



## Minutes

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

**Monday, December 6, 2021**

- Members Present:
- Regional Councillor M. Medeiros - Wards 3 and 4
  - Regional Councillor P. Fortini - Wards 7 and 8
  - Regional Councillor R. Santos - Wards 1 and 5
  - Regional Councillor P. Vicente - Wards 1 and 5
  - City Councillor D. Whillans - Wards 2 and 6
  - City Councillor J. Bowman - Wards 3 and 4
  - City Councillor C. Williams - Wards 7 and 8
  - City Councillor H. Singh - Wards 9 and 10
  - Regional Councillor G. Dhillon - Wards 9 and 10
- Members Absent:
- Regional Councillor M. Palleschi - Wards 2 and 6
- Staff Present:
- David Barrick, Chief Administrative Officer
  - Richard Forward, Commissioner Planning and Development Services
  - Allan Parsons, Director, Planning, Building and Economic Development
  - Sameer Akhtar, City Solicitor
  - Bob Bjerke, Director, Policy Planning, Planning, Building and Economic Development
  - Jeffrey Humble, Manager, Policy Planning
  - Steve Ganesh, Manager, Planning Building and Economic Development
  - David Vanderberg, Manager, Planning Building and Economic Development
  - Cynthia Owusu-Gyimah, Manager, Planning Building and Economic Development
  - Bindu Shah, Principal Planner/Supervisor, Planning, Building and Economic Development
  - Carmen Caruso, Central Area Planner, Planning, Building and Economic Development

Alex Sepe, Development Planner, Planning, Building and  
Economic Development  
Xinyue (Jenny) Li, Development Planner, Planning, Building and  
Economic Development  
Peter Fay, City Clerk  
Charlotte Gravlev, Deputy City Clerk  
Richa Ajitkumar, Acting Legislative Coordinator

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**1. Call to Order**

Note: In consideration of the current COVID-19 public health orders prohibiting large public gatherings of people and requirements for physical distancing between persons, in-person attendance at this Planning and Development Committee meeting was limited and physical distancing was maintained in Council Chambers at all times during the meeting.

The meeting was called to order at 7:00 p.m., and adjourned at 9:54 p.m.

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

Members present during roll call: Councillor Santos, Councillor Vicente, Councillor Whillans, Councillor Bowman, Councillor Medeiros, Councillor Fortini, Councillor Williams, Councillor Singh and Councillor Dhillon

Members absent during roll call: Councillor Palleschi (personal)

**2. Approval of Agenda**

The following motion was considered.

**PDC184-2021**

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

Carried

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

Regional Councillor Fortini declared a conflict of interest with respect to Item 5.1 as he owns property on the subject street.

City Councillor Whillans declared a conflict of interest with respect to item 5.3 as the proposal is in close proximity to property owned by him.

#### **4. Consent Motion**

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

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

(7.5, 7.7, 7.8, 7.9, 8.1)

The following motion was considered:

#### **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)

Yea (9): Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Vicente, Regional Councillor Santos, City Councillor Whillans, City Councillor Bowman, City Councillor Williams, Regional Councillor Dhillon and City Councillor Singh

Nay (0): nil

Absent (1): Regional Councillor Palleschi

Carried (9-0-1)

Carried

#### **5. Statutory Public Meeting Reports**

- 5.1 Staff report re: Application to Amend the Official Plan and Zoning By-Law, City of Brampton, 140 & 150 Howden Boulevard - File - OZS-2021-0031

Alex Sepe, Development Planner, Planning, Building and Economic Development, provided an overview of the subject matter.

Item 11.1 was brought forward at this time.

Regional Councillor Fortini declared a conflict with respect to the proposal as he owns a property in close proximity, and left the meeting during consideration of this item.

The following motion was considered:

**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

Carried

- 5.2 Staff report re: Application to Amend the Official Plan and Zoning By-Law, City of Brampton, 80 Bramalea Road – File - OZS-2021-0043

Alex Sepe, Development Planner, Planning, Building and Economic Development, provided an overview of the subject matter.

Items 6.3 and 11.2 were brought forward at this time.

Lauren Capilongo, Malone Given Parsons presented an overview of the application that included information regarding the subject site, Crown-Jewel lands, site context, proposed concept and technical considerations.

Michele Drenters, Brampton Resident, addressed Committee and expressed her views, suggestions, concerns and questions with respect to the subject application.

The following motion was considered:

**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

- 5.3 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 - File - OZS-2021-0042

City Councillor Whillans declared a conflict of interest with respect to item 5.3 as the proposal is in close proximity to property owned by him, and left the meeting during consideration of this item.

Xinyue (Jenny) Li, Development Planner, Planning, Building and Economic Development, provided an overview of the subject matter.

Items 6.2 and 11.3 were brought forward at this time.

The following delegations addressed Committee and expressed their views, suggestions, concerns and questions with respect to the subject application:

1. Harmeet Singh Walia, Brampton Resident
2. Payal Mehta, Brampton Resident
3. Gyozo Olvedi, Brampton Resident - not present
4. Tony Fera, Brampton Resident

The following motion was considered:

**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, 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. Gyoza 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

Carried

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

- 6.1 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

Dealt with under Item 7.6 - Recommendation PDC193-2021

- 6.2 Delegations re: Application to amend the Official Plan and Zoning By-law, Glen Schnarr and Associates Inc. – 2424203 Ontario Inc./ c/o Raman Khatra - File - OZS-2021-0042

Dealt with under Item 5.3 - Recommendation PDC188-2021

- 6.3 Delegations re: Application to Amend the Official Plan and Zoning By-Law, City of Brampton, 80 Bramalea Road – File - OZS-2021-0043

Dealt with under Item 5.2 - Recommendation PDC187-2021

- 6.4 Delegation re: Application to Amend the Official Plan and Zoning By-law, and Draft Plan of Subdivision, Glen Schnarr & Associates Inc. – TFP Mayching Developments Ltd., 11687 Chinguacousy Road - Ward 6 - File: OZS-2021-0007

Dealt with under Item 7.3 - Recommendation PDC190-2021

- 6.5 Delegation 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

Dealt with under Item 7.4 - Recommendation PDC191-2021

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

- 7.1 Staff presentation re: Updates to the Central Area Community Improvement Plan's Development Charges Incentive Program - (RM 72/2020)

Staff provided a presentation on updates to the Central Area Community Improvement Plan's Development Charges Incentive Program Implementation Guidelines.

Committee discussion on this matter included the following:

- Incentives offered with the program
- Transition Period
- Timeline for obtaining building permit

Item 7.2 was brought forward and dealt with at this time.

The following motion was considered:

### **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; and,

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.

Carried

- 7.2 Staff report re: Updates to the Central Area Community Improvement Plan's Development Charges Incentive Program - (RM 72/2020)

Dealt with under Item 7.1 - Recommendation PDC189-2021

- 7.3 Staff report re: Application to Amend the Official Plan and Zoning By-law, and Draft Plan of Subdivision, Glen Schnarr & Associates Inc. – TFP Mayching Developments Ltd., 11687 Chinguacousy Road - Ward 6 - File: OZS-2021-0007

Item 6.4 was brought forward at this time.

Anjan Rakshit, Brampton Resident, provided a presentation to Committee entitled: " Submission by Mount Pleasant North Phase 9 Homeowners Group".

Staff provided information regarding Commercial Uses and noted that they will continue to work with the applicant on various details of design and landscaping.

The following motion was considered:

**PDC190-2021**

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law, and 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 the 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 the 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 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

- 7.4 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

Items 6.5 and 11.4 were brought forward.

Marc De Nardis, Planning Associate, Gagnon Walker Domes Ltd., presented details on the application that included information regarding the subject site, view looking northeast, street view and site photos, conceptual Site Plan (8 Townhouse units), landscape and restoration planting plan, timeline of the planning process.

Staff provided background information with respect to the recommendation report.

Councillor Dhillon introduced a motion and provided an overview of the motion.

Councillor Singh acknowledged the motion and requested that the motion be referred to the Council Meeting of December 8, 2021 for consideration.

The following motion was considered:

## **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 Jhaji, 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 6, 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.”

Carried

- 7.5 ^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

**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).
- 7.6 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

Item 6.1 was brought forward at this time.

The following delegations addressed Committee and expressed their views, suggestions, concerns and questions with respect to the subject application:

1. Rattan Nahal and Sukhpreet Nahal, Units 10 and 11, 2500 Williams Parkway
2. Gurpreet Singh Deo, Unit 27, 2500 Williams Parkway - not present
3. Milton Leite, Unit 38, 2500 Williams Parkway - not present
4. Simarjeet S Bajaj, Unit 38, 2500 Williams Parkway - not present
5. Manjit Singh Sahota, Unit 12, 2500 Williams Parkway

6. Frank Gerolin, Unit 36, 2500 Williams Parkway - not present
7. Bhupinder Rooprai, Unit 42, 2500 Williams Parkway - not present
8. Sandip Bassi, Unit 33, 2500 Williams Parkway
9. Brian Ganesh, Unit 32, 2500 Williams Parkway - technical issues
10. Gurtej Singh Matharu, Unit 20, 2500 Williams Parkway
11. Tony Mehta, Unit 13, 2500 Williams Parkway
12. Nirbhair Saini, Unit 31, 2500 Williams Parkway - not present
13. Lilla Ganesh, Unit 32, 2500 Williams Parkway - not present
14. Maurizio Rogato, Principal, Blackthorn Development Corp.

Committee discussion on this matter included:

- varying opinions in support of and opposition to the motion
- number of units in the plaza
- circulation of public notice
- environmental assessment
- issuance of licenses and designation of the site

In response to a question from Committee, staff confirmed that this would be the first privately owned pet crematorium in Brampton.

The motion was considered as follows:

#### **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 the 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

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

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

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

Absent (1): Regional Councillor Palleschi

Carried (7-2-1)

Carried

- 7.7 ^Staff report re: City-Initiated Draft Official Plan Amendment to implement the new Airport Intermodal Secondary Plan Area 4



## **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.

Carried

- 7.8     ^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

## **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.

Carried

7.9 ^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

**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.

Carried

7.10 Staff report re: Interim Control By-Law 306-2003 – Northwest Brampton

Item 11.5 was brought forward at this item.

The following motion was considered:

**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

Carried

## 8. **Committee Minutes**

### 8.1 ^Minutes - Brampton Heritage Board - October 19, 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.

Carried

### 8.2 Minutes - Brampton Heritage Board - November 16, 2021

Committee consideration of the matter included consensus that recommendation HB058-2021, of the subject minutes be deferred to the January 17, 2021 Planning and Development Committee Meeting.

#### **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**

1. 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.”

Carried

**9. Other Business/New Business**

**10. Referred/Deferred Matters**

**10.1 Discussion Item at the Request of City Councillor Singh, re: Development Charges Act**

Councillor Singh advised that he prepared a motion to present for discussion. After discussion with staff the motion is not required.

Committee discussion on this matter included the following:

- Current and future Development Charges
- Transportation Master Plan
- Additional lanes for cars
- Timeline for Transportation Master Plan
- Development Charges By-law

No direction was provided to staff.

**11. Correspondence**

**11.1 Correspondence re: Application to Amend the Official Plan and Zoning By-Law, City of Brampton, 140 & 150 Howden Boulevard - File - OZS-2021-0031**

Dealt with under Item 5.1 - Recommendation PDC186-2021

**11.2 Correspondence re: Application to Amend the Official Plan and Zoning By-Law, City of Brampton, 80 Bramalea Road – File - OZS-2021-0043**

Dealt with under Item 5.2 - Recommendation PDC187-2021

**11.3 Correspondence re: Application to amend the Official Plan and Zoning By-law, Glen Schnarr and Associates Inc. – 2424203 Ontario Inc./ c/o Raman Khatra - File - OZS-2021-0042**

Dealt with under Item 5.3 - Recommendation PDC188-2021

- 11.4 Correspondence 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

Dealt with under Item 7.4 - Recommendation PDC191-2021

- 11.5 Correspondence re: Interim Control By-Law 306-2003 – Northwest Brampton

Dealt with item 7.10 - Recommendation PDC197-2021

**12. Councillor Question Period**

Staff responded to a question from Councillor Fortini regarding whether there was a pause on the road widening from four to six lanes.

**13. Public Question Period**

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

**14. Closed Session**

Nil

**15. Adjournment**

The following motion was considered:

**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.

Carried

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Regional Councillor M. Medeiros, Chair