



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, November 1, 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
Regional Councillor G. Dhillon - Wards 9 and 10
Mayor Patrick Brown (ex officio)

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
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
Sameer Akhtar, City Solicitor
Peter Fay, City Clerk
Charlotte Gravlev, Deputy City Clerk
Tammi Jackson, 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 7:02 p.m. and adjourned at 10:05 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; Councillor Dhillon

Members absent during roll call: Nil

2. Approval of Agenda

PDC172-2021

That the Agenda for the Planning and Development Committee Meeting of November 1, 2021, be approved as published and circulated.

Carried

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

Nil

4. Consent Motion

PDC173-2021

That the following Items to the Planning and Development Committee Meeting of November 1, 2021, be approved as part of Consent: 7.1, 7.3, 8.1, 8.2

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

Yea (10): City Councillor Singh, City Councillor Williams, City Councillor Bowman, Regional Councillor Palleschi, City Councillor Whillans, Regional Councillor Fortini, Regional Councillor Dhillon, Regional Councillor Vicente, Regional Councillor Santos, Regional Councillor Medeiros,

Nay (0)

Carried (10/0)

5. Statutory Public Meeting Reports

- 5.1 Staff report re: Application for a Draft Plan of Subdivision, Forestside Estates Inc. – KLM Planning Partners Inc., Block 373 of Plan 43M-1799 & Block 94 of Plan 43M-1803, Corner of Literacy Drive and Academy Drive, Ward 10 (OZS-2021-0036 and 21T-21013B)

Item 6.1 was brought forward at this time.

Mark Michniak, Development Planner, Planning, Building and Economic Development provided an overview of the subject matter and answered questions of clarification.

Marshall Smith, KLM Planning Partners Inc. provided an overview of the original site contract advising that Dufferin-Peel Catholic District School Board, Peel District School Board, and the City of Brampton were given an opportunity to purchase the site location and declined interest in the site.

Kandarp Shukla, Brampton Resident, advised he had no comments for Committee's consideration.

The following motion was considered.

PDC174-2021

1. That the report re: **Application for a Draft Plan of Subdivision, Forestside Estates Inc. – KLM Planning Partners Inc., Block 373 of Plan 43M-1799 & Block 94 of Plan 43M-1803, Corner of Literacy Drive and Academy Drive, Ward 10 (OZS-2021-0036 and 21T-21013B)**, dated October 8, 2021 to the Planning and Development Committee Meeting of November 1, 2021 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.

3. That the following delegations re: **Application for a Draft Plan of Subdivision, Forestside Estates Inc. – KLM Planning Partners Inc., Block 373 of Plan 43M-1799 & Block 94 of Plan 43M-1803, Corner of Literacy Drive and Academy Drive, Ward 10 (OZS-2021-0036 and 21T-21013B)**, to the Planning and Development Committee Meeting of November 1, 2021, be received:

1. Kandarp Shukla, Brampton Resident
2. Marshall Smith, KLM Planning Partners Inc

Carried

6. Public Delegations (5 minutes maximum)

- 6.1 Delegation re: Application for a Draft Plan of Subdivision, Forestside Estates Inc. – KLM Planning Partners Inc., Block 373 of Plan 43M-1799 & Block 94 of Plan 43M-1803, Corner of Literacy Drive and Academy Drive, Ward 10 (OZS-2021-0036 and 21T-21013B)

Dealt with under Item 5.1 - Recommendation PDC174-2021

- 6.2 Delegations re: City-initiated Official Plan and Zoning By-Law Amendments to the City's Supportive Housing Policies, and Amendment to the Group Home Registration By-law

Items 7.4, 10.1 and 11.1 were brought forward at this time.

Mirella Palermo, Policy Planner, Planning and Economic Development, provided an overview of the subject matter and answered questions of clarification.

John Nunziata, Brampton Woods Legal Representative, noted his comments and opinions on the subject matter, and requested the matter be deferred to more sufficient notice to the community to ensure members of the community can actively participate by way of delegation.

Committee consideration of the matter included the following:

- Review of the City of Mississauga policy passed by Council in December 2020.

- Suggestion to follow a similar path with the City of Brampton policy.
- Clarification that the City of Mississauga policy was amended to remove some restrictions on March 9, 2021. Staff advised the March 9th, 2021 amended policy is the most recent.
- Staff clarified that policy before committee is similar to other surrounding municipalities including the City of Mississauga.
- Question relating to "what takes precedence" when municipal by-laws come into conflict with provincial regulations/guidelines.
- Questions of clarification regarding the separation distance between homes.
- Concerns that if no distance restriction is implemented individuals may take advantage as a means of profit gain.
- Suggestion to have the matter deferred to the Council meeting of November 3, 2021 for further discussion.
- Indication that further clarification was required from staff to find the right balance to protect neighborhoods and the residents
- Request to have staff confirm the current Mississauga Zoning By-law regulation for further discussion.

Councillor Williams requested a friendly amendment to recommendation # 3 to reflect the proper wording, as it not a requirement.

Peter Fay, City Clerk asked Council for clarification regarding the proposed amendment and whether the request applies to the Official Planning Amendment By-law or the Registration By-law

Bob Bjerke, Director, City Planning and Design, Planning, Building and Economic Development clarified that the amendment should be made to the Registration By-law.

During consideration of this matter, a procedural motion to Call the Question was introduced by City Councillor Bowman and was requested voted on and carried. No further Members spoke on this matter.

The following motion was considered.

PDC175-2021

1. *That the following delegations re: **City-initiated Official Plan and Zoning By-Law Amendments to the City's Supportive Housing Policies, and***

Amendment to the Group Home Registration By-law, to the Planning and Development Committee Meeting of November 1, 2021, be received:

1. John Nunziata, Brampton Woods Legal Representative
2. That the staff presentation and report re: ***City-initiated Official Plan and Zoning By-Law Amendments to the City's Supportive Housing Policies, and Amendment to the Group Home Registration By-law, to the Planning and Development Committee Meeting of November 1, 2021, be received;*** and,
3. THAT the Official Plan and Zoning By-Law Amendments attached hereto respectively as Appendix 2 and 3 be adopted by Council, on the basis that they represent good planning, including that they are consistent with the Provincial Policy Statement, conformity to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the Brampton Official Plan for the reasons set out in the Planning Recommendation Report;
4. THAT the Group Home Registration By-Law 244-82 be repealed and the Supportive Housing Residence Type 1 and Type 2 Registration By-Law attached hereto as Appendix 4 be adopted by Council to align with the proposed Official Plan and Zoning By-Law amendments recommended for adoption; and that within the registration by-law, provision be included to direct staff and the Applicant to make efforts to meet with and inform area Councillors;
5. THAT Council hereby determines that no further public notice is to be given pursuant to Section 34 (17) of the Planning Act.
6. That the correspondence, dated October 18, 2021, from Michelle Norton, Christian Horizons, re: ***City-initiated Official Plan and Zoning By-Law Amendments to the City's Supportive Housing Policies, and Amendment to the Group Home Registration By-Law, to the Planning and Development Committee Meeting of October 18, 2021, deferred to the November 1, 2021 Planning and Development Committee, be received.***

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

Yea (5): City Councillor Singh, City Councillor Williams, City Councillor Bowman, Regional Councillor Palleschi, City Councillor Whillans

Nay (5): Regional Councillor Fortini, Regional Councillor Dhillon, Regional Councillor Vicente, Regional Councillor Santos, Regional Councillor Medeiros,

PDC176-2021

The following motion was considered.

1. That the following delegations re: **City-initiated Official Plan and Zoning By-Law Amendments to the City's Supportive Housing Policies, and Amendment to the Group Home Registration By-law**, to the Planning and Development Committee Meeting of November 1, 2021, be received:
 1. John Nunziata, Brampton Woods Legal Representative
2. That the staff presentation and report re: **City-initiated Official Plan and Zoning By-Law Amendments to the City's Supportive Housing Policies, and Amendment to the Group Home Registration By-law**, to the Planning and Development Committee Meeting of November 1, 2021, be received;
and,
3. That the correspondence, dated October 18, 2021, from Michelle Norton, Christian Horizons, re: **City-initiated Official Plan and Zoning By-Law Amendments to the City's Supportive Housing Policies, and Amendment to the Group Home Registration By-Law**, to the Planning and Development Committee Meeting of October 18, 2021, deferred to the November 1, 2021 Planning and Development Committee, be received.

Carried

- 6.3 Delegation re: Summary of Recommendations - Brampton Heritage Board - October 19, 2021

Item 8.3 was brought forward at this time.

Colin Chung, Glenn Schnarr and Associates expressed concerns regarding the decision made at the Brampton Heritage Board meeting on October 19, 2021 pertaining recommendation HB049-2021. Mr. Chung advised that should the recommendation be endorsed by Council it will prevent the owner from obtaining their permit. Mr. Chung noted that his clients are very reasonable and have worked well with city staff throughout the process and will continue to work with staff to meet requirements. Mr. Chung requested the motion be amended to remove 3(a)ii and 3(a)iii from the minutes to ensure his clients can obtain a permit.

Committee discussion included the following:

- Questions and concerns regarding the square footage of the home and the garage.
- Clarification that the garage will be used for storage, parking of two vehicles and a hobby workshop.
- Mr. Chung clarified there are a number of houses in the district that are larger which sets precedent for the size within the neighbourhood.
- Advised that the garage is designed in a manner that is not structurally sound to build or expand for a secondary unit.
- Committee consensus that the home meets the character of the heritage district.
- Committee consensus to remove recommendation 3(a)ii and 3(a)iii, as requested

The following motion was considered.

PDC177-2021

1. That the following delegations re: Summary of Recommendations - Brampton Heritage Board - October 19, 2021, to the Planning and Development Committee Meeting of November 1, 2021, be received:
 1. Colin Chung, Glenn Schnarr and Associates
2. That the Summary of Recommendations – Brampton Heritage Board – October 19, 2021, Recommendations HB048-2021, and HB050 through HB055-2021, to the Planning and Development Committee Meeting of November 1, 2021, be approved as published and circulated; and
3. That HB049-2021 be amended to:
 - 1) delete parts 3a(ii) and 3a(iii), and
 - 2) to amend 3a(i) to change reference to recommendations 2 to 3, and to delete the portion that reads “and the amendments in Recommendations 2a(ii) and 2a(iii)” as follows:

HB049-2021

1. That the report by Pascal Doucet, Heritage Planner, re: Heritage Permit Application within the Village of Churchville Heritage Conservation District –

7605 Creditview Road – Ward 6 (HE.x 7605 Creditview Road), to the Brampton Heritage Board Meeting of October 19, 2021, be received; and,

2. That the delegation by Alexander Temporale, Project Architect, and David Colonna, Property owner & applicant, to the Brampton Heritage Board Meeting of October 19, 2021, re: Heritage Permit Application - 7605 Creditview Road, be received;
3. That the Heritage Permit Application for the heritage property at 7605 Creditview Road, be approved, in accordance with section 42 of the *Ontario Heritage Act* for the demolition of the existing buildings and structures occupying the property, the removal of six (6) trees as identified in the application, the construction of a new one-and-a-half storey residence, the construction of a detached garage and the construction of an in-ground pool be approved substantially in accordance in the plans and elevations submitted by the applicant, prepared by ATA Architects Inc. with a material specification attached as Appendix A to this report, and subject to the following additional conditions:
 - a) That prior to the issuance of any permit for all or any part of the heritage permit application as set out in the report titled: Heritage Permit Application within the Village of Churchville Heritage Conservation District – 7605 Creditview Road – Ward 6 (HE.x 7605 Creditview Road), to the Brampton Heritage Board Meeting of October 19, 2021, including a heritage permit or a building permit, but excluding permits for repairs and maintenance, usual and 2 minor works and work that does not require a heritage permit as described in the Village of Churchville Heritage Conservation District Plan in accordance with subsection 41.1(5) of the Ontario Heritage Act and as are acceptable to the Director of City Planning & Design, the owner shall:
 - i. Provide building permit drawings in accordance with the plans and drawings required in recommendation 3, including notes and specifications for a description of materials and finishes;
 - iv. Obtain approval to injure or destroy a tree in accordance with the City's Tree Preservation By-law 317-2012 and as shown in the arborist report by Stephen Shelton, dated 8 August 2021 and attached as Appendix B to this report;
 - v. Provide a complete archaeological assessment for the entire property in accordance with the 2011 Standards and Guidelines for Consultant Archaeologists; and

- vi. Provide a Letter from the Ministry of Heritage, Sport, Tourism and Culture Industries confirming the entry and acceptance of the required stages of archaeological assessment into the Ontario Public Register of Archaeological Assessment Reports, all in accordance with the 2011 Standards and Guidelines for Consultant Archaeologists.

Carried

The recommendations were approved as follows:

HB048-2021

That the agenda for the Brampton Heritage Board Meeting of October 19, 2021 be approved as published and circulated.

HB049-2021

1. That the report by Pascal Doucet, Heritage Planner, re: Heritage Permit Application within the Village of Churchville Heritage Conservation District – 7605 Creditview Road – Ward 6 (HE.x 7605 Creditview Road), to the Brampton Heritage Board Meeting of October 19, 2021, be received; and,
2. That the delegation by Alexander Temporale, Project Architect, and David Colonna, Property owner & applicant, to the Brampton Heritage Board Meeting of October 19, 2021, re: Heritage Permit Application - 7605 Creditview Road, be received;
3. That the Heritage Permit Application for the heritage property at 7605 Creditview Road, be approved, in accordance with section 42 of the *Ontario Heritage Act* for the demolition of the existing buildings and structures occupying the property, the removal of six (6) trees as identified in the application, the construction of a new one-and-a-half storey residence, the construction of a detached garage and the construction of an in-ground pool be approved substantially in accordance in the plans and elevations submitted by the applicant, prepared by ATA Architects Inc. with a material specification attached as Appendix A to this report, and subject to the following additional conditions:
 - a) That prior to the issuance of any permit for all or any part of the heritage permit application as set out in the report titled: Heritage Permit Application within the Village of Churchville Heritage Conservation District – 7605 Creditview Road – Ward 6 (HE.x 7605 Creditview Road), to the Brampton Heritage Board Meeting of October 19, 2021, including a heritage permit or a

building permit, but excluding permits for repairs and maintenance, usual and 2 minor works and work that does not require a heritage permit as described in the Village of Churchville Heritage Conservation District Plan in accordance with subsection 41.1(5) of the Ontario Heritage Act and as are acceptable to the Director of City Planning & Design, the owner shall:

- i. Provide building permit drawings in accordance with the plans and drawings required in recommendation 3, including notes and specifications for a description of materials and finishes;
- iv. Obtain approval to injure or destroy a tree in accordance with the City's Tree Preservation By-law 317-2012 and as shown in the arborist report by Stephen Shelton, dated 8 August 2021 and attached as Appendix B to this report;
- v. Provide a complete archaeological assessment for the entire property in accordance with the 2011 Standards and Guidelines for Consultant Archaeologists; and
- vi. Provide a Letter from the Ministry of Heritage, Sport, Tourism and Culture Industries confirming the entry and acceptance of the required stages of archaeological assessment into the Ontario Public Register of Archaeological Assessment Reports, all in accordance with the 2011 Standards and Guidelines for Consultant Archaeologists.

HB050-2021

- 1. That the report by Merissa Lompart, Assistant Heritage Planner, re: Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 12 Woodbrook Drive, to the Brampton Heritage Board Meeting of October 19, 2021, be received;
- 2. That the designation of the property at 12 Woodbrook Drive under Part IV, Section 29 of the Ontario Heritage Act (the "Act") be approved;
- 3. That staff be authorized to publish and serve the Notice of Intention to designate the property at 12 Woodbrook Drive in accordance with the requirements of the Act;
- 4. That in the event that no objections to the designation are received, a by-law be passed to designate the subject property;

5. That in the event that any objections to the designation are received, staff be directed to refer the proposed designation to the Ontario Conservation Review Board; and,
6. That staff be authorized to attend any hearing process held by the Conservation Review Board in support of Council's decision to designate the subject property.

HB051-2021

1. That the report by Merissa Lompart, Assistant Heritage Planner, re: Heritage Impact Assessment, 2257 and 2267 Embleton Road, Parts of Lot 5, Conc. 5 West of Center Road, Chinguacousy Township, to the Brampton Heritage Board meeting of October 19, 2021, be received;
2. That the following recommendations as per the Heritage Impact Assessment by Parslow Heritage Consultancy Inc. be followed in the following order as necessary:
 - a) The feasibility of integration of 2267 Embleton Road into the redevelopment be assessed.
 - b) Should integration not be feasible it is recommended that 2267 be subject to salvage mitigation prior to demolition. Salvageable materials include but are not limited to:
 - i. Smooth Red Brick
 - ii. Cast lug sills and lintels
 - iii. Bracketed portico
 - iv. Wood framing
 - v. Wooden subfloor components
 - vi. Original Front Door
 - vii. Iron floor grate
 - c. If possible salvaged materials should be incorporated into the new development and any unused salvaged materials donated to the City of Brampton for re-use in other heritage resources throughout Brampton if and when necessary.
 - d. A demolition permit be issued for both 2257 and 2267 Embleton Road, with a condition of material salvage of 2267 Embleton Road.

- e. A commemoration be erected as part of the redevelopment. Any commemoration would need to address the origins of any salvaged material integrated into the new construction, recognition of the Kirk family, the agricultural history of the property and surrounding area and acknowledge the connection between Lot 5 Concession 5 WCR. Suitable commemoration will be determined by collaboration between City of Brampton Heritage Staff and the Property Owner. Potential commemoration options are presented below in no particular order and include but are not limited to:
 - i. A landscape feature with interpretive signage that is accessible to the public.
 - ii. A sculpture or art installation with descriptive plaque erected in a place of prominence either on the property or in a public location close to the site.
 - iii. Incorporation of salvaged materials into a prominent elevation of the re-development with descriptive plaque.
 - iv. A permanent educational display within the new structure comprised of salvaged materials and interpretive signage.
 - v. A “Welcome to the Historic Hamlet of Huttonville” sign coupled with an interpretive plaque located at all primary point of egress to Huttonville
 - f. As neither 2257 nor 2267 Embleton Road are included on the Municipal Register of Cultural Heritage Resources and are currently occupied the production of a Conservation Plan is not recommended.
3. That the Heritage Impact Assessment provided by Parslow Heritage Consultancy Inc., be amended as necessary with future Site Plan Applications pertaining to 2257 & 2267 Embleton Road; and,
 4. That the Brampton Heritage Board allow Heritage Staff to determine which commemoration option is most suitable for this site, if integration is not feasible.

HB052-2021

1. That the report by Pascal Doucet, Heritage Planner, re: Alterations, Partial Demolition and Relocation of a Designated Heritage Resource and Authority to Enter into a Heritage Easement Agreement - 11687 Chinguacousy Road

(Robert Hall House) - Ward 6, to the Brampton Heritage Board Meeting of October 19, 2021, be received;

2. That the Heritage Permit Application for the alterations, partial demolition and relocation of the Robert Hall House on the designated heritage property at 11687 Chinguacousy Road be approved in accordance with sections 33 and 34 of the Ontario Heritage Act, to permit the demolition and removal of the existing non-heritage east and west wings of the Robert Hall House as well as the preservation, restoration, rehabilitation and relocation of the one-and-a-half storey limestone and heritage portion of the Robert Hall House, with such alterations in accordance with the Heritage Conservation Plan and Heritage Building Protection Plan dated September 29, 2021, prepared by Architects Rasch Eckler Associates Ltd (AREA), signed by David M. Eckler, Architect and attached as Appendix A to the report, all on file with the City Planning & Design Division of the Planning, Building and Economic Development Department and subject to the following additional conditions:
 - a. That prior to Draft Plan Approval of the related Plan of Subdivision Application to allow for the development of residential dwellings and a Mixed Use Medium Density Residential/ Convenience Commercial block and open space uses on the property at 11687 Chinguacousy Road, the owner shall:
 - i. Enter into a Heritage Easement Agreement with the City for the portions of the property at 11687 Chinguacousy Road consisting of the lands where the Robert Hall House is located and the lands of the future lot where the Robert Hall House will be relocated all in accordance with the HCP and HBPP attached as Appendix A to this report and the Reference Plan of Survey (R-Plan) attached as Appendix D to the report.
 - b. That prior to the issuance of any permit for all or any part of the alterations, relocation, removal or demolition as set out in the report titled: Alterations, Partial Demolition and Relocation of a Designated Heritage Resource and Authority to Enter into a Heritage Easement Agreement – 11687 Chinguacousy Road (Robert Hall House) – Ward 6 (HE.x 11687 Chinguacousy Road), to the Brampton Heritage Board Meeting of October 19, 2021, including a heritage permit, a building permit or a topsoil stripping and grading permit, but excluding permits for repair and maintenance and usual minor works as are acceptable to the Director of City Planning & Design, the owner shall:

- i. Provide a final Commemoration/Interpretation Plan to confirm the content and construction specifications of the heritage pedestal plaque on the lands of the open space adjacent to the north of the future lot where the Robert Hall House will be relocated, to the satisfaction of the Director of City Planning & Design;
- ii. Provide a final Landscape Plan in accordance with the Site Plan/Landscape Plan of the Robert Hall House relocation attached as Appendix C to this report and to the satisfaction of the Director of City Planning & Design;
- iii. Provide full building permit drawings, including notes and specification for the conservation and protective measures keyed to the approved Heritage Conservation Plan and Heritage Building Protection Plan referenced herein in Recommendation 2; and
- vi. Deposit securities, including a 30% contingency in a form and amount and from a bank satisfactory to the Director of City Planning & Design to secure the conservation, relocation, protection work in the approved Heritage Conservation Plan, Heritage Building Protection Plan referenced herein in Recommendation 2. and cultural heritage-related work in the final Commemoration/Interpretation Plan and final Landscape Plan referenced herein in Recommendations 2.b.i. and 2.b.ii.
- c. That prior to release of securities required in Recommendation 2.b.iv., the owner shall:
 - i. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant that confirms that the required conservation, relocation and protection work identified in the approved Heritage Conservation Plan and Heritage Building Protection Plan referenced herein in Recommendation 2., and cultural heritage-related work in the final Commemoration/Interpretation Plan and final Landscape Plan referenced herein in Recommendations 2.b.i. and 2.b.ii. has been done; and
 - ii. Provide full documentation of the Robert Hall House and heritage pedestal plaque showing completion of the conservation, relocation, protection, commemoration, interpretation and cultural heritage-related landscaping work to the satisfaction of the Director of City Planning & Design.

3. That the Commissioner of Planning, Building and Economic Development be authorized to enter into a Heritage Easement Agreement with the Owner for the property at 11687 Chinguacousy Road to secure the conservation, relocation and protection of the Robert Hall House (“Heritage Easement Agreement”), with content satisfactory to the Director of City Planning & Design, and in a form approved by the City Solicitor or designate.

HB053-2021

That the report by Pascal Doucet, Heritage Planner, re: Heritage Permit Application within the Village of Churchville Heritage Conservation District – 7593 Creditview Road – Ward 6 (HE.x 7593 Creditview Road), to the Brampton Heritage Board Meeting of October 19, 2021, be received; and

1. That the Heritage Permit Application for the heritage property at 7593 Creditview Road, be approved, in accordance with section 42 of the Ontario Heritage Act for the conservation of the existing two-storey heritage house at the front of the property, the construction of a detached garage next to the heritage house, the construction of a wood fence next to the north (side) and east (rear) sides of the heritage house, the construction of a new one-storey residence with a curvilinear driveway, an attached garage and in-ground pool in the proposed severed portion of the property be approved as shown in the plans and elevations with material specification submitted by the applicant, prepared by Robert Lamoureux, dated October 13, 2021 and added to the Brampton Heritage Board Meeting Agenda of October 19, 2021 as supplementary material and subject to the following additional conditions:
 - a. That prior to the issuance of any permit for all or any part of the heritage permit application as set out in the report to the Brampton Heritage Board Meeting of October 19, 2021, including a heritage permit or a building permit, but excluding permits for repairs and maintenance, usual and minor works and work that does not require a heritage permit as described in the Village of Churchville Heritage Conservation District Plan in accordance with subsection 41.1(5) of the Ontario Heritage Act and as are acceptable to the Director of City Planning & Design, the owner shall:
 - i. Provide building permit drawings in accordance with the plans and drawings required in recommendation 2 and the amendments in recommendation 2.a.ii. and 2.a.iii., including notes and specifications for a description of materials and finishes and landscaping details;

- ii. That that elevation and floor plan drawings of the new detached dwelling be within the maximum permitted by the zoning by-law (255 square meters); and.
 - iii. That the elevation drawings be amended to include a middle window bar running vertically throughout middle point of the width of the four (4) wider windows of the front (west) elevation and the one (1) widest window of the side (north) elevation; and
2. That the existing two-storey heritage house at the front of the property be conserved and maintained in a state of good repair, in accordance with policy 4.10.3.7 of the City of Brampton Official Plan and as required by the Minimum Maintenance By-law 104-96 (Property Standards);
 3. That the wood fence next to the north (side) and east (rear) sides of the heritage house be no higher than the maximum permitted by the Zoning By-law (270-2004);
 4. That a dense line of yews and cedar trees be planted between the proposed driveway and new wood fence, next to the northerly (side) of the proposed heritage house property line.
 5. That a full set of floor plan and elevation drawings be submitted and approved by City heritage planning staff of the City's Planning, Building and Economic Development Department prior to the issuance of a building permit for the construction of a detached garage on the property, in accordance with the objectives and guidelines of the Village of Churchville Heritage Conservation District Plan.

HB054-2021

That the report by Pascal Doucet, Heritage Planner, re: Heritage Permit Application within the Village of Churchville Heritage Conservation District – 7605 Creditview Road – Ward 6 (HE.x 7605 Creditview Road), to the Brampton Heritage Board Meeting of October 19, 2021, be received; and

1. That the Heritage Permit Application for heritage property at 7605 Creditview Road be approved, in accordance with section 42 of the Ontario Heritage Act for the demolition of the existing buildings and structures occupying the property, the removal of six (6) trees as identified in the application, the construction of a new one-and-a-half storey residence, the construction of a detached garage and the construction of an in-ground pool be approved substantially in accordance in the plans and elevations submitted by the applicant, prepared by ATA Architects Inc. with a material specification

attached as Appendix A to this report, and subject to the following additional conditions:

- a. That prior to the issuance of any permit for all or any part of the heritage permit application as set out in the report titled: Heritage Permit Application within the Village of Churchville Heritage Conservation District – 7605 Creditview Road – Ward 6 (HE.x 7605 Creditview Road), to the Brampton Heritage Board Meeting of October 19, 2021, including a heritage permit or a building permit, but excluding permits for repairs and maintenance, usual and minor works and work that does not require a heritage permit as described in the Village of Churchville Heritage Conservation District Plan in accordance with subsection 41.1(5) of the Ontario Heritage Act and as are acceptable to the Director of City Planning & Design, the owner shall:
 - i. Provide building permit drawings in accordance with the plans and drawings required in recommendation 2 and the amendments in recommendations 2.a.ii. and 2.a.iii., including notes and specifications for a description of materials and finishes;
 - ii. That that elevation and floor plan drawings of the new detached dwelling be amended to revise the gross floor area within the maximum permitted by the zoning by-law (255 square meters) and without altering the design of the front (west) elevation of the new dwelling;
 - iii. That that elevation and floor plan drawings of the new detached garage be amended to revised the gross floor area within the maximum permitted by the zoning by-law (48 square meters) and without altering the design of the front (west) elevation of the new detached garage;
 - iv. Obtain approval to injure or destroy a tree in accordance with the City's Tree Preservation By-law 317-2012 and as shown in the arborist report by Stephen Shelton, dated 8 August 2021 and attached as Appendix B to this report;
 - v. Provide a complete archaeological assessment for the entire property in accordance with the 2011 Standards and Guidelines for Consultant Archaeologists; and
 - vi. Provide a Letter from the Ministry of Heritage, Sport, Tourism and Culture Industries confirming the entry and acceptance of the required stages of archaeological assessment into the Ontario Public

Register of Archaeological Assessment Reports, all in accordance with the 2011 Standards and Guidelines for Consultant Archaeologists.

HB055-2021

That Brampton Heritage Board do now adjourn to meet again on November 16, 2021, at 7:00 p.m.

7. Staff Presentations and Planning Reports

- 7.1 Staff report re: Application to Amend the Official Plan and Zoning By-law, KLM Planning Partners Inc – Lebosco Developments Inc. 10808 Airport Road – Ward 10 - File: OZS-2020-0027

PDC178-2021

1. THAT the report titled: **RECOMMENDATION REPORT**, Application to Amend the Official Plan and Zoning By-law, **KLM Planning Partners Inc – Lebosco Developments Inc.** 10808 Airport Road – Ward 10 (OZS-2020-0027 – Planning Building and Economic Development-2021-1076), dated September 29, 2021 to the Planning and Development Committee Meeting of November 1, 2021 be received;
2. THAT the Official Plan Amendment and Zoning By-law Amendment application submitted by KLM Planning Partners Inc. for Lebosco Developments Inc., Ward 10, File OZS-2020-0027 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 this Recommendation Report;
3. THAT the revisions to the plan subsequent to the Public Meeting conducted on March 8, 2021 do not represent significant changes and that no further Public Meeting is required;
4. THAT the amendment to the Official Plan and Springdale Secondary Plan Area 2, generally in accordance with the attached Appendix 7, respectively to this report be adopted; and
5. THAT the amendment to the Zoning By-law, generally in accordance with the attached Appendix 8 to this report be adopted.

Carried

- 7.2 This item has been removed by the City Clerk's Office, as it was listed on the meeting agenda in error.

- 7.3 Staff report re: Application to amend the Zoning By-law, IBI Group – 2338770 Ontario Inc./Regional Municipality of Peel: 5 Rutherford Road - Ward 3 - File: OZS-2021-0030

PDC179-2021

1. THAT the report titled: **Recommendation Report, Application to amend the Zoning By-law, IBI Group – 2338770 Ontario Inc./Regional Municipality of Peel: 5 Rutherford Road (eScribe Number: Planning, Bld & Ec Dev-2021-1093 and City File: OZS-2021-0030)** to the Planning and Development Committee Meeting of November 1, 2021, be received; and,
2. THAT the Zoning By-law Amendment application submitted by IBI Group on behalf of 2338770 Ontario Inc./Regional Municipality of Peel, Ward: 3, File: OZS-2021-0030, as revised, be approved, on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe and the Region of Peel Official Plan and the City's Official Plan, for the reasons set out in this Recommendation Report; and,
3. THAT the amendments to the Zoning By-law, generally in accordance with the attached Appendix 10 to this report be adopted.

Carried

- 7.4 Staff presentation re: City-initiated Official Plan and Zoning By-Law Amendments to the City's Supportive Housing Policies, and Amendment to the Group Home Registration By-Law

Dealt with under Item 6.2 - Recommendation PDC175-2021

8. Committee Minutes

- 8.1 Minutes - Age-Friendly Brampton Advisory Committee - September 28, 2021

The following motion was considered.

PDC180-2021

That the Minutes of Age-Friendly Brampton Advisory Committee Meeting of September 28, 2021, Recommendations AFC019-2021 - AFC021-2021, to the Planning and Development Committee Meeting of November 1, 2021, be approved as published and circulated.

The recommendations were approved as follows:

AFC019-2021

That the agenda for the Age-Friendly Brampton Advisory Committee meeting be approved as published and circulated.

AFC020-2021

That the presentation by Mirella Palermo, Policy Planner, to the Age-Friendly Brampton Advisory Committee meeting of September 28, 2021, re: Age-Friendly Video Resource Directory - Project Update be received.

AFC021-2021

That the Age-Friendly Brampton Advisory Committee meeting do now adjourn to meet again on November 23, 2021, at 7:00 p.m.

Carried

8.2 Minutes - Transit Advisory Committee - October 25, 2021

The following motion was considered.

PDC181-2021

That the Minutes of Transit Advisory Committee Meeting of October 25, 2021, Recommendations BTAC011-2021 - BTAC014, to the Planning and Development Committee Meeting of November 1, 2021, be approved as published and circulated.

The recommendations were approved as follows:

BTAC011-2021

That the agenda for the Transit Advisory Committee Meeting of October 25, 2021, be approved, as amended,

To Add:

7.7 Discussion at the request of Ameek Singh, Citizen Member, re: Brampton Transit and York University

BTAC012-2021

1. That the Presentation from Alex Milojevic, General Manager, Brampton

Transit, to the Brampton Transit Advisory Committee meeting of October 25, 2021, re: Transit Advisory Committee Presentation , be received.

BTAC013-2021

Whereas Peel District School Board (PDSB) has a Regional Learning Choice program with specialty schools, that does not offer transportation to students;

Whereas students attending those schools often have to be driven to them, or parents need to spend thousands of dollars a year for private busing;

Whereas often summer school is needed most by marginalized students, and PDSB does not provide transportation to them;

Whereas switching schools often adversely impacts a student's education, yet no transportation is provided for them;

Whereas the lack of transportation support can constitute a significant equity barrier for marginalized students;

Whereas transit passes would empower students with greater freedom and access to things like sports programs, libraries, and community centres, which particularly benefits all students, particularly marginalized students;

Whereas 70 per cent of households in Brampton contain children;

Whereas if students get used to taking transit to school, they are more likely to persist taking transit after graduation;

Therefore it is the opinion of the Transit Advisory Committee that:

1. The City of Brampton investigate the feasibility of a collaboration, including full cost implications, with Peel District School Board, other relevant school boards, and the Region of Peel to provide transit passes to students in relevant categories, especially high school students; and
2. If feasible, a pilot begin for the 2022-2023 year, with pilot schools being Turner Fenton Secondary School and Central Peel Secondary School.

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

Yea (7): Regional Councillor Vicente (Co-Chair), Sylvia Menezes Roberts, Akinade Oduntan, Aameek Singh, Myrna Adams, Alina Grzejszczak, Todd Letts, Representative, Brampton Board of Trade

Nay (1): Franco Spadafora, Representative, Accessibility Advisory Committee

Absent (4): Regional Councillor M. Palleschi (Co-Chair); Rafiqul Islam; Sarbjeet Sani; Representative, Age-Friendly Brampton Advisory Committee.

Carried (7/1)

BTAC014-2021

That the Brampton Transit Advisory Committee do now adjourn to meet again on Monday, February 7, 2022 at 7:00 p.m. or at the call of the Chair.

Carried

8.3 Summary of Recommendations - Brampton Heritage Board - October 19, 2021

Dealt with under Item 6.3 - Recommendation PDC179-2021

9. **Other Business/New Business**

Nil

10. **Referred/Deferred Matters**

10.1 Staff report re: City-initiated Official Plan and Zoning By-Law Amendments to the City's Supportive Housing Policies, and Amendment to the Group Home Registration By-Law

Dealt with under Item 6.2 - Recommendation PDC175-2021

10.2 Discussion at the Request of Councillor Dhillon re: Addressing Residential Driveways Beyond Regulatory Requirements

Councillor Dhillon expressed concerns over the number of complaints received regarding residential driveways with a lack of resources to deal with the growing issue. Councillor Dhillon requested staff to investigate the possibility of a fair and equitable solution with the possibility of grandfathering all driveways that are currently in violation.

The following motion was introduced for consideration.

That the discussion at the request of Councillor Dhillon re: Addressing Residential Driveways Beyond Regulatory Requirements, be received; and

That staff be requested to report back to Committee on potential options to address residential driveway issues beyond regulatory requirements, which may include but is not limited to the following possible options:

1. *Grandfathering or amnesty of current illegal driveways (within certain time specifications, criteria, and/or one-time fee included);*

2. *Zoning and/or land use changes to driveway measurements/specifications;*
3. *Yearly annual cost added to the water/wastewater bill;*
4. *Possible fees to offset transit infrastructure improvements; and*
5. *Any other feasible accommodations or considerations.*

Committee discussion included the following:

- Concerns regarding implementing such a program and that those who have followed the by-law regulations may feel penalized for doing so.
- Advised a motion was passed at a previous Council meeting for the Enforcement of the violations.
- Suggestion that the City may need to investigate the possibility of permit parking on the street.
- Councillor Singh proposed an amendment to recommendation # 3 to add "an additional fee to the water bill yearly."

During consideration of this matter, a procedural motion to Call the Question was introduced by City Councillor Whillans and a recorded vote was requested, voted on and lost as follows:

Yea (2): Regional Councillor Medeiros, City Councillor Whillans

Nay (8): Regional Councillor Dhillon, Regional Councillor Fortini, Regional Councillor Vicente, Regional Councillor Santos, , Regional Councillor Palleschi, City Councillor Williams, City Councillor Singh, City Councillor Bowman

Lost (8 to 2)

Committee discussion continued and included the following:

- Councillor Vicente suggested a friendly amendment to the motion to include the possibility of the matters to be considered by the Committee of Adjustment and suggested a Transit fee be added.
- Councillor Dhillon declined the friendly amendment advising the focus on his motion is to assist with the backlog of cases and city resources.
- Staff clarified that the motion on the floor is fairly involved requiring staff to report back after extensive review.
- Questions pertaining to standard driveway widths

- Questions pertaining to city incentives offered by the City regarding permeable driveways or decrease in driveway size.
- Concerns regarding the Committee of Adjustment fee if implemented to deal with the matters.
- Staff outlined where water run-off goes from the front and rear of properties.

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

PDC182-2021

1. *That the discussion at the request of Councillor Dhillon re: Addressing Residential Driveways Beyond Regulatory Requirements, be received; and,*
2. *That staff be requested to report back to Committee on potential options to address residential driveway issues beyond regulatory requirements, which may include but is not limited to the following possible options:*
 1. *Grandfathering or amnesty of current illegal driveways (within certain time specifications, criteria, and/or one-time fee included);*
 2. *Zoning and/or land use changes to driveway measurements/specifications;*
 3. *Yearly annual cost added to the water/wastewater bill;*
 4. *Possible fees to offset transit infrastructure improvements; and*
 5. *Any other feasible accommodations or considerations.*

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

Yea (4): City Councillor Singh, Regional Councillor Dhillon, Regional Councillor Fortini, Regional Councillor Vicente,

Nay (6): City Councillor Williams, City Councillor Bowman, Regional Councillor Palleschi, City Councillor Whillans, Regional Councillor Santos, Regional Councillor Medeiros

Lost (4/6)

11. Correspondence

- 11.1 Correspondence re: City-initiated Official Plan and Zoning By-Law Amendments to the City's Supportive Housing Policies, and Amendment to the Group Home Registration By-Law

Dealt with under Item 6.2 - Recommendation PDC175-2021

12. **Councillor Question Period**

Nil

13. **Public Question Period**

Nil

14. **Closed Session**

Nil

15. **Adjournment**

The following motion was considered.

PDC183-2021

That the Planning and Development Committee do now adjourn to meet again on Monday, November 15, 2021, at 1:00 p.m., or at the call of the Chair.

Carried

Regional Councillor M. Medeiros, Chair