



## Minutes

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

**Monday, October 21, 2024**

- Members Present: Regional Councillor M. Palleschi - Wards 2 and 6  
Deputy Mayor H. Singh - Wards 9 and 10  
Regional Councillor R. Santos - Wards 1 and 5  
Regional Councillor P. Vicente - Wards 1 and 5  
Regional Councillor N. Kaur Brar - Wards 2 and 6  
Regional Councillor D. Keenan - Wards 3 and 4  
Regional Councillor M. Medeiros - Wards 3 and 4  
Regional Councillor P. Fortini - Wards 7 and 8  
Regional Councillor G. Toor - Wards 9 and 10  
City Councillor R. Power - Wards 7 and 8
- Staff Present: Steve Ganesh, Commissioner, Planning Building and Growth Management  
Andria Oliveira, Director, Downtown Revitalization  
Allan Parsons, Director, Development Services  
Henrik Zbogor, Director, Integrated City Planning  
Nelson Cadete, Manager, Transportation Planning  
Carolyn Crozier, Manager, Development Services  
David Vanderberg, Manager, Planning Building and Economic Development  
Genevieve Scharback, City Clerk  
Charlotte Gravlev, Deputy City Clerk  
Gagandeep Jaswal, Acting Legislative Coordinator

---

#### 1. **Call to Order**

The meeting was called to order at 1:00 p.m. and adjourned at 2:17 p.m.

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

Members present during roll call: Regional Councillor Palleschi (Chair), Deputy Mayor Singh, Regional Councillor Santos, Regional Councillor Vicente, Regional Councillor Brar, Regional Councillor Keenan, Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Toor, and City Councillor Power.

Members absent during roll call: Mayor Brown (ex officio).

**2. Approval of Agenda**

**PDC180-2024**

That the agenda for the Planning and Development Committee Meeting of October 21, 2024, be approved, as amended, as follows:

**To add**

Item 9.1: Discussion Item at the Request of Regional Councillor Santos, re: Proposed Provincial Legislation Respecting Provincial Approval for New Bike Lanes that Reduce Lanes of Vehicle Traffic

Item 9.2: Discussion Item at the Request of Regional Councillor Brar, re: Bicycle Lanes

**To refer** the following item back to staff:

Item 7.3: Staff Report re: Building Improvement Grant Application, 3 Chapel Street, Ward 3, File: BFIP-2023-0006

Carried

Note: Later in the meeting, on a two-thirds majority vote to re-open the question, the agenda was re-opened and Item 9.2 was added under Approval of Agenda and dealt with during the meeting.

**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.

(7.2, 8.1, and 11.1)

The following motion was considered:

**PDC181-2024**

That the following items to the Planning and Development Committee Meeting of October 21, 2024, be approved as part of Consent:

7.2, 8.1, and 11.1

Carried

**5. Statutory Public Meeting Reports**

Nil

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

**6.1 Delegation from Daniel Segal, Segal Construction**

Registered delegate, Daniel Segal, Segal Construction, addressed Committee and presented a development proposal for attainable housing to address housing concerns in the City of Brampton.

Committee requested staff to contact the delegate and further discuss the proposal.

The following motion was considered:

**PDC182-2024**

That the delegation from **Daniel Segal, Segal Construction**, to the Planning and Development Committee Meeting of October 21, 2024, be received.

Carried

**6.2 Delegation re: 2024 Fee Changes for Development Applications (Tariff of Fees By-law with Respect to Planning and other Municipal Applications – By-law 85-96, as amended)**

Item 7.4 was brought forward and dealt with at this time. Related Item 11.1 was approved under the Consent Approval.

Peter Simcisko, Watson and Associates Economists Ltd, presented an overview of the planning application fees review that included a brief introduction, legislative context and activity-based costing methodology, costs and cost recovery levels, fee structure options, calculated annual revenues by option, and other matters.

In response to questions of clarification from Committee, the delegate provided details with regard to the Committee of Adjustment applications, noting the gap in cost recovery.

Committee directed staff to further review Committee of Adjustment application fees, due to the cost recovery gap, and report back to Council thereon.

The following motion was considered:

**PDC183-2024**

1. That the report from Carolyn Crozier, Carolyn Crozier, Strategic Leader, Project Management, to the Planning and Development Committee Meeting of October 21, 2024, re: **2024 Fee Changes for Development Applications (Tariff of Fees By-law with Respect to Planning and other Municipal Applications – By-law 85-96, as amended)**, be received;
2. That staff be directed to undertake a review of fees associated with Committee of Adjustment applications and **report back** to Council thereon.
3. That Schedule A to the Tariff of Fees By-law with respect to Planning and Other Municipal Applications By-law 85-96, as amended, be amended to reflect the fee changes as set out in Attachment A of this report, to be effective following Council ratification for November 1, 2024; and
4. That the delegation from Peter Simcisko, Watson and Associates Economists Ltd., re: 2024 Fee Changes for Development Applications (Tariff of Fees By-law with Respect to Planning and other Municipal Applications – By-law 85-96, as amended) to the Planning and Development Committee Meeting of October 21, 2024, be received.

Carried

**7. Staff Presentations and Planning Reports**

**7.1 Staff Report re: Residential Driveway Size Standards Review**

David VanderBerg, Manager, Development Services, presented an overview of the subject report that included background information, intended outcomes, current driveway size standards, proposed geography for new standards, proposed new standards, coordination with zoning by-law review, current administration of driveways, potential new permit program, and other administrative recommendations.

Committee requested staff to engage contractors with respect to the proposed changes.

In response to questions of clarification from Committee, staff advised that the proposed changes would affect Ward 10 in regard to the potential implementation of a permit program requiring driveway construction approvals prior to work being done. Staff commented that the aim of the proposed changes is to increase compliance with the Zoning By-law and encourage minor variance approvals prior to beginning work.

In response to direction from Committee to investigate the potential of allowing for temporary approvals by the Committee of Adjustment where applicable, staff noted that this may result in additional administrative burden. Staff suggested potentially increasing fees for applications submitted after driveway alteration.

Staff provided details with respect to public engagement objectives and the parameters of the report recommendations.

Regional Councillor Fortini noted potential drainage concerns.

The following motion was considered:

**PDC184-2024**

1. That the report from David VanderBerg, Manager, Development Services, to the Planning and Development Committee Meeting of October 21, 2024, re: **Residential Driveway Size Standards Review**, be received;
2. That the presentation from David VanderBerg, Manager, Development Services, to the Planning and Development Committee Meeting of October 21, 2024, re: **Residential Driveway Size Standards Review**, be received;
3. That staff be directed to proceed to a public meeting with a Zoning By-law Amendment that provides updated regulations that:
  - I. Reduce the permitted maximum widths and establishes a maximum permitted area for residential driveways in mature neighbourhoods; and
  - II. Adds a schedule to the Zoning By-law identifying the boundaries of the area of the City subject to the new standards as depicted in Attachment 2 to this report.
4. That staff be directed to **report back** to Planning and Development Committee with:

- I. A work plan, including details on financial and staffing implications, to be used in considering whether to implement a potential new City-wide permitting program for residential driveways such that a permit is required anytime a property owner increases the size of their driveway;
- II. Recommendations on enhancing education efforts on driveway size requirements and permitting processes;
- III. A review of linkages with other City programs that can be used to help improve compliance with driveway zoning standards; and
- IV. Exploration of opportunities to encourage the use of permeable paving for driveways.

Carried

7.2 Staff Report re: Potential Zoning Permissions for the Use of Outdoor In-Ground Waste Bins (i.e. Molok brand bins) for Restaurant (Organic) Waste, In Lieu of Indoor Climate-Controlled Rooms

The following motion was approved on consent:

**PDC185-2024**

1. That the report from Charles Ng, Planner, Development Services, to the Planning and Development Committee Meeting of October 21, 2024, re: **Potential Zoning Permissions for the Use of Outdoor In-Ground Waste Bins (i.e. Molok brand bins) for Restaurant (Organic) Waste, In Lieu of Indoor Climate-Controlled Rooms**, be received; and
2. That staff be directed to develop Zoning By-law performance standards for in-ground waste storage units and incorporate those performance standards through the City's Comprehensive Zoning By-law Review.

Carried

7.3 Staff Report re: Building Improvement Grant Application, 3 Chapel Street, Ward 3, File: BFIP-2023-0006

**Referred under Item Approval of Agenda – Recommendation PDC180-2024**

7.4 Staff Report re: 2024 Fee Changes for Development Applications (Tariff of Fees By-law with Respect to Planning and other Municipal Applications – By-law 85-96, as amended)

## **Dealt with under Item 6.2 - Recommendation PDC183-2024**

### **8. Committee Minutes**

#### **8.1 Summary of Recommendations - Brampton Heritage Board - Special Meeting - October 2, 2024**

The following motion was approved on consent:

#### **PDC186-2024**

That the Summary of Recommendations of the Special Brampton Heritage Board meeting of October 2, 2024, Recommendations HB033-2024 - HB040-2024, to the Planning and Development Committee Meeting of October 21, 2024, be approved as published and circulated.

The recommendations were approved as follows:

#### **HB033-2024**

That the agenda for the Special Brampton Heritage Board meeting of October 2, 2024 be approved as published and circulated.

#### **HB034-2024**

1. That the report from Arpita Jambekar, Heritage Planner, Integrated City Planning, to the Special Brampton Heritage Board meeting of October 2, 2024, re: **Heritage Impact Assessment, 18 River Road – Ward 6**, be received;
2. That the Heritage Impact Assessment Report for 18 River Road, prepared by LHC Heritage Planning & Archaeology Inc, dated October, 2023 be deemed complete;
3. That, based on the recommendation of the HIA, Option 1 for the proposed severance (as described in this report) be selected as the preferred alternative; and,
4. That staff initiate the Heritage Designation process for the property, per HIA finding that it meets criteria 1 and 4 of the Ontario Regulation 9/06 and is eligible for designation under Section 29 Part IV of the Ontario Heritage Act.

#### **HB035-2024**

1. That the report from Arpita Jambekar, Heritage Planner, Integrated City Planning to the Special Brampton Heritage Board meeting of October 2,

2024, re: **Heritage Impact Assessment, 12 Rosegarden Drive Ward 10**, dated January 2024 be received;

2. That the Heritage Impact Assessment Report for 12 Rosegarden Drive, prepared by ATA Architects Inc., dated January 2024 be deemed complete; and,
3. That the following recommendations as per the Heritage Impact Assessment by ATA Architects Inc. be followed:
  - i. As a result of a fire at 12 Rosegarden Drive in 2023, which has rendered the building unsafe and made it impossible to salvage or restore, the building must be demolished;
  - ii. A Commemoration of the property should be erected and placed in Gladstone Shaw Park, immediately west of the property. A Commemoration Plan to guide the commemorative strategy is required to be submitted and must adhere to the city's new Terms of Reference for Commemoration Plans.

#### **HB036-2024**

1. That the report from Arpita Jambekar, Heritage Planner, Integrated City Planning, to the Special Brampton Heritage Board meeting of October 2, 2024, re: **Heritage Impact Assessment for proposed development at 8525 Mississauga Road– Ward 4**, be received;
2. That the Heritage Impact Assessment Report for the proposed Kaneff Subdivision on Part of the Lionhead Golf Club & Conference Centre Lands, 8525 Mississauga Road, prepared by Paul Dilse, Heritage Planning Consultant, dated June 28, 2023 be deemed complete;
3. That the following recommendations per the Heritage Impact Assessment be included in 2023 Kaneff's Draft Plan of Subdivision:
  - i. Measures including natural or human-made deterrents to movement of people from the proposed park in Block 72 across the buffer and up the hill into the camp should be explored. A Landscape architect should be involved to choose the planting of native thorny shrub roses along the southern edge of the buffer to impede movement and design an eight-foot high chain link fence on which native Ontario vines can be grown where the turning circle and eventual alignment of Street A come close to the camp's southwest corner. Under the direction of a landscape architect, the buffer itself should be planted with native



species to the southern latitudes of the Province to develop into a screen of vegetation as dense as the forest behind.

- ii. For apartment buildings rising above the highest point of land in Camp Naivelt, measures should be explored to soften the impression of their height on the skyline. Opportunities like green roofs, terraced elevations and curvilinear profiles should be explored to design cluster of point towers that would have lesser effect on the skyline than slab towers with larger floor plates. Floors above the camp's highest elevation could be clad in bird-friendly materials that resemble in color the pale blue or light gray shades of typical southern Ontario sky. Nighttime illumination of mechanical penthouses should be minimized; and,
4. That a historical interpretation on-site is recommended which involves following implementation recommendations:
    - i. Mounting site interpretation map of Eldorado Park and vicinity;
    - ii. Creation of a web page and an app on the cultural history of the Credit River Valley at Eldorado Park.

#### **HB037-2024**

1. That the report from Tom Tran, Heritage Planner, Integrated City Planning to the Special Brampton Heritage Board meeting of October 2, 2024, re: **Heritage Impact Assessment and Addendum, 11185 Airport Road – Ward 10**, be received;
2. That the following recommendations of the Heritage Impact Assessment prepared by Golder Associates dated October 21, 2021 be received:
  - i. The property is determined to have met four of nine criteria of O. Reg. 9/06 in design/physical value, historical/associative and contextual value, and therefore has cultural heritage value or interest (CHVI) and is worthy of Designation under Part IV of the Ontario Heritage Act;
3. That the following recommendation from the HIA addendum dated August 2024 be received:
  - i. The preferred option to facilitate relocation and rehabilitation of the Sargent Farmhouse as a residence on a new lot in the subdivision is Option 2;

4. That the following recommendation as per the Heritage Impact Assessment Addendum by WSP dated August 8, 2024 be received and followed:
  - i. Option 2: Disassembly of the Sargent Farmhouse and recreation of the front façade and west façade using salvaged brick as a cladding on a new larger dwelling;
5. That a Heritage Conservation Plan, Documentation & Salvage Report and Commemoration Plan be prepared according to the City's Terms of Reference as conditions of the Draft Plan Approval and prior to issuance of the Demolition Permit; and,
6. That a Heritage Delisting Report be presented for the Board's acceptance prior to the issuance of the Demolition Permit for 11185 Airport Road.

#### **HB038-2024**

1. That the report from Arpita Jambekar, Heritage Planner, Integrated City Planning, to the Special Brampton Heritage Board meeting of October 2, 2024, re: **Heritage Permit Application for 7 & 9 Wellington Street E – Ward 3**, be received; and,
2. That the Heritage Permit application for 7 & 9 Wellington Street E for repairs to the heritage stone wall, Building 9 (Jail) window replacement and other miscellaneous site improvements at Peel Museum & Archives, be approved.

#### **HB039-2024**

1. That the report from Arpita Jambekar, Heritage Planner, Integrated City Planning, to the Special Brampton Heritage Board Meeting of October 2, 2024, re: **Repeal of Heritage Designation for 8990 McLaughlin Road South- Ward 4**, be received;
2. That the recommendation to begin the process to repeal the designation by-law for the property be approved;
3. That the staff be authorized to publish and serve the Notice of Intention to repeal the designation by-law for the property at 8990 McLaughlin Road S in accordance with the requirements of the Ontario Heritage Act;
4. That if no objections to the repeal of the designation by-law are received, a repeal of the designation by-law be passed to de-designate the subject property; and

5. That following the repeal of the designation by-law, staff be authorized to serve a notice of intention to demolish portions of the existing building, following the recommendations from the recently approved Heritage Impact Assessment for the property.

**HB040-2024**

That the Brampton Heritage Board do now adjourn to meet again for a regular meeting on Tuesday, October 15, 2024 at 7:00 p.m.

Carried

**9. Other Business/New Business**

- 9.1 Discussion Item at the request of Request of Regional Councillor Santos re: Proposed Provincial Legislation respecting provincial approval for new bike lanes that reduce lanes of vehicle traffic;

In response to a request from Committee, staff provided updates on alternatives to bike lanes and potential changes to the Active Transportation Master Plan in response to community feedback and the proposed provincial legislation. Staff suggested the use of urban shoulders in conjunction with speed cushion programs to address common concerns.

Committee directed staff to conduct an analysis for future Council discussion on the subject matter, emphasizing the importance of implementing a connected lane network, while addressing the proposed provincial legislation.

The following motion was considered:

**PDC187-2024**

That staff be directed to undertake an analysis to prepare for a future Council discussion in response to the proposed legislation respecting bike lanes, including alternatives to bike lanes that may achieve the same outcomes associated with a balanced approach to transportation, and to include data on bike lane usage by modes of travel other than bicycles.

Carried

- 9.2 Discussion Item at the Request of Regional Councillor Brar, re: Bicycle Lanes  
Regional Councillor Palleschi and Regional Councillor Brar expressed concerns with respect to safety and traffic congestion due to bike lanes in high traffic areas

in Wards 2 and 6, and noted the importance of ensuring adequate infrastructure exists on arterial roads prior to continuation of the lane network on smaller roads.

In response to questions from Committee regarding the potential disruption of already existing infrastructure resulting from new bike lanes, staff advised that a future report to Council on the subject matter will include a map highlighting areas of opportunities and constraints.

Regional Councillor Power requested Wards 7 and 8 be included in the direction to staff.

The following motion was considered:

**PDC188-2024**

That the implementation of new bike lanes on roadways within Wards 2 and 6 and Wards 7 and 8 be halted, until such time as the newly proposed provincial legislation can be assessed, and the data with regards to bike lane usage has been compiled, reported on and reviewed by Council.

Carried

**10. Referred/Deferred Matters**

Nil

**11. Correspondence**

- 11.1 Correspondence re: 2024 Fee Changes for Development Applications (Tariff of Fees By-law with Respect to Planning and other Municipal Applications – By-law 85-96, as amended)

The following motion was approved on consent:

**PDC189-2024**

That the following correspondence re: 2024 Fee Changes for Development Applications (Tariff of Fees By-law with Respect to Planning and other Municipal Applications – By-law 85-96, as amended) to the Planning and Development Committee Meeting of October 21, 2024, be received:

1. Victoria Mortelliti, Building Industry and Land Development Association (BILD), dated October 17, 2024
2. Ian Jones, BGI Group, on behalf of New Life Community Church, dated July 8, 2024.

12. **Councillor Question Period**

Nil

13. **Public Question Period**

Nil

14. **Closed Session**

Nil

15. **Adjournment**

**PDC190-2024**

That the Planning and Development Committee do now adjourn to meet again for a Regular Meeting on Monday, November 4, 2024, at 7:00 p.m. or at the call of the Chair.

---

Regional Councillor M. Palleschi, Chair