



Minutes
City Council

The Corporation of the City of Brampton

Wednesday, December 8, 2021

- Members Present:** Mayor P. Brown
Regional Councillor R. Santos
Regional Councillor P. Vicente
Regional Councillor M. Palleschi
Regional Councillor M. Medeiros (arrived at 9:36 a.m. – personal)
Regional Councillor P. Fortini
Regional Councillor G. Dhillon
City Councillor D. Whillans
City Councillor J. Bowman
City Councillor C. Williams
City Councillor H. Singh
- Members Absent:** Nil
- Staff Present:** D. Barrick, Chief Administrative Officer
R. Forward, Commissioner, Planning, Building and Economic Development
M. Kallideen, Commissioner, Legislative Services
M. Nader, Commissioner, Community Services
M. Parks, Director, Road Maintenance and Operations and Fleet, and Acting Commissioner, Public Works and Engineering
B. Boyes, Fire Chief, Fire and Emergency Services
A. Milojevic, General Manager, Transit
S. Akhtar, City Solicitor
P. Fay, City Clerk
C. Gravlev, Deputy City Clerk
T. Brenton, Legislative Coordinator

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The meeting was called to order at 9:33 a.m. and recessed at 1:29 p.m. Council moved into Closed Session at 2:02 p.m. and recessed at 2:23 p.m. Council reconvened in Open Session at 2:32 p.m. and adjourned at 2:35 p.m.

1. **Call to Order**

As this meeting of Brampton City Council 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: Regional Councillor Santos, Regional Councillor Vicente, City Councillor Whillans, Regional Councillor Palleschi, City Councillor Bowman, City Councillor Williams, Regional Councillor Fortini, City Councillor Singh, Regional Councillor Dhillon, and Mayor Brown

Members absent during roll call: Regional Councillor Medeiros (arrived at 9:36 a.m.)

2. **Approval of Agenda**

Council discussion took place with respect to proposed amendments to the agenda.

The following additions were proposed:

- Closed Session item:
Open Meeting exception under Section 239 (2) (k) of the Municipal Act, 2001:
A position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.
- Discussion Item at the Request of Regional Councillor Vicente re. 413 GTA West Corridor – Highway 413
- Discussion Item at the Request of Regional Councillor Dhillon re. Auto Insurance Campaign Update
- Discussion Item at the Request of Mayor Brown re. Khalsa School Incident and Denouncing Hate in Brampton

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- Discussion Item at the Request of Regional Councillor Dhillon re. Brampton Tow Trucks
- Closed Session item:
Open Meeting exception under Section 239 (2) (h) of the Municipal Act, 2001:

Information explicitly supplied in confidence to the municipality or local board by Canada, a province or territory or a Crown agency of any of them.
- Delegations re. Correspondence Item 14.2 re. MZO Endorsement Resolution re. Lark Investments:
 - a. Neil Davis, Davis Webb
 - b. Eileen Costello, Aird Berlis
 - c. Joe Svec, Choice Properties REIT
- Correspondence from Eileen Costello, Aird and Berlis, dated December 17, 2021, re. Correspondence Item 14.2 re. MZO Endorsement Resolution re. Lark Investments
- E-mail correspondence from Jeffrey Wilker, Thomson Rogers, re. Item 12.3 – Summary of Recommendations – Planning and Development Committee – December 6, 2021 - Recommendation PDC197-2021 – Interim Control By-law

Councillor Dhillon subsequently withdrew his proposed discussion item re. Auto Insurance Campaign Update.

Peter Fay, City Clerk, indicated that, in order to consider the delegations and correspondence regarding the MZO Endorsement Resolution re. Lark Investments, Council must first reopen its decision on this matter (Resolution C350-2021).

Mr. Fay outlined the procedure motions required for this purpose. The motions were considered as follows.

The motions carried, as follows, with the required two-thirds majority votes.

C398-2021

Moved by Mayor Brown

Seconded by Regional Councillor Fortini

Whereas Section 14 of the Procedure By-law 160-2004, as amended, allows Council to temporarily suspend the rules of the Procedure By-law;

Therefore be it resolved that Sections 13.2 (Reconsideration) and 8 (Notices of Motion) be waived in regard to the notice provisions for a reconsideration of a previous Council decision.

Carried

C399-2021

Moved by Mayor Brown

Seconded by Regional Councillor Fortini

Whereas Council, at its October 20, 2021 meeting, passed Resolution C349-2021 to receive correspondence from Mustafa Ghassan, Delta Urban Inc., dated October 5, 2021, re. Minister's Zoning Order Resolution Request – Lark Investments; and

Whereas further passed Resolution C350-2021 to support the Minister's Zoning Order (MZO) request and request the Minister to enact a MZO for the subject lands; and

Whereas Council now deems it appropriate to reconsider Resolution C350-2021 to permit further consideration;

Therefore Be It Resolved That Council Resolution C350-2021, as follows, be re-opened and reconsidered:

C350-2021

“WHEREAS City Council has received a request to support a Minister's Zoning Order, referred to as MZO, through a letter dated October 5, 2021 from Mustafa Ghassan of Delta Urban Inc., to facilitate the development of lands known municipally as 10 and 26 Victoria Crescent; 376, 387, and 391 Orenda Road; and 24 Bramalea Road, as well as all of the lands located within the area generally bounded as noted below, and as identified on the attached 'Schedule A – Location and Land Use Map':

- to the north – the southern boundary of Victoria Park, the open space corridor running parallel to the southern lot lines of the residential dwellings fronting onto Avondale Boulevard located west of Bramalea Road and the southern limits of Dearbourne Boulevard;
- to the south – the Canadian Nation Railway;
- to the east – the CNR Rail Spur Line and proposed lineal open space corridor running parallel to the east lot lines of 109 and 110 East Drive, as well as the east lot line of 2021 Steeles Avenue East; and
- to the west - the Spring Creek;

WHEREAS Bill 197 amended Section 47 of the Planning Act to grant the Minister of Municipal Affairs and Housing more order-making powers under Minister's Zoning Orders (MZOs) to deliver critical priority projects, such as those that alleviate housing supply and address housing affordability; and

WHEREAS the Government of Ontario introduced Bill 197, the COVID-19 Economic Recovery Act, 2020, to streamline regulation in a number of different key areas and support post-pandemic recovery; and

WHEREAS the federal government in CMHC's 2021-2051 Corporate Plan has declared a goal of accelerating housing affordability so everyone in Canada can participate fully in their communities; and that a healthy housing system with affordable ownership and rental housing options is a cornerstone of a strong and sustainable economy that supports social equity and inclusion across communities; and

WHEREAS Brampton's projected growth to approximately 1 million residents by 2051 will lead to increasing pressures for housing across income deciles, including for middle income households (who earn approximately \$80,000 - \$110,394 in 2020) who are met with limited affordable housing options and limited rental supply; and

WHEREAS the City of Brampton is facing a shortage of housing supply targeted to its housing needs, and a lack of suitable and affordable high density housing supply has contributed to the proliferation of unlicensed and unsafe second units within Brampton's low density, ground-oriented housing stock; and

WHEREAS census data indicates that Brampton has one of the highest household sizes (PPUs) in the country and the City's Housing Needs Assessment has highlighted a shortage of affordable housing for larger households; and

WHEREAS the Term of Council Priority "A City of Opportunities" prioritizes the creation of complete communities, and increasing the supply of purpose built rental units; and

WHEREAS the City of Brampton's Housing Action Plan identifies the lack of rental housing and the issue of housing affordability in the City; and

WHEREAS the subject lands are generally located in a Major Transit Station Area, Provincially Significant Employment Zone, the Region of Peel's preliminary Bramalea GO Major Transit Station Area ("MTSA") boundary, the Bramalea Mobility Hub Secondary Plan area, and designated as an Office Node in the City's Official Plan; and

WHEREAS the development proposal will facilitate efficient intensified building forms that are advantageous adjacent to the Bramalea GO Station Mobility Hub and 2-way, all-day, 15-minute GO Train Service; and

WHEREAS the development proposal will make efficient use of the existing transportation and transit infrastructure, and significant investments by Metrolinx to improve GO service, as well as existing Bus Rapid Transit along the Steeles Avenue East corridor, which will encourage a reduction on car dependency; and

WHEREAS the proposal to accommodate a higher density-built form development will serve as an urban gateway into the City of Brampton, complemented by a comprehensive open space and trails system; and
WHEREAS the subject lands represent an opportunity to develop a mixed-use community, which will have immediate access to existing and planned community services and facilities as well as superior transportation and transit infrastructure.

NOW THEREFORE BE IT RESOLVED

1. THAT Council supports the request for an MZO and asks that the Minister of Municipal Affairs and Housing consider this request.
2. THAT the Commissioner of Planning, Building and Economic Development be directed to prepare a request to the Minister of Municipal Affairs and Housing to enact a Minister's Zoning Order for the subject lands.
3. THAT the owners satisfy all City requirements regarding the submission of supporting studies, and other matters, in association with the applicable sections of the Planning Act relating to Plans of Subdivision and Site Plan Approval processes, as may be applicable."

Carried

The following motion to approve the agenda, as amended, was considered.

C400-2021

Moved by City Councillor Williams

Seconded by Regional Councillor Medeiros

That the agenda for the Council Meeting of December 8, 2021 be approved as amended to add:

7.3. Delegations re. Correspondence Item 14.2 re. Amendments to Council Resolution C350-2021 – MZO Resolution Request – Lark Investments

Request – Canadian Tire Corporation, Limited – 2021-2111 Steeles Avenue East, 10 and 12 Melanie Drive, Brampton:

- a. Neil Davis, Davis Webb;
- b. Eileen Costello, Aird Berlis;
- c. Joe Svec, Choice Properties REIT;

14.3. Email correspondence from Jeffrey Wilker, Thomson Rogers, re. Item 12.3 – Summary of Recommendations – Planning and Development Committee – December 6, 2021 – Recommendation PDC197-2021 – Interim Control By-law;

14.4. Correspondence from Eileen Costello, Aird and Berlis, dated December 17, 2021, re. **Item 14.2 and MZO Endorsement Resolution re. Lark Investments;**

16.2. Discussion Item at the Request of Regional Councillor Vicente re. **GTA West Corridor – Highway 413;**

16.3. Discussion Item at the Request of Mayor Brown, re. **Support for Khalsa School and Denouncing Hate in Brampton;**

16.4. Discussion Item at the Request of Regional Councillor Dhillon re. **Brampton Tow Trucks;**

16.5. Discussion Item at the request of Mayor Brown re. **Peel Village Golf Club 100th Anniversary;**

19.4. Open Meeting exception under Section 239 (2) (k) of the Municipal Act, 2001:

A position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

19.5. Open Meeting exception under Section 239 (2) (h) of the Municipal Act, 2001:

Information explicitly supplied in confidence to the municipality or local board by Canada, a province or territory or a Crown agency of any of them.

Carried

Note: Later in the meeting, the following additional delegation was identified for Item 7.3: c. Joe Svec, Choice Properties REIT.

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

1. Regional Councillor Fortini declared verbally, and filed with the City Clerk, a Statement of Disclosure of Interest with respect to Item 12.3 – Planning and Development Committee Recommendation PDC186-2021 (Application to Amend the Official Plan and Zoning By-Law – 140 & 150 Howden Boulevard – Ward 7), as he owns a rental home right behind the property.

2. City Councillor Whillans declared verbally, and filed with the City Clerk, a Statement of Disclosure of Interest with regard to Item 12.3 – Planning and Development Committee Recommendation PDC188-2021 (Application to amend the Official Plan and Zoning By-law – Glen Schnarr and Associates Inc. – 2424203 Ontario Inc./c/o Raman Khatra – 0 McLaughlin Road – Ward 6), as his primary residence is located on McLaughlin Road just north of the proposed development.

4. Adoption of the Minutes

4.1 Minutes – City Council – Regular Meeting – November 24, 2021

The following motion was considered.

C401-2021

Moved by Regional Councillor Fortini

Seconded by Regional Councillor Palleschi

That the **Minutes of the Regular Council Meeting of November 24, 2021**, to the Council Meeting of December 8, 2021, be adopted as published and circulated.

Carried

5. Consent Motion

In keeping with Council Resolution C019-2021, Mayor Brown 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 marked with a caret (^) were considered to be routine and non-controversial by Council and were approved as part of the Consent Motion

below: **10.2.1, 10.2.2, 10.3.1, 10.3.2, 10.5.1, 10.6.1, 10.7.1, 12.1, 12.2, 13.2, 14.1, 19.1, 19.2 and 19.3.**

The following motion was considered.

C402-2021

Moved by Regional Councillor Dhillon

Seconded by City Councillor Singh

That Council hereby approves the following items and that the various Officials of the Corporation are hereby authorized and directed to take such action as may be necessary to give effect of the recommendations as contained therein:

10.2.1.

That the staff report titled: **Ontario Land Tribunal Appeals Status Update**, to the Council Meeting of December 8, 2021, be received.

10.2.2.

1. That the report titled: **Brampton Patio Program – All Wards**, dated November 26, 2021, to the City Council meeting of December 8, 2021, be received; and

2. That By-law 103-2020 be further amended to permit the temporary extension of outdoor patios on public and within private property for a period of time not exceeding 3:00 a.m. on January 1, 2023, in order to assist local businesses in mitigating the impacts of COVID-19.

10.3.1.

That the report titled: **Purchasing Activity Quarterly Report – 3rd Quarter 2021**, to the Council Meeting of December 8, 2021, be received.

10.3.2.

That the report titled: **Active Consulting Service Contracts**, to the Council Meeting of December 8, 2021, be received.

10.5.1.

1. That the report titled: **Sport Field Naming Request – In Honour of Olympic Gold Medal Soccer Winners Kadeisha Buchanan and Ashley Lawrence**, to the Council Meeting of December 8, 2021, be received; and

2. That the administratively-named Creditview Sandalwood artificial turf fields #5 and #6 be permanently named Kadeisha Buchanan Field and Ashley Lawrence Field respectively; and

3. That, upon Council approval, staff be directed to erect appropriate park signage and host a ceremonial naming event while the athletes are present.

10.6.1.

1. That the report titled: **Subdivision Release and Assumption – Registered Plan 43M-2023 – Northwest Brampton Investments Inc. and 2044831 Ontario Inc. East of Mississauga Road and South of Wanless Drive – Ward 6** (Planning References: C04W16.003 and 21T-10012B), to the Council Meeting of December 8, 2021 be received;

2. That all works constructed and installed in accordance with the subdivision agreement for Registered Plan 43M-2023 (the “Subdivision”) be accepted and assumed;

3. That the Treasurer be authorized to release the securities held by the City; and

4. That By-law 275-2021 be passed to assume the following streets and street widening block as shown on the Registered Plan 43M-2023 as part of the public highway system:

Veterans Drive, Desert Garden Drive, Draycott Road, Gillis Road, Hogan Manor Drive, Merrybrook Trail, Military Crescent, Oxendon Road, Padbury Trail, Pellegrino Road, Rangemore Road, Vanetta Lane and street widening Block 250 to be part of Wanless Drive

10.7.1.

That the report titled: **Brampton Transit COVID-19 Recovery Update (Report Number Brampton Transit-2021-1271, IB.C)**, to the Council Meeting of December 8, 2021, be received.

12.1.

That the **Minutes of the Committee of Council Meeting of November 17, 2021**, to the Council Meeting of December 8, 2021, be received.

12.2.

1. That the **Minutes of the Committee of Council Meeting of December 1, 2021**, to the Council Meeting of December 8, 2021, be received; and,

2. That Recommendations CW558-2021 to CW583-2021 be approved as outlined in the subject minutes.

13.2.

1. That the staff report re: **Application to amend the Official Plan and Zoning By-law, S. Kaur & N. Parhar – Gagnon Walker Domes Ltd., West side of Bramalea Road, north of Peter Robertson Boulevard - Ward 9 - File: C04E11.008**, to the Planning and Development Committee Meeting of December 06, 2021, be received;

2. THAT the Application to amend the Official Plan and Zoning By-law, S Kaur & N. Parhar – GAGNON WALKER DOMES LTD., File C04E11.008, 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 for the reasons set out in the Planning Recommendation Report, dated November 12, 2021;

3. THAT the Official Plan be amended to re-designated a portion of the site from 'Open Space' to 'Residential' on Schedule A; 'Open Space System' to 'Communities' on Schedule 1; delete a portion of the site from the 'Woodland' designation on Schedule D; and amend Schedule 2 in the Springdale Secondary Plan, to re-designate a portion of the site from 'Natural Heritage System' to 'Medium Density Residential' be adopted;

4. THAT the Zoning By-law be amended to rezone the site from 'Agricultural' to 'Residential Townhouse A (Holding) Section 3599 R3A (R3A(H) – 3599)' and 'Open Space (OS)';

5. WHEREAS Gagnon Walker Domes Ltd. on behalf of S. Kaur and N. Pahar has made an Application to amend the Official Plan and the Zoning By-law to permit a residential townhouse development consisting of eight (8) townhouse units located on 10196 Bramalea Road;

AND WHEREAS it is desirable that the Application to amend the Official Plan and the Zoning By-law be approved on the basis 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 represents good planning;

AND WHEREAS the Planning and Development Committee ("Committee") has had an opportunity to consider the Planning Recommendation Report, dated November 12, 2021;

AND WHEREAS Committee has listened to the submissions of Mr. Marc De Nardis to the Committee;

AND WHEREAS the Planning Act, through Section 36, allows the Council of a municipality to specify the use of lands with a holding symbol “H” until certain conditions are met in regards to the lands, and at such time in the future, the holding symbol is removed and the lands can avail of various new uses and regulations;

AND WHEREAS Seven (7) aspects of the Application are either pending final approval for logistical reasons or pending completion of separate legal processes, a Holding Zone is therefore proposed for the Zoning By-law and will remain in place until the following conditions are fulfilled to the satisfaction of the various departments at the City of Brampton:

- (a) A Functional Servicing Report shall be approved to the satisfaction of the Commissioner of Public Works and Engineering;
- (b) An Urban Design Brief shall be approved to the satisfaction of the Commissioner of Planning, Building and Economic Development;
- (c) A Sustainability Score and Summary shall be approved to the satisfaction of the Commissioner of Planning, Building and Economic Development;
- (d) A Restoration Planting Plan shall be approved to the satisfaction of the Commissioner of Engineering and Public Works;
- (e) An Environmental Impact Study shall be approved to the satisfaction of the Engineering and Public Works;
- (f) An Arborist Report shall be approved to the satisfaction of the Engineering and Public Works;
- (g) Adequate arrangements be made to gratuitously convey to the City, to the satisfaction of the Commissioner of Planning, Building and Economic Development, the portion of the subject lands that is required to generally provide a 15 metre wide buffer to the existing woodlot;

AND WHEREAS approving a Holding Zone establishes the proposed land uses, but does not allow for the development to proceed until such time as the conditions associated with the proposal are fulfilled to the satisfaction of the various departments at the City of Brampton.

THEREFORE BE IT RESOLVED that:

1. Planning and Development Committee hereby recommends that Council adopt the Official Plan Amendment and implementing Zoning By-law Amendment attached hereto at its meeting of December 8, 2021.

14.1.

That the correspondence from the Honourable Steve Clark, Minister of Municipal Affairs and Housing, dated November 25, 2021, re. **Minister’s Zoning Order (MZO) to accelerate the creation of a mixed-use community – 8525 Mississauga Road – Lionhead Golf Club & Conference Centre** (Files: C04W02.006 and 21T-17010B), to the Council Meeting of December 8, 2021, be received.

19.1. and 19.2.

That the following Closed Session minutes and note to file be acknowledged and the directions outlined within be confirmed:

19.1. Closed Session Minutes - City Council - November 24, 2021

19.2. Closed Session Minutes - Committee of Council - December 1, 2021

19.3.

That the following Closed Session item be acknowledged and any directions within be confirmed:

19.3. Open Meeting exception under Section 239 (2) (e) and (f) of the Municipal Act, 2001:

Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; and advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

A recorded vote was taken and the motion carried as follows.

Yea (11): Mayor Brown, Regional Councillor Santos , Regional Councillor Vicente , Regional Councillor Palleschi , Regional Councillor Medeiros , Regional Councillor Fortini , Regional Councillor Dhillon , City Councillor Whillans , City Councillor Bowman , City Councillor Williams , and City Councillor Singh

Carried (11 to 0)

6. Announcements (2 minutes maximum)

6.1 Proclamations:

a) Salvation Army Week – December 20-24, 2021

b) Kwanzaa Week – December 26, 2021 to January 1, 2022

Mayor Brown acknowledged and read the proclamations listed above.

7. Public Delegations and Staff Presentations (5 minutes maximum)

- 7.1 Delegation from Marc De Nardis, Planning Associate, Gagnon Walker Domes Ltd., re. Item 13.2 – Staff Report re. Application to amend the Official Plan and Zoning By-law – S. Kaur & N. Parhar – Gagnon Walker Domes Ltd.

Regional Councillor Dhillon and City Councillor Singh informed Council that Mr. De Nardis had withdrawn his delegation request.

See Consent Resolution C402-2021 (Item 13.2)

- 7.2 Delegation from Harish Davedi, Lawyer, Davedi Law, re. Item 12.3 – Application to Amend the Zoning By-law – 2775990 Ontario Inc. – Blackthorn Development Corp – 34-2500 Williams Parkway – Ward 8 (File: OZS-2021-0014)

Harish Davedi, Lawyer, Davedi Law, outlined concerns about the negative impact of the proposed pet crematorium at 34-2500 Williams Parkway as outlined in Item 12.3 – Planning and Development Committee Recommendation PDC193-2021.

The following motion was considered.

C403-2021

Moved by Regional Councillor Dhillon

Seconded by City Councillor Singh

That the delegation from Harish Davedi, Lawyer, Davedi Law, re. **Item 12.3 – Application to Amend the Zoning By-law – 2775990 Ontario Inc. – Blackthorn Development Corp – 34-2500 Williams Parkway – Ward 8** (File: OZS-2021-0014), to the Council Meeting of December 8, 2021, be received.

Carried

Regional Councillor Dhillon inquired about voting on Recommendation PDC193-2021 at this time.

Mayor Brown introduced the Summary of Recommendations from the Planning and Development Committee Meeting of December 6, 2021, and Council discussion took place on a number of the recommendations outlined within.

For the purpose of these minutes, Council consideration of the recommendations is outlined under Item 12.3.

7.3 Delegations re. **Correspondence Item 14.2 re. Amendments to Council Resolution C350-2021 – Requests for Amendments to MZO Resolution re. Lark Investments:**

- a. Neil Davis, Davis Webb
- b. Eileen Costello, Aird Berlis
- c. Joe Svec, Choice Properties REIT

Neil Davis, Davis Webb, on behalf of his client Canadian Tire Corporation, Limited, outlined the impact of Council's MZO endorsement Resolution C350-2021 re. Lark Investments on Canadian Tire's proposed redevelopment of their property at 2021-2111 Steeles Avenue East and 10 and 12 Melanie Drive. Mr. Davis referenced his correspondence (Item 14.2) providing information on the impacts on Canadian Tire's redevelopment proposal, and requested Council's consideration for amendments to Resolution C350-2021.

Eileen Costello, Aird Berlis, on behalf of Choice Properties REIT and Weston Foods, referenced her correspondence (Item 14.4), in which she outlined the impact on her client's property at 379 Orenda Road resulting from Council's MZO endorsement Resolution C350-2021 re Lark Investments. Ms. Costello requested Council's consideration for amendments to the resolution to address the requirements of her clients.

Mr. Joe Svec, Choice Properties REIT, outlined the impact on Weston Food's property resulting from Council's MZO endorsement Resolution C350-2021 re Lark Investments. Mr. Svec requested Council's consideration for amendments to the resolution to minimize the impact on Weston's operation.

Mr. Davis, Ms. Costello and Mr. Svec responded to questions of clarification from Council.

The following motion was considered.

C404-2021

Moved by Regional Councillor Fortini
Seconded by City Councillor Williams

That the following Delegations re. **Requests for Amendments to Council Resolution C350-2021 re. MZO Resolution Request – Lark Investments**, to the City Council Meeting of December 8, 2021, be received:

1. Neil Davis, Davis Webb

2. Eileen Costello, Aird Berlis
3. Joe Svec, Choice Properties REIT

Carried

For the purpose of the minutes, Council's consideration of Resolution C350-2021 is outlined under Item 14.2 – Resolution C411-2021.

8. Government Relations Matters

8.1 Staff Update re. Government Relations Matters

Blaine Lucas, Acting Director, Corporate Projects and Liaison, Office of the CAO, provided a presentation, which included information on Region of Peel Council, Provincial Government and Federal Government matters.

Council discussion took place with respect to Regional Council's decision with respect to the future of the Regional Chair. Council Members expressed varying opinions on the changes to the Regional Chair position and a suggestion from some Members that City Council develop a position in this regard.

A motion, moved by Regional Councillor Palleschi and seconded by Regional Council Medeiros, was introduced to receive the staff presentation and state Council's position that the Region of Peel Chair be rotated among municipalities, and that such change should be adopted in the rules for election of the Region of Peel.

Staff responded to questions from Council with respect to election rules as they relates to running for the position of Regional Chair.

The motion was considered as follows.

C405-2021

Moved by Regional Councillor Palleschi

Seconded by Regional Councillor Medeiros

That the staff update re. **Government Relations Matters**, to the Council Meeting of December 8, 2021, be received; and

That the Region of Peel Chair position be rotated among municipalities, and that such change should be adopted in the rules for election of the Region of Peel.

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

Yea (11): Mayor Brown, Regional Councillor Santos , Regional Councillor Vicente , Regional Councillor Palleschi , Regional Councillor Medeiros , Regional Councillor Fortini , Regional Councillor Dhillon , City Councillor Whillans , City Councillor Bowman , City Councillor Williams , and City Councillor Singh

Carried (11 to 0)

9. Reports from the Head of Council

9.1 Update from Mayor Brown re. COVID-19 Emergency

Mayor Brown provided an overview of his press conference held on this date (December 8, 2021), which included information on the status of COVID-19 patients at Brampton Civic Hospital, COVID positivity rates in the Region of Peel, and highlighted the need for maintaining vaccination rates, including booster shots which are to be available in the Region beginning on December 13, 2021.

The following motion was considered.

C406-2021

Moved by Regional Councillor Santos

Seconded by City Councillor Williams

That the update from Mayor Brown re: **COVID-19 Emergency**, to the Council Meeting of December 8, 2021, be received.

Carried

10. Reports from Corporate Officials

10.1 Office of the Chief Administrative Officer

10.1.1 Staff Informational Presentation to Recognize the 25 Years + Celebrants in 2021 – City of Brampton

David Barrick, Chief Administrative Officer, provided a presentation titled: "Long-Term Service Recognition", to recognize and celebrate the service of City staff from 5 to 15 years, and those celebrating milestones of 25, 30 and 35 years. Mr. Barrick highlighted the talent and efforts of City staff in helping to shape the City's success.

Council acknowledged and congratulated staff for their long-term service to the City.

The following motion was considered.

C407-2021

Moved by City Councillor Bowman

Seconded by Mayor Brown

That the staff informational presentation titled: **Long-Term Service Recognition**, to the Council Meeting of December 8, 2021, be received.

Carried

10.2 Legislative Services Operating

10.2.1 ^ Staff Report re. Ontario Land Tribunal (OLT) Appeals Status Update

Dealt with under Consent Resolution C402-2021

10.2.2 ^ Staff Report re. Brampton Patio Program - All Wards

Dealt with under Consent Resolution C402-2021

10.3 Corporate Support Services

10.3.1 ^ Staff Report re. Purchasing Activity Quarterly Report – 3rd Quarter 2021

Dealt with under Consent Resolution C402-2021

10.3.2 ^ Staff Report re. Active Consulting Service Contracts

Dealt with under Consent Resolution C402-2021

10.4 Planning and Economic Development

Nil

10.5 Community Services

10.5.1 ^ Staff Report re. Sport Field Naming Requests – In Honour of Olympic Gold Medal Soccer Winners Kadeisha Buchanan and Ashley Lawrence (C283-2021)

Dealt with under Consent Resolution C402-2021

10.6 Public Works

- 10.6.1 ^ Staff Report re. Subdivision Release and Assumption – Registered Plan 43M-2023 – Northwest Brampton Investments Inc. and 2044831 Ontario Inc. East of Mississauga Road and South of Wanless Drive – Ward 6 (Planning References: C04W16.003 and 21T-10012B)

Dealt with under Consent Resolution C402-2021

10.7 Brampton Transit

- 10.7.1 ^ Staff Report re. Brampton Transit COVID-19 Recovery Update

Dealt with under Consent Resolution C402-2021

10.8 Fire and Emergency Services

Nil

11. Reports from Accountability Officers

Nil

12. Committee Reports

- 12.1 ^ Minutes – Committee of Council – November 17, 2021

Dealt with under Consent Resolution C402-2021

The recommendations outlined in the minutes were approved by Council on November 24, 2021, pursuant to Resolution C389-2021.

- 12.2 ^ Minutes – Committee of Council – December 1, 2021

Dealt with under Consent Resolution C402-2021

The recommendations approved under Consent are as follows.

CW558-2021

That the agenda for the Committee of Council Meeting of December 1, 2021 be approved as amended, as follows:

To add:

5.1. **Announcement – Winter Lights Program;**

8.3.2. Discussion Item at the Request of Mayor Brown, re: **Advocacy to Support the Ban on Conversion Therapy;**

11.3.2. Discussion Item at the Request Regional Councillor Dhillon, re: **Provincial Bill 29 – Cannabis;**

8.3.3. Discussion Item at the request of City Councillor Singh re: **Development Charges Act;**

10.3.1. Discussion Item at the Request of Regional Councillor Santos, re: **Renaming of an Asset after former Regional Councillor Paul Palleschi;**

To defer the following item to the Committee of Council Meeting of January 19, 2022:

6.2. Delegation re: **Development of a Centre for Excellence for Youth Diamond Sports in Brampton:**

1. Frank Fascia, President, Brampton Minor Baseball Inc.
2. John Dobranski, President, Brampton Girls Softball Association
3. Michael Gyovai, Executive Director, BGC Peel

To withdraw the following item:

8.3.1. Discussion Item at the request of Regional Councillor Medeiros, re: **Creative Space Needs in Brampton;** and,

To refer the following item to the Council Meeting of December 8, 2021:

8.2.2. Staff Report re: **Procurement Processes at the City (RM 85/2021).**

CW559-2021

That the following items to the Committee of Council Meeting of December 1, 2021 be approved as part of Consent: **8.2.1, 8.2.3, 8.2.5, 9.2.1, 9.2.2, 9.2.3, 15.2**

CW560-2021

That the delegation from Todd Kyle, Executive Director, and John Simone, Director Business Management and Operations, Brampton Library, to the Committee of Council Meeting of December 1, 2021, re: **Brampton Library Draft Facilities Master Plan**, be received.

CW561-2021

That the delegation from Gabriel Fanous, VP, Red Owl Boxing Club, to the Committee of Council Meeting of December 1, 2021, re: **Youth Boxing in Brampton**, be received.

CW562-2021

That the delegation from Jaymie-Lyne Hancock, President, and Steve Sullivan, Director of Victim Services, MADD Canada, to the Committee of Council Meeting of December 1, 2021, re: **MADD Canada Ontario Memorial For Victims of Impaired Driving**, be referred to staff for consideration and report back to Committee with options for implementation of this request.

CW563-2021

That the delegations from Danny Price, President, Vito Beato, 1st Vice President, Joe Giorgi, 2nd Vice President, Unifor Local 1285, to the Committee of Council Meeting of December 1, 2021, re: **Stellantis Brampton Assembly Plant - EV investments**, be referred to staff for consideration and report back on a communications strategy.

CW564-2021

That the staff update re: **Government Relations Matters**, to the Committee of Council Meeting of December 1, 2021, be received.

CW565-2021

That the update from Mayor P. Brown re: COVID-19 Emergency, to the Committee of Council Meeting of December 1, 2021, be received.

CW566-2021

1. That the report titled: **Request to Begin Procurement – Microsoft Enterprise Products, Cloud Services and Support Services for a Three (3) Year Period**, to the Committee of Council Meeting of December 1, 2021, be received; and
2. That the Purchasing Agent be authorized to commence the procurements for Microsoft Enterprise Products, Cloud Services and Support Services for a three (3) year period.

CW567-2021

1. That the titled: **Corporate Events Listing 2022**, to the Committee of Council Meeting of December 1, 2021, be received;

2. That the National Day for Truth and Reconciliation and associated budget be added to the corporate events listing;
3. That the Corporate Events Listing 2022 be approved; and
4. That the Director, Strategic Communications, Culture & Events, Corporate Support Services, be delegated authority to approve and execute on behalf of the City of Brampton any required agreements and other documents deemed necessary for the implementation of Corporate Events, Special Events & Festivals, including artist agreements and all other related agreements, on such terms and conditions as may be satisfactory to the Director, Strategic Communications, Corporate Support Services or designate, and in a form satisfactory to the City Solicitor or designate.

CW568-2021

1. That the report titled: **Important and Commemoratives Dates 2022**, to the Committee of Council Meeting of December 1, 2021, be received; and
2. That Council approve the proposed 2022 Commemorative Dates Listing and recommended tactics (Appendix A).

CW569-2021

1. That the report titled: **2021 National Day for Truth & Reconciliation – Federal Public Holiday**, to the Committee of Council Meeting of December 1, 2021, be received; and
2. That the City incorporate the National Day for Truth & Reconciliation into the Paid Holiday 8.1.0 policy, effective January 1, 2022 with the same provisions as other City-designated paid holidays.

CW570-2021

Whereas the federal government has announced new legislation (Bill C-4) that would effectively ban the practice of conversion therapy in Canada;

Therefore Be It Resolved:

1. That The Corporation of the City of Brampton express its support for federal legislation to effectively ban the practice of conversion therapy; and
2. That a copy of this Resolution be forwarded to all Brampton Members of Parliament.

CW571-2021

That the following item be **referred** to the Planning and Development Committee Meeting of December 6, 2021:

Discussion Item at the Request of City Councillor Singh re Development Charges Act

CW572-2021

1. That the report titled: **Initiation of Subdivision Assumption - Markview Home Corp., Registered Plan 43M-1958 – (North of Countryside Drive, West of The Gore Road), Ward 10 - Planning References – C09E17.008 and 21T-12009B**, to the Committee of Council Meeting of December 1, 2021 be received;
2. That the City initiate the Subdivision Assumption of Markview Home Corp., Registered Plan 43M-1958; and
3. That a report be forwarded to City Council recommending the Subdivision Assumption of, Markview Home Corp., Registered Plan 43M-1958 once all departments have provided their clearance for assumption.

CW573-2021

1. That the report titled: **Initiation of Subdivision Assumption - Fulton Bridges Estates Inc., Registered Plan 43M-1959 – (North of Countryside Drive, West of The Gore Road), Ward 10 - Planning References – C09E17.008 and 21T-12009B**, to the Committee of Council Meeting of December 1, 2021 be received;
2. That the City initiate the Subdivision Assumption of Fulton Bridges Estates Inc., Registered Plan 43M-1959; and
3. That a report be forwarded to City Council recommending the Subdivision Assumption of, Fulton Bridges Estates Inc., Registered Plan 43M-1959 once all departments have provided their clearance for assumption.

CW574-2021

1. That the report titled: **Traffic By-law 93-93 – Administrative Update (File I.AC)**, to the Committee of Council meeting of December 01, 2021, be received; and,
2. That a by-law be passed to amend Traffic By-law 93-93, as amended, as outlined in the subject report.

CW575-2021

That staff be requested to report on options with regard to renaming of a City asset, in Wards 2 and 6, preferably Loafers Lake Recreation Centre, in recognition of the service of former Councillor Paul Palleschi.

CW576-2021

Whereas a municipality generally acts through passage of by-laws to give effect to decisions of the Council; and

Whereas the Council of the City of Brampton has enacted over 15,000 by-laws since its incorporation in 1974; and

Whereas City by-laws are regularly updated and amended to reflect Council decisions and priorities; and

Whereas it is appropriate to periodically conduct a systemic review of City by-laws to identify those requiring modernizing and/or repeal (if deemed redundant);

Therefore Be It Resolved that staff be requested to report to a future Committee meeting on a plan to undertake a systemic review of City by-laws, with such report to include terms of reference and a multi-year work plan for the cross-department by-law review initiative, resourcing requirements (including possible use of summer students and/or interns) and an estimated timeline for completion.

CW577-2021

Whereas, the City of Brampton opted in to allow retail cannabis shops in the city in January of 2019;

Whereas, the Alcohol and Gaming Commission of Ontario (AGCO) oversees the applications and approvals for all liquor stores and cannabis stores;

Whereas, there are currently 32 licenced cannabis stores in Brampton, and another 15 applications under review;

Whereas, many of these licenced stores are located within walking distance of schools, daycares, and parks;

Whereas, there are only nine Liquor Control Board of Ontario (LCBO) stores in Brampton;

Whereas, the AGCO permits municipalities to submit feedback on potential Liquor Sales Licence Applications, but does not allow the same for Retail Cannabis Store Authorization Applications;

Whereas, the lack of municipal control over the approval of these applications, has resulted in overcrowding of these shops in some parts of the City;

Whereas, Bill 29 – The Cannabis Licence Amendment Act, 2021, which requests that municipalities be given a say in the licencing and approval process of a Retail Cannabis Store, recently passed its first reading at the provincial level;

Whereas, this Bill will also align the application process for new cannabis retail licenses, to that which is used for liquor licenses;

Therefore be it Resolved that, the City of Brampton endorse and support Bill 29 – the Cannabis Licence Amendment Act; to enable municipalities to make decisions on retail locations within a municipality;

And further that, the Mayor send a letter of support on behalf of all Members of Council, to the Office of the Premier of Ontario, the Attorney General of Ontario, the Board of the Alcohol and Gaming Commission, and all local Members of Provincial Parliament, to the Association of Municipalities of Ontario, and to all municipalities who have opted to licence cannabis retail locations within their municipality.

CW578-2021

1. That the report titled: **FDI 2021 Year-End Review and 2022 Strategy (File CE.x)**, to the Committee of Council Meeting of December 1, 2021, be received;
2. That Council approve the planned 2022 Missions, as outlined in this report;
3. That the CAO, in consultation with the Commissioner of Planning, Building and Economic Development and Director of Economic Development, be authorized to approve investment missions which are not currently on the list of 2022 Mayor-led Investment Missions as such opportunities arise, subject to alignment with the overall FDI strategy and approved budget; and
4. That staff be authorized to pivot in-person plans to virtual, subject to any changes to travel restrictions due to the COVID-19 pandemic.

CW579-2021

That the **Referred Matters List - 4th Quarter 2021**, to the Committee of Council Meeting of December 1, 2021, be received.

CW580-2021

That Committee proceed into Closed Session to address matters pertaining to:

15.1. Open Session meeting exception under Section 239 (2) (c) and (k) of the Municipal Act, 2001:

A proposed or pending acquisition or disposition of land by the municipality; and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality.

15.3. Open Meeting exception under Section 239 (2) (f), (i) and (k) of the Municipal Act, 2001:

Advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board; and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality.

CW581-2021

THAT the Commissioner of Legislative Services be delegated authority to execute an amending agreement and such documents necessary to amend the current Lease dated November 4, 2015 between The Corporation of The City of Brampton as Landlord, and 2461862 Ontario Inc. operating as Sunset Grill as Tenant, and Sunset Grill Restaurants Ltd. as Optionee, substantially in accordance with the terms and conditions as directed by Council, and otherwise on such terms and conditions acceptable to the Senior Manager of Realty Services, and in a form acceptable to the City Solicitor, or designate.

CW582-2021

THAT the Commissioner of Community Services be delegated authority to execute a lease amending agreement and such documents necessary to amend the current Lease dated November 23, 2016 between the City of Brampton, as landlord, and Boys and Girls Club of Peel as tenant, substantially in accordance with the terms and conditions directed by Council, and otherwise on such terms acceptable to the Senior Manager, Realty Services and in a form acceptable to the City Solicitor or designate.

CW583-2021

That the Committee of Council do now adjourn to meet again on Wednesday, January 19, 2022 at 9:30 a.m. or at the call of the Chair.

12.3 Summary of Recommendations – Planning and Development Committee – December 6, 2021

Note:

1. Regional Councillor Fortini declared verbally, and filed with the City Clerk, a Statement of Disclosure of Interest with respect to Item 12.3 – Planning and Development Committee Recommendation PDC186-2021 (Application to Amend the Official Plan and Zoning By-Law – 140 & 150 Howden Boulevard – Ward 7), as he owns a rental home right behind the property.

2. City Councillor Whillans declared verbally, and filed with the City Clerk, a Statement of Disclosure of Interest with regard to Item 12.3 – Planning and Development Committee Recommendation PDC188-2021 (Application to amend the Official Plan and Zoning By-law – Glen Schnarr and Associates Inc. – 2424203 Ontario Inc./c/o Raman Khatra – 0 McLaughlin Road – Ward 6), as his primary residence is located on McLaughlin Road just north of the proposed development.

Council consideration of the subject recommendations took place under Item 7.2. For the purpose of these minutes, Council's consideration at that time is outlined below.

Mayor Brown introduced the subject summary, and Regional Councillor Medeiros, Committee Chair, led the discussion.

Council discussion took place on the following recommendations.

Recommendation PDC189-2021

A motion, moved by Regional Councillor Vicente and subsequently seconded by Regional Councillor Medeiros, was introduced to amend Clause 2 of the recommendation, specifically relating to Section 2.3.11 – Transition Policies to reduce the timeframe from five (5) years to two (2) years for applicants to obtain building permits.

Staff confirmed that they had no issues with the proposed reduction in the timeframe.

A recorded vote was taken on the amendment with the results as follows.

Yea (11): Regional Councillor Santos, Regional Councillor Vicente, City Councillor Whillans, Regional Councillor Palleschi, City Councillor Bowman,

Regional Councillor Medeiros, City Councillor Williams, Regional Councillor Fortini, City Councillor Singh, Regional Councillor Dhillon, and Mayor Brown

Carried (11 to 0)

Recommendation PDC190-2021

Council consideration included concerns about the location of the commercial portion of the development that is subject to this recommendation.

In response to questions from Council, staff outlined considerations given by the applicant, City planning and traffic staff and Region of Peel traffic staff with respect to the location for the commercial portion.

An amendment was introduced by Regional Councillor Palleschi to refer Recommendation PDC190-2021 back to staff for a meeting with the applicant and better understanding of transportation issues, and a report back to the January 26, 2022 meeting of Council, or any special meeting that may be called in the meantime.

As the motion was procedural in nature, a seconder was not required.

A recorded vote was taken on the motion, with the results as follows:

Yea (7): Regional Councillor Santos, Regional Councillor Vicente, Regional Councillor Palleschi, City Councillor Williams, City Councillor Singh, Regional Councillor Dhillon, and Mayor Brown

Nay (4): City Councillor Whillans, City Councillor Bowman, Regional Councillor Medeiros, and Regional Councillor Fortini

Carried (7 to 4)

Recommendation PDC193-2021

A recorded vote was taken on the recommendation, with the results as follows.

Yea (7): Regional Councillor Santos, Regional Councillor Vicente, City Councillor Whillans, Regional Councillor Palleschi, City Councillor Bowman, Regional Councillor Medeiros, City Councillor Williams, and Regional Councillor Fortini

Nay (4): City Councillor Singh, Regional Councillor Dhillon

Absent (1): Mayor Brown

Carried (8 to 2 with 1 absent)

Recommendation PDC186-2021

A separate vote was taken on the recommendation to accommodate Regional Councillor Fortini's conflict of interest. The recommendation carried as outlined in the Summary of Recommendations. Councillor Fortini did not participate in the meeting during the vote.

Recommendation PDC188-2021

A separate vote was taken on the recommendation to accommodate City Councillor Whillans' conflict of interest. The recommendation carried as outlined in the Summary of Recommendations. Councillor Whillans did not participate in the meeting during the vote.

Regional Councillor Palleschi noted his opposition to this recommendation.

A vote was taken on the balance of the recommendations, and the recommendations carried as outlined in the Summary of Recommendations.

The following motion was considered.

C408-2021

Moved by Regional Councillor Fortini
Seconded by Regional Councillor Medeiros

1. That the **Minutes of the Planning and Development Committee Meeting of December 6, 2021**, to the Council Meeting of December 8, 2021, be received;
2. That Recommendations PDC184-2021 to PDC188-2021 and PDC191-2021 to PDC200-2021 be approved as outlined in the subject minutes; and,
3. That the following recommendations be approved, as amended, to read as follows:

PDC189-2021

1. That the staff report re: Updates to the Central Area Community Improvement Plan's Development Charges Incentive Program Implementation Guidelines, to the Planning and Development Committee meeting of December 6, 2021, be received;
2. That staff be directed to update the Development Charges Incentive Program Implementation Guidelines, including Section 2.3 Eligibility Requirements and Appendix 5.4 Scoring Summary, as per the recommendations in the report, as amended to replace proposed modification D with the following:

“D. Replacing the current Transition Policies within Section 2.3 with the following (in bold italics)

2.3.11 Transition Policies

With respect to 2.3.2, applications for condominium tenure apartment developments will not be eligible for participation in the program, unless these applications were:

- ***Complete Official Plan Amendment, Zoning By-law Amendment or Site Plan applications that were submitted and are under review as of [the date of endorsement of this report];***
- ***An application following from a pre-consultation application received after January 1, 2020;***
- ***A Site Plan application following from a rezoning application approved after January 1, 2016;***
- ***The applications noted in this section will only be eligible if the Building Permits for the proposed development are issued within two (2) years from [the date of endorsement of this report].”***

3. That the staff presentation re: Updates to the Central Area Community Improvement Plan’s Development Charges Incentive Program, to the Planning and Development Committee Meeting of December 6, 2021, be received.

PDC190-2021

That PDC190-2021 be referred back to staff for a meeting with the Applicant and better understanding of transportation issues, and report back to the January 26, 2022 meeting of Council, or any special meeting that may be called in the meantime.

“PDC190-2021

1. That the staff report re: Application to Amend the Official Plan and Zoning By-law, and for a Draft Plan of Subdivision, Glen Schnarr & Associates Inc. – TFP Mayching Developments Ltd., 11687 Chinguacousy Road - Ward 6 - File: OZS-2021-0007, to the Planning and Development Committee Meeting of December 6, 2021, be received;
2. That the application to amend the Official Plan and Zoning By-law, and Proposed Draft Plan of Subdivision, submitted by Glen Schnarr & Associates Inc. on behalf of TFP Mayching Developments Inc., Ward 6, Files OZS-2021-0007 & 21T-21003B, be approved on the basis that it

represents good planning, including that it is consistent with the Provincial Policy Statement, and confirms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and is consistent with the goals and objectives of the City's Official Plan, and for reasons set out in this Recommendation Report;

3. That it is determined that no further notice be given in respect of the proposal and that no further public meeting be held;
4. That the amendment to the Official Plan, including the Mount Pleasant Secondary Plan, generally in accordance with the Official Plan amendment attached as Appendix 12 of this report, be adopted;
5. That the amendment to the Zoning By-law, generally in accordance with the amending zoning by-law attached as Appendix 13 to the report, be adopted; and,
6. That the delegation from Anjan Rakshit, Brampton Resident, dated December 2, 2021, re: Application to Amend the Official Plan and Zoning By-law, and for a Draft Plan of Subdivision, Glen Schnarr & Associates Inc. – TFP Mayching Developments Ltd., 11687 Chinguacousy Road - Ward 6 - File: OZS-2021-0007, to the Planning and Development Committee Meeting of December 6, 2021, be received.”

Carried

The recommendations were approved, as amended, as follows.

PDC184-2021

That the Agenda for the Planning and Development Committee Meeting of December 6, 2021, be approved as published and circulated.

PDC185-2021

That the following items to the Planning and Development Committee Meeting of December 6, 2021, be approved as part of Consent: **7.5, 7.7, 7.8, 7.9, 8.1**

PDC186-2021

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-Law, City of Brampton, 140 & 150 Howden Boulevard - Ward: 7 - File: OZS-2021-0031**, to the Planning and Development Committee Meeting of December 6, 2021, be received;

2. That Planning and Development Services staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting

and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal; and

3. That the following correspondence re: Application to Amend the Official Plan and Zoning By-Law, City of Brampton, 140 & 150 Howden Boulevard - Ward 7 - File: OZS-2021-0031, to the Planning and Development Committee Meeting of December 6, 2021, be received:

1. Elizabeth Craven, Brampton Resident, dated November 15, 2021
2. Desiree Jones, Brampton Resident, dated November 17, 2021
3. Elizabeth Lance, Brampton Resident, dated November 17, 2021
4. Harry Oblak, Brampton Resident, dated November 22, 2021
5. Greg Coxon, Brampton Resident, dated December 3, 2021

PDC187-2021

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-Law, City of Brampton, 80 Bramalea Road - Ward 7 - File: OZS-2021-0043**, to the Planning and Development Committee Meeting of December 6, 2021, be received;

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

3. That the following delegations re: Application to Amend the Official Plan and Zoning By-Law, City of Brampton, 80 Bramalea Road - Ward 7 - File: OZS-2021-0043, to the Planning and Development Committee Meeting of December 6, 2021, be received;

1. Lauren Capilongo, Malone Given Parsons, dated December 2, 2021
2. Michele Drenters, Brampton Resident, dated December 6, 2021

4. That the following correspondence re: Application to Amend the Official Plan and Zoning By-Law, City of Brampton, 80 Bramalea Road - Ward 7 - File: OZS-2021-0043, to the Planning and Development Committee Meeting of December 6, 2021, be received;

1. James Ward, Brampton Resident, dated November 15, 2021
2. Allan Franklin, Brampton Resident, dated November 22, 2021

3. Teresa Ward, Brampton Resident, dated November 29, 2021
4. Cynthia Ward-Jasinski, Brampton Resident, dated November 29, 2021
5. Kenneth Lobo, Brampton Resident, dated December 1, 2021
6. Magda Wyrebek, Brampton Resident, dated December 3, 2021
7. Michele Drenters, Brampton Resident, dated December 6, 2021
8. Laur Dantsis, Brampton Resident, dated December 2, 2021

PDC188-2021

1. That the staff report re: **Application to amend the Official Plan and Zoning By-law, Glen Schnarr and Associates Inc. – 2424203 Ontario Inc./ c/o Raman Khatra, 0 McLaughlin Road - Ward 6 - File: OZS-2021-0042, to the Planning and Development Committee Meeting of December 6, 2021**, be received;

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

3. That the following delegations re: Application to amend the Official Plan and Zoning By-law, Glen Schnarr and Associates Inc. – 2424203 Ontario Inc./ c/o Raman Khatra, 0 McLaughlin Road - Ward 6 - File: OZS-2021-0042, to the Planning and Development Committee Meeting of December 6, 2021, be received;

1. Harmeet Singh Walia, Brampton Resident, dated November 30, 2021
2. Payal Mehta, Brampton Resident, dated December 1, 2021
3. Tony Fera, Brampton Resident, dated December 2, 2021

4. That the following correspondence re: Application to amend the Official Plan and Zoning By-law, Glen Schnarr and Associates Inc. – 2424203 Ontario Inc./ c/o Raman Khatra, 0 McLaughlin Road - Ward 6 - File: OZS-2021-0042, to the Planning and Development Committee Meeting of December 6, 2021, to the Planning and Development Committee Meeting of December 6, 2021, be received;

1. Nora Salt, Brampton Resident, dated November 13, 2021
2. Helia Marques, Brampton Resident, dated November 19, 2021

3. Tyron Nimalakumar, dated November 22, 2021
4. Tony Fera, Brampton Resident, dated November 22, 2021
5. Harmeet Singh Walia, Brampton Resident, dated November 23, 2021
6. Payal Mehta and Monish Mehta, Brampton Residents, dated November 28, 2021
7. Kendra and Mario Aguilar, Brampton Residents, dated November 28, 2021
8. Gyozo Olvedi and Ramji Shrestha, Brampton Residents, dated November 28, 2021 and November 29, 2021
9. Navdeep Gandhi and Esha Gandhi, Brampton Residents, dated November 30, 2021
10. Umang Shah, Brampton Resident, dated November 30, 2021
11. Carolyn Modi, Brampton Resident, dated December 5, 2021
12. Arnel De Jesus, Brampton Resident, dated December 6, 2021

PDC189-2021

1. That the staff report re: Updates to the Central Area Community Improvement Plan's Development Charges Incentive Program Implementation Guidelines, to the Planning and Development Committee meeting of December 6, 2021, be received;

2. That staff be directed to update the Development Charges Incentive Program Implementation Guidelines, including Section 2.3 Eligibility Requirements and Appendix 5.4 Scoring Summary, as per the recommendations in the report, as amended to replace proposed modification D with the following:

“D. Replacing the current Transition Policies within Section 2.3 with the following (*in bold italics*)

2.3.11 Transition Policies

With respect to 2.3.2, applications for condominium tenure apartment developments will not be eligible for participation in the program, unless these applications were:

- ***Complete Official Plan Amendment, Zoning By-law Amendment or Site Plan applications that were submitted and are under review as of [the date of endorsement of this report];***

- *An application following from a pre-consultation application received after January 1, 2020;*
- *A Site Plan application following from a rezoning application approved after January 1, 2016;*
- *The applications noted in this section will only be eligible if the Building Permits for the proposed development are issued within two (2) years from [the date of endorsement of this report].*

3. That the staff presentation re: Updates to the Central Area Community Improvement Plan's Development Charges Incentive Program, to the Planning and Development Committee Meeting of December 6, 2021, be received.

PDC190-2021

That PDC190-2021 be referred back to staff for a meeting with the Applicant and better understanding of transportation issues, and report back to the January 26, 2022 meeting of Council, or any special meeting that may be called in the meantime.

"PDC190-2021

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law, and for a Draft Plan of Subdivision, Glen Schnarr & Associates Inc. – TFP Mayching Developments Ltd., 11687 Chinguacousy Road - Ward 6 - File: OZS-2021-0007**, to the Planning and Development Committee Meeting of December 6, 2021, be received;
2. That the application to amend the Official Plan and Zoning By-law, and Proposed Draft Plan of Subdivision, submitted by Glen Schnarr & Associates Inc. on behalf of TFP Mayching Developments Inc., Ward 6, Files OZS-2021-0007 & 21T-21003B, be approved on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, and confirms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and is consistent with the goals and objectives of the City's Official Plan, and for reasons set out in this Recommendation Report;
3. That it is determined that no further notice be given in respect of the proposal and that no further public meeting be held;
4. That the amendment to the Official Plan, including the Mount Pleasant Secondary Plan, generally in accordance with the Official Plan amendment attached as Appendix 12 of this report, be adopted;

5. That the amendment to the Zoning By-law, generally in accordance with the amending zoning by-law attached as Appendix 13 to the report, be adopted; and,
6. That the delegation from Anjan Rakshit, Brampton Resident, dated December 2, 2021, re: Application to Amend the Official Plan and Zoning By-law, and for a Draft Plan of Subdivision, Glen Schnarr & Associates Inc. – TFP Mayching Developments Ltd., 11687 Chinguacousy Road - Ward 6 - File: OZS-2021-0007, to the Planning and Development Committee Meeting of December 6, 2021, be received.”

PDC191-2021

1. That the staff report re: **Application to amend the Official Plan and Zoning By-law, S. Kaur & N. Parhar – Gagnon Walker Domes Ltd., West side of Bramalea Road, north of Peter Robertson Boulevard - Ward 9 - File: C04E11.008**, to the Planning and Development Committee Meeting of December 06, 2021, be referred to the Council Meeting of December 8, 2021;
2. That the delegation from Marc De Nardis, Gagnon Walker Domes Ltd., re: Application to amend the Official Plan and Zoning By-law, S. Kaur & N. Parhar – Gagnon Walker Domes Ltd., West side of Bramalea Road, north of Peter Robertson Boulevard - Ward 9 - File: C04E11.008, to the Planning and Development Committee Meeting of December 6, 2021, be received;
3. That the correspondence from Jag Jhajj, Brampton Resident., re: Application to amend the Official Plan and Zoning By-law, S. Kaur & N. Parhar – Gagnon Walker Domes Ltd., West side of Bramalea Road, north of Peter Robertson Boulevard - Ward 9 - File: C04E11.008, to the Planning and Development Committee Meeting of December 6, 2021, be received; and,
4. That the following motion be referred to the Council Meeting of December 8, 2021 for consideration;

“Moved by Councillor Dhillon:

1. That the staff report re: **Application to amend the Official Plan and Zoning By-law, S. Kaur & N. Parhar – Gagnon Walker Domes Ltd., West side of Bramalea Road, north of Peter Robertson Boulevard - Ward 9 - File: C04E11.008**, to the Planning and Development Committee Meeting of December 06, 2021, be received;
2. THAT the Application to amend the Official Plan and Zoning By-law, S Kaur & N. Parhar – GAGNON WALKER DOMES LTD., File C04E11.008, 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 for the reasons set out in the Planning Recommendation Report, dated November 12, 2021;

3. THAT the Official Plan be amended to re-designated a portion of the site from 'Open Space' to 'Residential' on Schedule A; 'Open Space System' to 'Communities' on Schedule 1; delete a portion of the site from the 'Woodland' designation on Schedule D; and amend Schedule 2 in the Springdale Secondary Plan, to re-designate a portion of the site from 'Natural Heritage System' to 'Medium Density Residential' be adopted;

4. THAT the Zoning By-law be amended to rezone the site from 'Agricultural' to 'Residential Townhouse A (Holding) Section 3599 R3A (R3A(H) – 3599)' and 'Open Space (OS)';

5. WHEREAS Gagnon Walker Domes Ltd. on behalf of S. Kaur and N. Pahar has made an Application to amend the Official Plan and the Zoning By-law to permit a residential townhouse development consisting of eight (8) townhouse units located on 10196 Bramalea Road;

AND WHEREAS it is desirable that the Application to amend the Official Plan and the Zoning By-law be approved on the basis 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 represents good planning;

AND WHEREAS the Planning and Development Committee ("Committee") has had an opportunity to consider the Planning Recommendation Report, dated November 12, 2021;

AND WHEREAS Committee has listened to the submissions of Mr. Marc De Nardis to the Committee;

AND WHEREAS the Planning Act, through Section 36, allows the Council of a municipality to specify the use of lands with a holding symbol "H" until certain conditions are met in regards to the lands, and at such time in the future, the holding symbol is removed and the lands can avail of various new uses and regulations;

AND WHEREAS Seven (7) aspects of the Application are either pending final approval for logistical reasons or pending completion of separate legal processes, a Holding Zone is therefore proposed for the Zoning By-

law and will remain in place until the following conditions are fulfilled to the satisfaction of the various departments at the City of Brampton:

- (a) A Functional Servicing Report shall be approved to the satisfaction of the Commissioner of Public Works and Engineering;
- (b) An Urban Design Brief shall be approved to the satisfaction of the Commissioner of Planning, Building and Economic Development;
- (c) A Sustainability Score and Summary shall be approved to the satisfaction of the Commissioner of Planning, Building and Economic Development;
- (d) A Restoration Planting Plan shall be approved to the satisfaction of the Commissioner of Engineering and Public Works;
- (e) An Environmental Impact Study shall be approved to the satisfaction of the Engineering and Public Works;
- (f) An Arborist Report shall be approved to the satisfaction of the Engineering and Public Works;
- (g) Adequate arrangements be made to gratuitously convey to the City, to the satisfaction of the Commissioner of Planning, Building and Economic Development, the portion of the subject lands that is required to generally provide a 15 metre wide buffer to the existing woodlot;

AND WHEREAS approving a Holding Zone establishes the proposed land uses, but does not allow for the development to proceed until such time as the conditions associated with the proposal are fulfilled to the satisfaction of the various departments at the City of Brampton.

THEREFORE BE IT RESOLVED that:

- 1. Planning and Development Committee hereby recommends that Council adopt the Official Plan Amendment and implementing Zoning By-law Amendment attached hereto at its meeting of December 8, 2021.”

PDC192-2021

- 1. That the staff report re: **Application to amend the Official Plan, Zoning By-law, and Proposed Draft Plan of Subdivision Glen Schnarr & Associates Inc. – Mattamy Homes (Brampton North) Ltd - Ward 6 - File: OZS-2021-0012**, to the Planning and Development Committee Meeting of December 6, 2021, be received;

2. That the Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by Glen Schnarr & Associates on behalf of Mattamy Homes (Brampton North) Ltd., Ward: 6, File: OZS-2021-0012, 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;
3. That the amendments to the Official Plan, attached as Appendix 11 to the report be adopted;
4. That the amendments to the Zoning By-law, generally in accordance with the attached Appendix 12 to the report be adopted; and,
5. That no further notice or public meeting be required for the attached Zoning By-law Amendment to Section 34(17).

PDC193-2021

1. That the staff report re: **Application to Amend the Zoning By-law, 2775990 Ontario Inc. – Blackthorn Development Corp, 34-2500 Williams Parkway - Ward 8 - File: OZS-2021-0014**, to the Planning and Development Committee Meeting of December 6, 2021, be received;
2. That Zoning By-law Amendment application submitted by Blackthorn Development Corp, on behalf of 2775990 Ontario Inc., Ward: 8, Files: OZS-2021-0014 and Planning, Bld & Ec Dev 2021-1160, be approved, on the basis that it represents good planning, 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 for the reasons set out in the Planning Recommendation Report, dated November 12, 2021;
3. That the amendments to the Zoning By-law, generally in accordance with Appendix 7 to the report be adopted; and,
4. That the following delegations re: Application to Amend the Zoning By-law, 2775990 Ontario Inc. – Blackthorn Development Corp, 34-2500 Williams Parkway - Ward 8 - File: OZS-2021-0014, to the Planning and Development Committee Meeting of December 6, 2021, be received;
 1. Rattan Nahal and Sukhpreet Nahal, Units 10 and 11, 2500 Williams Parkway, dated November 29, 2021
 2. Manjit Singh Sahota, Unit 12, 2500 Williams Parkway, dated November 30, 2021

3. Sandip Bassi, Unit 33, 2500 Williams Parkway, dated December 1, 2021, including a petition of objection containing approximately 36 signatures
4. Brian Ganesh, Unit 32, 2500 Williams Parkway, dated December 1, 2021
5. Gurtej Singh Matharu, Unit 20, 2500 Williams Parkway, dated December 2, 2021
6. Maurizio Rogato, Principal, Blackthorn Development Corp., dated December 6, 2021

PDC194-2021

1. That the staff report re: **City-Initiated Draft Official Plan Amendment to implement the new Airport Intermodal Secondary Plan Area 4**, to the Planning and Development Committee meeting of December 6, 2021, be received;
2. That the proposed City-initiated Official Plan Amendment to implement the Airport Intermodal Secondary Plan Area 4 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 for the reasons set out in this Report;
3. That a by-law be passed to adopt the Official Plan Amendment attached to the report as Appendix D, and;
4. That it is hereby determined that in adopting the attached Official Plan Amendment, Council has had regard for all matters of Provincial Interest and the Provincial Policy Statements as set out in Section 2 and 3(5) respectively of the *Planning Act*, R.S.O. 1990, c.P.13, as amended.

PDC195-2021

1. That the staff report re: **Application to Amend the Zoning By-Law, Delta Engineering Services – Tripathi, Dherinder Kumar and Isha, 1061 & 1071 Queen Street West - Ward 4 - File: C03W05.015**, to the Planning and Development Committee of December 6, 2021, be received;
2. That the application to amend the Zoning By-law, submitted by Delta Engineering Services on behalf of Tripathi, Dherinder Kumar and Isha, 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 for the reasons set out in the report;

3. That the amendment to the Zoning By-law, generally in accordance with Appendix 10 of 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*, R.S.O. c.P. 13, as amended.

PDC196-2021

1. That the staff report re: **Application to Amend the Zoning By-Law, GWD Ltd., c/o Maple Lodge Farms Limited, 8175 Winston Churchill Boulevard - Ward 6 - File: C06W01.005**, to the Planning and Development Committee Meeting of December 6, 2021, be received;
2. That the Application to amend the Zoning By-law, submitted by GWD Ltd., c/o Maple Lodge farms Limited, Ward: 6, File: C06W01.005, be approved on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, and conforms to the 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 amendment to the Zoning By-law, generally in accordance with the by-law attached as Appendix 7 of 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, R.S.O. c.P. 13, as amended.

PDC197-2021

1. That the staff report re: **Interim Control By-Law 306-2003 – Northwest Brampton**, to the Planning and Development Committee meeting of December 6, 2021, be received;
2. That the Interim Control By-Law 306-2003 amending by-law attached as Appendix 2 to the report, be adopted;
3. That the Clerk circulate Notice of the ICBL amendment in accordance with section 38(3) of the *Planning Act*; and,
4. That the following correspondence re: Interim Control By-Law 306-2003 – Northwest Brampton, to the Planning and Development Committee meeting of December 6, 2021, be received.
 1. Jeff Wilker, Municipal and Planning Law Department Head Partner, Thomson Rogers Lawyers, dated December 6, 2021

2. Kelly G. Yerxa, Senior Legal Counsel, Halton Region, dated December 6, 2021

PDC198-2021

That the **Minutes of the Brampton Heritage Board – October 19, 2021**, to the Planning and Development Committee Meeting of December 6, 2021, be received.

PDC199-2021

1. That the **Minutes of the Brampton Heritage Board – November 16, 2021**, Recommendations HB056-2021 and HB057-2021, and HB059-2021 to HB061-2021, to the Planning and Development Committee Meeting of December 6, 2021, be approved as published and circulated; and

HB056-2021

That the agenda for the Brampton Heritage Board Meeting of November 16, 2021, be approved as amended, to add the following item:

11.1. Verbal update by City Clerk's Office re: Resignation of Vipul Shah, Member

HB057-2021

That the presentation by Shahid Mahmood, Principal Advisor/Supervisor, and Shahinaz Eshesh, Policy Planner, Planning, Building and Economic Development, to the Brampton Heritage Board Meeting of November 16, 2021, re: **Integrated Downtown Plan** be received.

HB059-2021

1. That the report from Merissa Lompart, Assistant Heritage Planner, dated November 4, 2021, to the Brampton Heritage Board Meeting of November 16, 2021, re, Heritage Impact Assessment, 10244 Mississauga Road, Part of Lot 12, Concession 5 West of Center Road, Chinguacousy Township, Now City of Brampton, Regional Municipality of Peel be received; and

2. That the following recommendations as per the Heritage Impact Assessment by Parslow Heritage Consultancy Inc. be followed:

a. Given the historical/associative and contextual value of the residence at 10244 Mississauga Road, every effort should be made to conserve the house. The preferred mitigation option is the relocation of the structure to a prominent location within the proposed development (Section 8.1.3).

The relocation should retain the heritage attributes of the structure (Section 6.3) while providing for the adaptive reuse of the structure in a way that will provide for its inclusion within the community. The exterior of the structure should be restored to its as built configuration, including front veranda, based on available evidence. The interior of the home has been extensively damaged and has been subject to alteration from its as built form. The interior of the home should be subject to adaptive reuse with internal finishes being complementary to the antiquity of the structure.

b. It is recommended that any intervention aim to:

- i. Promote community engagement and enjoyment of the structure
- ii. Where possible maintain the visual connection with Mississauga Road
- iii. Retain the exterior configuration of the original portion of the structure including front veranda
- iv. Ensure alterations and augmentations are sympathetic to and distinguishable from the original fabric of the structure
- v. Reflect the as built setback of the structure
- vi. Interior alterations should be complementary to the antiquity of the structure, but restoration to as built interior configuration and finishes are not recommended

c. It is also recommended that:

- i. Designation under Part IV of the Ontario Heritage Act be considered. Based on Ontario Regulation 9/06, the Subject Property meets the criteria for heritage designation. The residence has historical/associative and contextual value, serving as a touchstone to the historical settlement and agricultural development of Chinguacousy Township
 - ii. A conservation and adaptive reuse plan be developed
3. That when further discussion on relocation occurs between the City of Brampton and the Developer, relocation options facing Mississauga Road be thoroughly explored and prioritized over options facing other arterial roads.

HB060-2021

1. That the **Resignation of Vipul Shah, Member**, to the Brampton Heritage Board Meeting of November 16, be accepted; and

2. That Mr. Shah be thanked for his years of volunteering and contributions to the Board.

HB061-2021

That Brampton Heritage Board do now adjourn to meet again on December 14, 2021 at 7:00 pm.

2. That recommendation HB058-2021 be **deferred** to the Planning and Development Committee meeting on January 17, 2022 for further consideration.

HB058-2021

1. That the report from Merissa Lompart, Assistant Heritage Planner, dated November 4, 2021, to the Brampton Heritage Board Meeting of November 16, 2021, re: Heritage Impact Assessment, 8940 Creditview Road, Part of Lot 5, Concession 4 West of Center Road, Chinguacousy Township, Now City of Brampton, Regional Municipality of Peel dated November 2, 2021 be received; and

2. That the following recommendations as per the Heritage Impact Assessment by Parslow Heritage Consultancy Inc. be followed:

a. While in situ retention is always preferable it is not always the most viable or practical option to ensure the retention of heritage resources. To facilitate the retention and preservation of the Edwin Trimble House while allowing for the continued development of the area it is recommended that Edwin Trimble House be relocated to proposed lot 59 or 60 of the proposed development plan (Appendix B). Relocation of the house should include:

i. Continued visibility from Creditview Road and George Brown Drive; development should not be permitted that would obstruct the view of Edwin Trimble House. 5

ii. Any alterations to the Edwin Trimble House should be limited to the rear of the structure.

iii. Setbacks should be maintained that preserve the aesthetic of the residence.

iv. New construction adjacent to the Edwin Trimble House should not exceed the current elevation of the extant structure.

v. The establishment of a heritage easement should be discussed with the City of Brampton to ensure the ongoing retention of Edwin Trimble House.

vi. Designation under Part IV of the Ontario Heritage Act should be considered.

vii. Edwin Trimble house shall be subject to structural assessment by a qualified structural engineer familiar with heritage structures

viii. Prior to undertaking any action, a conservation and adaptive reuse plan should be developed. b. In addition to the retention of Edwin Trimble House, development of the Subject Property should attempt to retain the mature pine trees that delineate the northeast limit of the property. These trees contribute to the Creditview Road Corridor CHL. If possible, Edwin Trimble House and the pine trees should be maintained together on a single lot.”

PDC200-2021

That the Planning and Development Committee do now adjourn to meet again on Monday, January 17, 2022, at 7:00 p.m., or at the call of the Chair.

13. Unfinished Business

13.1 Staff Report re. Procurement Processes at the City (RM 85/2021)

In response to questions from Council, staff provided information on the following matters relating to the City’s procurement processes:

- Request for Proposal (RFP) Evaluation Teams and technical score guides
- mandatory requirements, including the process for disqualification of bids that do not meet these requirements
- upcoming workshop in January 2022 to review the community benefits and fair wage policies under the City’s procurement process

Council consideration included:

- need to ensure maximum competition and transparency for the City’s tenders to ensure the City is getting fair pricing
- need to ensure that procurement requirements do not de-incentivize companies from submitting bids
- potential for prioritizing Brampton-based companies as part of the community benefits component of the procurement process
- opportunities for consultation with companies who choose not to submit a bid

- inclusion of environmental considerations (i.e. reduction of greenhouse gas emissions) in the City’s evaluation and criteria requirements

The following motion was considered.

C409-2021

Moved by Regional Councillor Palleschi

Seconded by Regional Councillor Medeiros

That the report titled: **Procurement Processes at the City (RM 85/2021)**, to the Council Meeting of December 8, 2021, be received.

Carried

- 13.2 ^ Staff report re. Application to amend the Official Plan and Zoning By-law – S. Kaur & N. Parhar – Gagnon Walker Domes Ltd. – 10196 Bramalea Road – West side of Bramalea Road and North of Peter Robertson Boulevard – Ward 9 (File: C04E11.008)

Dealt with under Consent Resolution C402-2021

14. Correspondence

- 14.1 ^Correspondence from the Honourable Steve Clark, Minister of Municipal Affairs and Housing, dated November 25, 2021, re. Minister’s Zoning Order (MZO) to accelerate the creation of a mixed-use community – 8525 Mississauga Road

Dealt with under Consent Resolution C402-2021

- 14.2 Correspondence from Neil Davis, Davis Webb LLP, dated November 30, 2021, re. Amendments to Council Resolution C349-2021 – MZO Resolution Request – Lark Investments Request

Item 14.4 was brought forward and dealt with at this time.

The following motion was considered.

C410-2021

Moved by Regional Councillor Fortini

Seconded by City Councillor Williams

1. That the correspondence from Neil Davis, Davis Webb LLP, dated November 30, 2021, re. **Amendments to Council Resolution C350-2021 – MZO**

Resolution Request – Lark Investments Request – Canadian Tire Corporation, Limited – 2021-2111 Steeles Avenue East, 10 and 12 Melanie Drive, Brampton, to the Council Meeting of December 8, 2021, be received; and,

2. That the correspondence from Eileen Costello, Aird and Berlis, dated December 17, 2021, re. **Item 14.2 and MZO Endorsement Resolution re. Lark Investments**, to the Council Meeting of December 8, 2021, be received.

Carried

Council discussion took place with respect to potential amendments to Council's MZO endorsement Resolution C350-2021 re Lark Investments, and included a request to staff to assist with drafting a motion for this purpose.

Later in the meeting, staff provided a draft motion to amend Resolution C350-2021. Staff outlined the proposed amendments to address the concerns outlined under Items 7.3, 14.2 and 14.4, and responded to questions from Council.

The motion, moved by Regional Councillor Fortini and seconded by City Councillor Williams, was considered as follows.

C411-2021

Moved by Regional Councillor Fortini

Seconded by City Councillor Williams

WHEREAS City Council has received a request to support a Minister's Zoning Order, referred to as MZO, through a letter dated October 5, 2021 from Mustafa Ghassan of Delta Urban Inc., to facilitate the development of lands known municipally as 10 and 26 Victoria Crescent; 376, 387, and 391 Orenda Road; and 24 Bramalea Road, as well as all of the lands located within the area generally bounded as noted below, and as identified on the attached 'Schedule A – Location and Land Use Map':

- to the north – the southern boundary of Victoria Park, the open space corridor running parallel to the southern lot lines of the residential dwellings fronting onto Avondale Boulevard located west of Bramalea Road and the southern limits of Dearbourne Boulevard;
- to the south – the Canadian Nation Railway;
- to the east – the CNR Rail Spur Line and proposed lineal open space corridor running parallel to the east lot lines of 109 and 110 East Drive, as well as the east lot line of 2021 Steeles Avenue East; and

- to the west – the Spring Creek;

WHEREAS Bill 197 amended Section 47 of the Planning Act to grant the Minister of Municipal Affairs and Housing more order-making powers under Minister’s Zoning Orders (MZOs) to deliver critical priority projects, such as those that alleviate housing supply and address housing affordability; and

WHEREAS the Government of Ontario introduced Bill 197, the COVID-19 Economic Recovery Act, 2020, to streamline regulation in a number of different key areas and support post-pandemic recovery; and

WHEREAS the federal government in CMHC’s 2021-2051 Corporate Plan has declared a goal of accelerating housing affordability so everyone in Canada can participate fully in their communities; and that a healthy housing system with affordable ownership and rental housing options is a cornerstone of a strong and sustainable economy that supports social equity and inclusion across communities; and

WHEREAS Brampton’s projected growth to approximately 1 million residents by 2051 will lead to increasing pressures for housing across income deciles, including for middle income households (who earn approximately \$80,000 - \$110,394 in 2020) who are met with limited affordable housing options and limited rental supply; and

WHEREAS the City of Brampton is facing a shortage of housing supply targeted to its housing needs, and a lack of suitable and affordable high density housing supply has contributed to the proliferation of unlicensed and unsafe second units within Brampton’s low density, ground-oriented housing stock; and

WHEREAS census data indicates that Brampton has one of the highest household sizes (PPUs) in the country and the City’s Housing Needs Assessment has highlighted a shortage of affordable housing for larger households; and

WHEREAS the Term of Council Priority “A City of Opportunities” prioritizes the creation of complete communities, and increasing the supply of purpose built rental units; and

WHEREAS the City of Brampton’s Housing Action Plan identifies the lack of rental housing and the issue of housing affordability in the City; and

WHEREAS the subject lands are generally located in a Major Transit Station Area, Provincially Significant Employment Zone, the Region of Peel’s preliminary Bramalea GO Major Transit Station Area (“MTSA”) boundary, the Bramalea

Mobility Hub Secondary Plan area, and designated as an Office Node in the City's Official Plan; and

WHEREAS the development proposal will facilitate efficient intensified building forms that are advantageous adjacent to the Bramalea GO Station Mobility Hub and 2-way, all-day, 15-minute GO Train Service; and

WHEREAS the development proposal will make efficient use of the existing transportation and transit infrastructure, and significant investments by Metrolinx to improve GO service, as well as existing Bus Rapid Transit along the Steeles Avenue East corridor, which will encourage a reduction on car dependency; and

WHEREAS the proposal to accommodate a higher density-built form development will serve as an urban gateway into the City of Brampton, complemented by a comprehensive open space and trails system;

WHEREAS the subject lands represent an opportunity to develop a mixed-use community, which will have immediate access to existing and planned community services and facilities as well as superior transportation and transit infrastructure;

WHEREAS correspondence received on behalf of both Canadian Tire Corporation and Choice Properties, addressing existing employment uses and proposed expansion in the immediate area, have been received; and

WHEREAS it is appropriate that the introduction of residential uses as proposed be compatible with existing industry

NOW THEREFORE BE IT RESOLVED

1. **THAT** Council supports the request for an MZO and asks that the Minister of Municipal Affairs and Housing consider this request.
2. **THAT** the Commissioner of Planning, Building and Economic Development be directed to prepare a request to the Minister of Municipal Affairs and Housing to enact a Minister's Zoning Order for the subject lands that will incorporate provisions to ensure compatibility between the residential uses to be introduced through the MZO and existing employment lands, including any proposed expansions, as identified in the correspondence received from Canadian Tire Corporation and Choice Properties.
3. **THAT** the owners satisfy all City requirements regarding the submission of supporting studies, and other matters, in association with the applicable sections of the Planning Act relating to Plans of Subdivision and Site Plan Approval processes, as may be applicable."

4. **THAT** the MZO Boundary be extended to reflect the entirety of the Canadian Tire Corporation Lands.

5. **THAT** the MZO be revised to include recommendations to policies and land uses being proposed by Canadian Tire Corporation and Choice Properties, provided the recommendations are in-keeping with the overall intent and vision of the MZO and are conforming with the Province’s mandate for lands within Major Transit Station Area, while recognizing the property rights of the existing property owners.

6. **THAT** Lark Investments Inc. coordinates with the Municipality and endeavor to engage nearby landowners and those within the proposed MZO Boundary and include recommendations that are in-keeping with the overall intent and vision of the MZO and are conforming with the Province’s mandate for lands within Major Transit Station Area.

Carried

- 14.3 Email correspondence from Jeffrey Wilker, Thomson Rogers, re. Item 12.3 - Summary of Recommendations – Planning and Development Committee – December 6, 2021 - Recommendation PDC197-2021 - Interim Control By-law

The following motion was considered.

C412-2021

Moved by Regional Councillor Palleschi

Seconded by City Councillor Whillans

That the Email Correspondence from Jeffrey Wilker, Thomson Rogers, dated December 7, 2021, re. **Item 12.3 – Summary of Recommendations – Planning and Development Committee – December 6, 2021 – Recommendation PDC197-2021 – Interim Control By-law**, to the Council Meeting of December 8, 2021, be received.

Carried

- 14.4 Correspondence from Eileen Costello, Aird and Berlis, dated December 17, 2021, re. Item 14.2 and MZO Endorsement Resolution re. Lark Investments

Dealt with under Item 14.2 – Resolution C410-2021

See also Resolutions C404-2021 and C411-2021

15. Notices of Motion

Nil

16. Other Business/New Business

16.1 Referred Matters List

Nil

16.2 Discussion Item at the Request of Regional Councillor Vicente re. GTA West Corridor – Highway 413

A motion, moved by Regional Councillor Vicente, was introduced to refer the subject discussion item to the next Committee of Council Meeting. As the motion was procedural in nature, a seconder was not required.

The motion was considered as follows.

C413-2021

Moved by Regional Councillor Vicente

That the following item be referred to the January 19, 2022 meeting of Committee of Council:

Discussion Item at the Request of Councillor Vicente re. GTA West Corridor – Highway 413

Carried

16.3 Discussion Item at the Request of Regional Councillor Dhillon re. Brampton Tow Trucks

The following motion, moved by City Councillor Singh and seconded by Regional Councillor Dhillon, was introduced:

That staff be directed to form a working group that includes industry stakeholders to review the towing and storage licensing schedules of the Mobile Licensing By-law and the Business Licensing By-law and report back to Council with any recommendations that are developed from this working group prior to June 2022; and

That Schedule 5 Section 16(1) of the Mobile Licensing By-law be

amended to increase the all inclusive tow rate from \$286 to \$400 to account for the Peel Regional Police requirement for all vehicles involved in collisions to attend a collision report centre in the Region of Peel and to align with the City of Mississauga’s all inclusive collision rate for the requirement to attend the collision reporting centre.

Councillors Singh and Dhillon outlined the purpose and effect of the motion.

In response to questions from Council, staff outlined the current provisions in the Municipal Licensing By-law as they relate to the tow truck industry.

The motion was considered as follows.

C414-2021

Moved by City Councillor Singh

Seconded by Regional Councillor Dhillon

That staff be directed to form a working group that includes industry stakeholders to review the towing and storage licensing schedules of the Mobile Licensing and the Business Licensing By-law and report back to Council with any recommendations that are developed from this working group prior to June 2022; and

That Schedule 5 Section 16(1) of the Mobile Licensing By-law be amended to increase the all inclusive tow rate from \$286 to \$400 to account for the Peel Regional Police requirement for all vehicles involved in collisions to attend a collision report centre in the Region of Peel and to align with the City of Mississauga’s all inclusive collision rate for the requirement to attend the collision reporting centre.

Carried

16.4 Discussion Item at the Request of Mayor Brown re: Khalsa School Incident and Denouncing Hate in Brampton

A motion, moved by Mayor Brown and subsequently seconded by all Members of Council, was introduced to denounce hate in all forms and in particular with regard to the recent incident experienced at Khalsa School in Brampton.

Mayor Brown outlined the purpose of the motion.

Members of Council expressed their support for the motion and voiced support for all those impacted by the incident at Khalsa School.

Following comments by Council Members, the Mayor noted an amendment to the motion to provide that it be shared with the Region of Peel and the Peel Chief of Police.

The motion, as amended, was considered as follows.

C415-2021

Moved by Mayor Brown

Seconded by All Members of Council

That Council of the City of Brampton denounces hate in all forms, and in particular in regard to the recent incident experienced at Khalsa School; and That this resolution be provided to the Region of Peel Chief of Police.

Carried

16.5 Discussion Item at the Request of Mayor Brown re: Peel Village Anniversary

A motion, moved by Mayor Brown and seconded by Regional Councillor Medeiros and City Councillor Bowman, was introduced to request that staff work with the Peel Village Golf Club to arrange suitable commemoration of the Club's 100th Anniversary.

Later in the meeting, with concurrence from Mayor Brown, City Councillor Whillans suggested that research be undertaken to determine how long the Club has existed, given that it was previously privately owned. Mayor Brown noted that staff would determine when the Club was privately owned and when it was opened publicly.

The motion was considered as follows.

C416-2021

Moved by Mayor Brown

Seconded by Regional Councillor Medeiros and City Councillor Bowman

That staff be requested to work with the Club to arrange suitable commemoration of the Peel Village Golf Club 100th Anniversary.

Carried

17. Public Question Period

Members of the public were given the opportunity to submit questions via e-mail to the City Clerk's Office regarding any decisions made at this meeting.

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

18. By-laws

Note: By-laws 282-2021 and 283-2021 were not passed as the associated Planning and Development Committee Recommendation (PDC190-2021) was referred back to staff, pursuant to Resolution C408-2021.

The following motion was considered.

C417-2021

Moved by City Councillor Whillans

Seconded by Regional Councillor Vicente

That By-laws 275-2021 to 281-2021 and 284-2021 to 290-2021, before Council at its Regular Meeting of December 8, 2021, be given the required number of readings, taken as read, and signed by the Mayor and City Clerk, and the Corporate Seal affixed thereto.

Carried

The by-laws were passed as follows.

By-law 275-2021 – To accept and assume works in Registered Plan 43M-2023 – Northwest Brampton Investments Inc. and 2044831 Ontario Inc. – east of Mississauga Road and south of Wanless Drive – Ward 6 (Planning References: C04W16.003 and 21T-10012B) (see Item 10.6.1)

By-law 276-2021 – To amend Traffic By-law 93-93, as amended – administrative updates to schedules relating to fire routes and community safety zones (see Item 12.2 – Committee of Council Recommendation CW574-2021 – December 1, 2021)

By-law 277-2021 – To appoint municipal by-law enforcement officers and to repeal By-law 226-2021

By-law 278-2021 – To appoint officers to enforce parking on private property and to repeal By-law 227-2021

By-law 279-2021 – To prevent the application of part lot control to part of Registered Plan 43M-2092 – northeast corner of The Gore Road and Queen Street – Ward 8 (PLC-2021-0036)

Minutes – City Council – December 8, 2021

By-law 280-2021 – To prevent the application of part lot control to part of Registered Plan 43M-2102 – northwest corner of Bramalea Road and Countryside Drive – Ward 9 (PLC-2021-0041)

By-law 281-2021 – To amend By-law 103-2020, being a by-law to facilitate Temporary Outdoor Patio Expansions, to continue the program to January 1, 2023 (see Item 10.2.2)

By-law 282-2021 – no by-law was assigned to this number

By-law 283-2021 – no by-law was assigned to this number

By-law 284-2021 – To adopt Amendment Number OP 2006-204 to the Official Plan of the City of Brampton Planning Area – Glen Schnarr & Associates Inc. – Mattamy Homes (Brampton North) Ltd – 10675 Mississauga Road – Ward 6 (File: OZS-2021-0012) (see Item 12.3 – Planning and Development Committee Recommendation PDC192-2021 – December 6, 2021 and By-law 285-2021)

By-law 285-2021 – To amend Zoning By-law 270-2004, as amended – Glen Schnarr & Associates Inc. – Mattamy Homes (Brampton North) Ltd – 10675 Mississauga Road – Ward 6 (File: OZS-2021-0012) (see Item 12.3 – Planning and Development Committee Recommendation PDC192-2021 – December 6, 2021 and By-law 284-2021)

By-law 286-2021 – To amend Comprehensive Zoning By-law 270-2004, as amended – 2775990 Ontario Inc. – Blackthorn Development Corp – 34-2500 Williams Parkway – Ward 8 (File: OZS-2021-0014) (see Item 12.3 – Planning and Development Committee Recommendation PDC193-2021 – December 6, 2021)

By-law 287-2021 – To adopt Amendment Number OP2006-205 to the Official Plan of the City of Brampton Planning Area – City-initiated amendment to implement the new Airport Intermodal Secondary Plan Area 4 (see Item 12.3 – Planning and Development Committee Recommendation PDC195-2021 – December 6, 2021)

By-law 288-2021 – To amend By-law 270-2004, as amended – Delta Engineering Services – Tripathi, Dherinder Kumar and Isha – 1061 & 1071 Queen Street West – Ward 4 (File: C03W05.015) (see Item 12.3 – Planning and Development Committee Recommendation PDC195-2021 – December 6, 2021)

By-law 289-2021 – To amend Comprehensive Zoning By-law 270-2004, as amended – GWD Ltd. c/o Maple Lodge Farms Limited – 8175 Winston Churchill Boulevard – Ward 6 (File: C06W01.005) (see Item 12.3 – Planning and Development Committee Recommendation PDC196-2021 – December 6, 2021)

By-law 290-2021 – To amend Interim Control By-law 306-2003, an Interim Control By-law applicable to Part of the Area Subject to Zoning By-law 270-2004,

as amended, in order to remove land not located within the Province’s Focused Analysis Area for GTA West Corridor Multimodal Transportation Corridor (see Item 12.3 – Planning and Development Committee Recommendation PDC197-2021 – December 6, 2021)

19. Closed Session

Note: Items 19.1, 19.2 and 19.3 were dealt with pursuant to Consent Resolution C402-2021.

The following motion was considered.

C418-2021

Moved by Regional Councillor Santos
Seconded by City Councillor Bowman

That Council proceed into Closed Session to discuss matters pertaining to the following:

19.4. Open Meeting exception under Section 239 (2) (k) of the Municipal Act, 2001:

A position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

19.5. Open Meeting exception under Section 239 (2) (h) of the Municipal Act, 2001:

Information explicitly supplied in confidence to the municipality or local board by Canada, a province or territory or a Crown agency of any of them.

Carried

Note: In Open Session, Peter Fay, City Clerk, reported on the status of matters considered in Closed Session, as follows:

19.4 – this item was considered in Closed Session, information was received, and direction was given to staff

19.5 – this item was considered in Closed Session, information was received, and no direction given to staff

20. Confirming By-law

20.1 By-law 291-2021 – To confirm the proceedings of Council at its meeting held on December 8, 2021

The following motion was considered.

C419-2021

Moved by City Councillor Bowman

Seconded by Regional Councillor Fortini

That the following by-law before Council at its Regular Meeting of December 8, 2021, be given the required number of readings, taken as read, and signed by the Mayor and the City Clerk, and the Corporate Seal affixed thereto:

By-law 291-2021 – To confirm the proceedings of Council at its Regular Meeting held on December 8, 2021

Carried

21. Adjournment

The following motion was considered.

C420-2021

Moved by Regional Councillor Vicente

Seconded by City Councillor Williams

That Council do now adjourn to meet again for a Special Meeting of Council on Wednesday, December 8, 2021 at 7:00 p.m. or at the call of the Mayor.

Carried

P. Brown, Mayor

P. Fay, City Clerk