



## Minutes

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

**Monday, June 21, 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
- Staff Present: David Barrick, Chief Administrative Officer  
Richard Forward, Commissioner Planning and Development Services  
Allan Parsons, Director, Planning, Building and Economic Development  
Bob Bjerke, Director, Policy Planning, Planning, Building and Economic Development  
Jeffrey Humble, Manager, Policy Planning  
Elizabeth Corazzola, Manager, Zoning and Sign By-law Services, Planning, Building and Economic Development  
Andrew McNeill, Manager, Official Plan and Growth Management, 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  
Rob Nykyforchyn, Development Planner, Planning, Building and  
Economic Development  
Dana Jenkins, Development Planner, Planning, Building and  
Economic Development  
Mirella Palermo, Policy Planner, Planning, Building and  
Economic Development  
Sameer Akhtar, City Solicitor  
Mark Michniak, Development Planner, Planning, Building and  
Economic Development  
Anthony-George D'Andrea, Legal Counsel, Legislative Services  
Peter Fay, City Clerk  
Charlotte Gravlev, Deputy City Clerk

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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. and adjourned at 9:12 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**

The following motion was considered:

**PDC093-2021**

That the Agenda for the Planning and Development Committee Meeting of June 21, 2021, be approved as published and circulated.

Carried

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

Nil

**4. Consent Motion**

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

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

7.4, 8.1

The following motion was considered:

**PDC094-2021**

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

7.4, 8.1

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

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

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.

Items 6.2 and 11.1 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. Salil Buchar and Nikita Walia, Brampton residents
2. Yashpal Jaura, Brampton resident - not present
3. Faisal Salik, Brampton resident - not present
4. Harpreet Sidhu, Brampton resident - not present
5. Nawab Singh Dhaliwal, Brampton resident - not present
6. Anjan Rakshit, Brampton resident

Committee consideration of the matter included questions of clarification with respect to current and proposed land use designations, and peer review logistics.

The following motion was considered:

#### **PDC095-2021**

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law - Glen Schnarr & Associates Inc. - TFP Mayching Developments Ltd. - File OZS-2021-0007**, to the Planning and Development Committee Meeting of June 21, 2021, be received, and,
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. - TFP Mayching Developments

Ltd. - File OZS-2021-0007, to the Planning and Development Committee Meeting of June 21, 2021, be received:

1. Salil Buchar and Nikita Walia, Brampton residents

2. Anjan Rakshit, Brampton resident

4. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law - Glen Schnarr & Associates Inc. - TFP Mayching Developments Ltd. - File OZS-2021-0007, to the Planning and Development Committee Meeting of June 21, 2021, be received:

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

2. Amanjot Kaur, Brampton resident, dated June 12, 2021

3. Harshpreet and Nisha Karir, Brampton residents, dated June 14, 2021

4. Navindra Budhwa, Brampton resident, dated June 14, 2021

5. Mandeep Deol and Rajbir Sohi, Brampton residents, dated June 14, 2021

6. Nishan Singh and Reetinder Kaur Madhae, Brampton residents, dated June 15, 2021

7. Salil Bhuchar and Nikita Walia, Brampton residents, dated June 15, 2021

8. Suthan Ponnaiah, Brampton resident, dated June 14, 2021

9. Thavasuthan Ponnaiah and Saranya Thavasuthan, Brampton residents, dated June 15, 2021

10. Manav Mahajan, Brampton resident, dated June 15, 2021

11. Mandeep Kumar Garg and Surya Jyoti Verma, Brampton residents, dated June 15, 2021

12. Hricha and Anjan Rakshit, Brampton residents, dated June 15, 2021

13. Elisha Moniz, Brampton resident, dated June 15, 2021

14. Anjan and Swapna Rakshit, Brampton residents, dated June 15, 2021

15. Yashpal and Manjit Jaura, Brampton residents, dated June 15, 2021

16. Baskaran Ratnam, Brampton resident, dated June 15, 2021

17. Yogesh Patel, Brampton resident, dated June 15, 2021

18. Faisal Salik and Komal Arif, Brampton residents, dated June 15, 2021

19. Jayesh Khatri and Ekta Khatri, Brampton residents, dated June 15, 2021
20. Thirukaran Sinnathurai and Thanusha Thirukaran, Brampton residents, dated June 15, 2021
21. Simrandeep and Jasleen Chadha, Brampton residents, dated June 15, 2021
22. Savitri Looknauth and Ariff Jailall, Brampton residents, dated June 17, 2021
23. Kamaldeep Aurora, Brampton resident, dated June 21, 2021

Carried

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

**6.1 Delegations re: Application to Amend the Official Plan and Zoning By-law - Great Gulf Homes - Scottish Heather Developments Inc. and Brampton G&H Holdings Inc. - FileOZS-2020-0011**

Gloria Shan, Brampton resident, and Jiwanjot Sandhu, Brampton resident, addressed Committee and expressed their views, suggestions, concerns and questions with respect to the subject application.

The following motion was considered:

**PDC096-2021**

That the following delegations re: **Application to Amend the Official Plan and Zoning By-law - Great Gulf Homes - Scottish Heather Developments Inc. and Brampton G&H Holdings Inc. - FileOZS-2020-0011**, to the Planning and Development Committee Meeting of June 21, 2021, be received:

1. Gloria Shan, Brampton resident
2. Jiwanjot Sandhu, Brampton resident

Carried

Item 7.3 was brought forward at this time.

In response to a question from Committee, staff provided details on the applicant-proposed revisions to the residential development, and provided an estimated completion date for the proposed community centre to be located south of the subject lands.

Committee consideration of the matter included acknowledgment that a request to advance the completion date of the community centre was put forth during the last budget process.

The following motion was considered:

**PDC097-2021**

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law - Great Gulf Homes - Scottish Heather Developments Inc. and Brampton G&H Holdings Inc. - File OZS-2020-0011**, to the Planning and Development Committee Meeting of June 21, 2021, be received;
2. That the application to amend the Official Plan and Zoning By-law submitted by Great Gulf Homes – c/o Scottish Heather Developments Inc, Brampton G&H Holdings Inc, Brampton G&H Holdings II Inc., Ward: 6, File: OZS-2020-0011, as revised, 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 Official Plan including the Bram West Secondary Plan generally in accordance with the by-law attached as Appendix 12 of the report be adopted;
4. That the amendments to the Zoning By-law generally in accordance with the by-law attached as Appendix 13 of the report be adopted;
5. That staff be directed to work with the applicant to ensure that amendments are made to the Purchase and Sale Agreement and the Detailed Community Information Maps to illustrate the revised housing and lotting changes; and,
6. 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

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

**Dealt with under Item 5.1 - Recommendation PDC095-2021**

6.3 Delegation from Sylvia Roberts, Brampton resident, re: **Child Care Centres in Brampton – RM 44/2020**

Sylvia Roberts, Brampton resident, addressed Committee and expressed suggestions and concerns with respect to the City's child care centre zoning provisions.

The following motion was considered:

**PDC098-2021**

That the delegation from Sylvia Roberts, Brampton resident, re: **Child Care Centres in Brampton - RM 44/2020**, to the Planning and Development Committee Meeting of June 21, 2021, be received.

Carried

Item 7.6 was brought forward at this time.

In response to questions from Committee, staff provided clarification with respect to data collection of unlicensed child care centres, and noted that a review of the zoning regulations will include consideration of relaxed restrictions.

The following motion was considered:

**PDC099-2021**

That the staff report re: **Child Care Centres in Brampton - RM 44/2020** to the Planning and Development Committee Meeting of June 21, 2021, be received and item RM44/2020 be removed from the Referred Matters List.

Carried

6.4 Delegation from Sylvia Roberts, Brampton resident, re: **Council Appointment for Town and Gown Advisory Committee**

Sylvia Roberts, Brampton resident, addressed Committee and expressed suggestions and concerns with respect to the subject staff report.

The following motion was considered:

**PDC100-2021**

That the delegation from Sylvia Roberts, Brampton resident, re: **Council Appointment for Town and Gown Advisory Committee**, to the Planning and Development Committee Meeting of June 21, 2021, be received.

Carried

Item 7.7 was brought forward at this time.

In response to questions from Committee, staff clarified that any post-secondary institutions and student unions with an interest in participating on the committee will be encouraged to do so.

Committee consideration of the matter included consensus to appoint three Members of Council to the Committee. The floor was opened at this time and the following Members received a nomination:

- Regional Councillor Santos
- City Councillor Williams
- City Councillor Bowman

The following motion was considered:

**PDC101-2021**

1. That the staff report re: **Council Appointment for Town and Gown Advisory Committee**, to the Planning and Development Committee Meeting of June 21, 2021, be received;
2. That the following Members of Council be appointed to participate in the staff-led Town and Gown Advisory Committee in 2021/2022, with the option of remaining on the Committee or appointing three other representatives:
  1. Councillor Santos
  2. Councillor Williams
  3. Councillor Bowman

Carried

**7. Staff Presentations and Planning Reports**

**7.1 Staff presentation re: Brampton Plan - Natural Environment, Climate Change and Resiliency, and Transportation and Connectivity**

Staff provided a presentation on the Brampton Plan - Natural Environment, Climate Change and Resiliency, and Transportation and Connectivity that included the following:

- Overview and timeline
- policy context and key areas for policy development
- strengths and opportunities

- public engagement, next steps, and participation avenues

Item 7.2 was brought forward at this time.

Committee consideration of the matter included the following suggestions:

- guiding policies to increase tree biodiversity
- road construction and consideration for trail/walkway connectivity
- increased signage on trails and public education with respect to natural heritage sites
- update of aging policies to adequately address reducing urban emissions

The following motion was considered:

**PDC102-2021**

1. That the staff report re: **Brampton Plan – Discussion Papers - Natural Environment, Climate Change and Resiliency, and Transportation and Connectivity – City Wide**, to the Planning and Development Committee Meeting of June 21, 2021, be received; and,
2. That the staff presentation re: **Brampton Plan – Natural Environment, Climate Change and Resiliency, and Transportation and Connectivity**, to the Planning and Development Committee meeting of June 21, 2021, be received.

Carried

- 7.2 Staff report re: **Brampton Plan Discussion Papers - Natural Environment, Climate Change and Resiliency, and Transportation and Connectivity - City-wide**  
**Dealt with under Item 7.1 - Recommendation PDC102-2021**
- 7.3 Staff report re: **Application to Amend the Official Plan and Zoning By-law - Great Gulf Homes - Scottish Heather Developments Inc. and Brampton G&H Holdings Inc. - File OZS-2020-0011**  
**Dealt with under Item 6.1 - Recommendation PDC097-2021**
- 7.4 ^Staff report re: **Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision - Your Home Developments (Ebenezer) Inc. - Candevcon East Ltd. - File OZS-2020-0012 & 21T-20004B**

## **PDC103-2021**

1. That the staff report re: **Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision - Your Home Developments (Ebenezer) Inc. - Candevcon East Ltd. - File OZS-2020-0012 & 21T-20004B** to the Planning and Development Committee Meeting of June 21, 2021 be received;
2. That the Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by Candevcon East Limited on behalf of Your Home Developments (Ebenezer) Inc., Ward 8, Files: OZS-2020-0012 and 21T-20004B 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 amendments to the Official Plan and Bram East Secondary Plan, generally in accordance with Appendix 7 to the report, be adopted; and
4. That the amendments to the Zoning By-law, generally in accordance with Appendix 8 to the report, be adopted.

Carried

### **7.5 Staff report re: Application to Amend the Zoning By-law - Humphries Planning Group Inc. - 1968610 Ontario Ltd. - File OZS-2020-0035**

In response to a question from Committee, staff confirmed that through the review process, the subject development's compatibility with surrounding land uses was deemed to be appropriate; further consideration will be given during the site plan process. Committee requested that all attempts be made to maximize the subject site's employment potential.

The following motion was considered:

## **PDC104-2021**

1. That the staff report re: **Application to Amend the Zoning By-law - Humphries Planning Group Inc. - 1968610 Ontario Ltd. - File OZS-2020-0035**, to the Planning and Development Committee Meeting of June 21, 2021, be received; and
2. That the Zoning By-law Amendment application submitted by Humphries Planning Group Inc. on behalf of 1968610 Ontario Limited, File: OZS-2020-0035,

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 of Brampton Official Plan, for the reasons set out in this Recommendation Report; and

3. That the amendments to the Zoning By-law, generally in accordance with Appendix 12 attached to the report be adopted; and

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*.

Carried

7.6 Staff report re: **Child Care Centres in Brampton - RM 44/2020**

**Dealt with under Item 6.3 - Recommendation PDC099-2021**

7.7 Staff report re: **Council Appointment for Town and Gown Advisory Committee**

**Dealt with under Item 6.4 - Recommendation PDC101-2021**

## 8. Committee Minutes

8.1 ^Minutes - Age-Friendly Brampton Advisory Committee - May 25, 2021

**PDC105-2021**

That the **Minutes of Age-Friendly Brampton Advisory Committee Meeting of May 25, 2021**, Recommendations AFC011-2021 to AFC015-2021 to the Planning and Development Committee Meeting of June 21, 2021, be approved, as published and circulated.

Carried

The recommendations were approved as follows:

AFC011-2021

That the agenda for the Age-Friendly Brampton Advisory Committee meeting of May 25, 2021, be approved as published and circulated.

AFC012-2021

That the delegation by Vasco Alcantara, Rick Hansen Foundation, to the Age-

Friendly Brampton Advisory Committee meeting of May 25, 2021, re: Benefits of Universal Design, Age Friendly, Accessible Housing be received.

AFC013-2021

That the presentation by Mirella Palermo, Policy Planner, and Melinda Yogendran, Assistant Planner, to Age-Friendly Brampton Advisory Committee meeting of May 25, 2021, re: Staying Connected: Video Resource & Directory for Seniors and Caregivers be received.

AFC014-2021

That the presentation by Tristan Costa, Planner, and Gloria Ruiz, Coordinator, Community Innovation and Resilience, to the Age-Friendly Brampton Advisory Committee meeting of May 25, 2021, re: Nurturing Neighbourhoods Program Update be received.

AFC015-2021

That the Age-Friendly Brampton Advisory Committee meeting do now adjourn to meet again June 22, 2021, at 7:00 p.m.

**9. Other Business/New Business**

Nil

**10. Referred/Deferred Matters**

Nil

**11. Correspondence**

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

**Dealt with under Item 5.1 - Recommendation PDC095-2021**

**12. Councillor Question Period**

Nil

**13. Public Question Period**

The following questions with respect to Item 7.3, were received from Prashanth Kumar Panda, Brampton resident; Karambir Singh, Brampton resident, Gloria Shan, Brampton resident; and Jiwanjot Sandhu, Brampton resident:

1. "I heard Councillor Palleschi talking about expedite of Embleton / Mississauga Community Centre however residents are not having transparency. The request to expedite was first raised in 2017 2018 and until now we are still not sure what actions has been taken. We had sent emails requesting time lines and budget allocation in December 2020 and didn't hear back from city. Also in today meeting community services team are not available to answer questions raised by Councillor Palleschi. So wondering if we can get answer during public question regarding budget allocation for the community centre and time lines and setup virtual town hall in coming weeks with residents showing the action taken and progress done so far with regard to expedite of community centre."

2. "I had requested on behalf of residents in Brampton west (Mississauga / Steels) regarding outdoor play places for teens and young adults in the neighbourhood so want to know if there any plans for outdoor play area such as basket ball court, tennis court, cricket stadium or soccer etc."

In response to the questions, Committee confirmed that a virtual town hall will be organized for the area residents as an opportunity for information-sharing and collaboration.

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

**14. Closed Session**

Nil

**15. Adjournment**

The following motion was considered:

**PDC106-2021**

That the Planning and Development Committee do now adjourn to meet again on Monday, July 26, 2021, at 7:00 p.m., or at the call of the Chair.

Carried

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Regional Councillor M. Medeiros, Chair