the Cycling Advisory Committee to commence at the next Cycling Advisory Committee meeting on December 15, 2020.

**CYC010-2020**

That the discussion item listed on the agenda for the Cycling Advisory Committee Meeting of October 20, 2020, re: **Williams Parkway Project Status**, be deferred for discussion to the December 15, 2020 Cycling Advisory Committee meeting.

**CYC011-2020**

That the discussion item listed on the agenda for the Cycling Advisory Committee Meeting of October 20, 2020, re: **Community Energy and Emissions Reduction Plan**, be deferred for discussion to the December 15, 2020 Cycling Advisory Committee meeting.

### **CYC012-2020**

That the discussion item listed on the agenda for the Cycling Advisory Committee Meeting of October 20, 2020, re: **Vodden Street Report and Clarification of Bike Lanes**, be deferred for discussion to the December 15, 2020 Cycling Advisory Committee meeting.

### **CYC013-2020**

That the discussion item listed on the agenda for the Cycling Advisory Committee Meeting of October 20, 2020, re: Seasonal Summary of Subcommittee Meetings During Pandemic Period, be deferred for discussion to the December 15, 2020 Cycling Advisory Committee meeting.

### **CYC014-2020**

1. That the verbal advisory from Stephen Laidlaw, Co-Chair, to the Cycling Advisory Committee Meeting of October 20, 2020, re: Resignation of Kevin Montgomery, from the Transit Advisory Committee as the Cycling Advisory Committee Representative be received;
2. That the resignations of Kevin Montgomery, Co-Chair, from the Transit Advisory Committee as the Cycling Advisory Committee Representative be accepted; and,
3. That Alina Grzejszczak, Committee Member, be selected to be the representative on the Transit Advisory Committee.

### **CYC015-2020**

1. That the correspondence from Alex Taranu, Senior Advisor, Design, Environment and Development Engineering, Public Works, to the Cycling Advisory Committee Meeting of October 20, 2020, re: Riverwalk Urban Design Master Plan - Community Liaison Request For Interest be received; and,
2. That Rani Gill, Committee Member, be selected to be the representative on the Community Liaison Committee.

### **CYC016-2020**

That the Brampton Cycling Advisory Committee do now adjourn to meet again on Tuesday, December 15, 2020 at 5:00 p.m., or at the call of the Chair.

Carried

## **9. Other Business/New Business**

## 9.1 Discussion at the request of Councillor Fortini re: Development Charges

Committee discussion on the matter included the following:

- creation of an incentive program for high-rise office development
- waiving the City's development charges; budget impact, recovery through property taxes, and timeframe
- classification and criteria of high-rise developments
- Central Area Community Improvement Plan and Housing Strategy; incentives to encourage and expedite construction

The following motion was considered:

### **PDC139-2020**

That staff explore the opportunity of waiving the City's development charge (DC) portion, either full amount or a portion of DCs depending when construction occurs (i.e. three, five or seven years), for high-rise developments across the City and report back to the Planning and Development Committee with the financial implications in Q1 of 2021, or in the context of budget deliberations if possible;

That staff undertake a review of the current Central Area CIP and Housing Strategy:

1. to potentially offer financial and non-financial incentives that would expedite the construction of residential development and offer an array of housing tenure along transit corridors city-wide;
2. to ensure residential, commercial, and office development occurs in a timely manner, all financial and non-financial incentives should have a specific timeframe prescribed (i.e. three years); and
3. for staff to report back to the Planning and Development Committee within Q1 of 2021 with their findings.

Carried

## 10. Referred/Deferred Matters

### 11. Correspondence

- 11.1 ^Correspondence from Todd Coles, City Clerk, City of Vaughan, dated October 20, 2020, re: GTA West Transportation Corridor - Update and Announcement of Preferred Route

## **PDC140-2020**

That the correspondence from Todd Coles, City Clerk, City of Vaughan, dated October 20, 2020, re: **GTA West Transportation Corridor - Update and Announcement of Preferred Route**, to the Planning and Development Committee Meeting of November 16, 2020, be received.

Carried

- 11.2 Correspondence re: Application to Amend the Official Plan, Zoning By-law, and Proposed Draft Plan of Subdivision (to permit the development of a mix of dwellings) - Glen Schnarr & Associates Inc. - Georgian Mayfield Inc. - File OZS-2019-0014

Dealt with under Item 5.1 - Recommendation PDC127-2020

- 11.3 Correspondence re: Application to Amend the Zoning By-law (to permit a 9-storey apartment building containing 82 units and 130 parking spaces) - Fifth Avenue Development Group Inc. - D.J.K. Land Use Planning - File OZS-2020-0025

Dealt with under Item 5.4 - Recommendation PDC130-2020

- 11.4 Correspondence from Charles Cheyne, Brampton resident, dated November 5, 2020, re: Application to Amend the Zoning By-law - 2644083 Ontario Inc. - Asternik International Corp. - File OZS-2020-0016

Dealt with under Item 5.6 - Recommendation PDC132-2020

- 11.5 \*Correspondence re: Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision (to develop approximately 20 single detached residential units and a parkette) - 2047189 Ontario Inc. - Candevcon Ltd. - File C07E12.015

Dealt with under Item 6.5 - Recommendation PDC135-2020

- 11.6 Correspondence re: Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision (to permit a residential community) - 2128743 Ontario Inc. - Weston Consulting Group Inc. - File C03W15.008:

Dealt with under Item 6.6 - Recommendation PDC136-2020

- 11.7 Correspondence re: Application to Amend the Zoning By-law (to permit truck parking and outdoor storage of tractor trailers as a temporary use) - 2538948 Ontario Inc. - Blackthorn Development Corp. - File OZS-2020-0024:

Dealt with under Item 5.5 - Recommendation PDC131-2020

- 11.8 Correspondence from Marisa Keating, Cassels Brock & Blackwell LLP, dated November 16, 2020, re: City-initiated Zoning By-law Amendments to Modernize Parking Standards

Dealt with under Item 7.1 - Recommendation PDC137-2020

**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 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:

**PDC142-2020**

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

Carried

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Regional Councillor M. Medeiros, Chair