



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, February 14, 2022

Members Present: Regional Councillor M. Medeiros - Wards 3 and 4
Regional Councillor P. Fortini - Wards 7 and 8
Regional Councillor R. Santos - Wards 1 and 5
Regional Councillor P. Vicente - Wards 1 and 5
City Councillor D. Whillans - Wards 2 and 6
Regional Councillor M. Palleschi - Wards 2 and 6
City Councillor J. Bowman - Wards 3 and 4
City Councillor C. Williams - Wards 7 and 8
City Councillor H. Singh - Wards 9 and 10
Regional Councillor G. Dhillon - Wards 9 and 10 (joined meeting at 7:20 p.m. - technical issues)

Staff Present: Paul Morrison, Interim Chief Administrative Officer
Richard Forward, Commissioner Planning and Development Services
Allan Parsons, Director, Development Services, Planning, Building and Economic Development
Bob Bjerke, Director, Policy Planning, Planning, Building and Economic Development
Jeffrey Humble, Manager, Policy Planning
David Vanderberg, Manager, Planning Building and Economic Development
Cynthia Owusu-Gyimah, Manager, Planning Building and Economic Development
Claudia LaRota, Supervisor, Policy & Strategic Initiatives, Planning, Building and Economic Development
Neil Chadda, Policy Planner, Planning, Building and Economic Development
Rob Nykyforchyn, Development Planner, Planning, Building and Economic Development

Mark Michniak, Development Planner, Planning, Building and Economic Development
Andrew Ramsammy, Development Planner, Planning, Building and Economic Development
Nicholas Deibler, Development Planner, Planning, Building and Economic Development
Anthony-George D'Andrea, Legal Counsel
Peter Fay, City Clerk
Charlotte Gravlev, Deputy City Clerk
Richa Ajitkumar, Acting Legislative Coordinator

1. Call to Order

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

The meeting was called to order at 7:00 p.m. and adjourned at 7:47 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: Regional Councillor Santos, Regional Councillor Vicente, Regional Councillor Palleschi, City Councillor Whillans, Regional Councillor Medeiros, City Councillor Bowman, Regional Councillor Fortini, City Councillor Williams and City Councillor Singh

Members absent during roll call: Regional Councillor Dhillon

Regional Councillor Dhillon joined the meeting at 7:20 p.m. due to technical issues.

2. Approval of Agenda

PDC025-2022

That the Agenda for the Planning and Development Committee Meeting of February 14, 2022, be approved as amended as follows:

To add:

5.1 - Delegation from Sylvia Roberts, Brampton resident, re: City-initiated Draft Zoning By-law Amendment to reduce the parking requirements - 7, 11 and 15 Sun Pac Boulevard

To defer to the March 7, 2022, Planning and Development Committee Meeting:

7.4 - Application to Amend the Official Plan, Zoning By-law and Draft Plan of Subdivision, Forestside Estates Inc. – KLM Planning Partners Inc., Ward 8 - File: OZS-2021-0021 & 21T-21007B

Carried

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

Nil

4. Consent Motion

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

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

(7.2 and 8.1)

The following motion was considered:

PDC026-2022

That the following items to the Planning and Development Committee Meeting of February 14, 2022, be approved as part of Consent:

(7.2 and 8.1)

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

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

Nay (0): nil

Absent (1): Regional Councillor Dhillon

Carried (9-0-1)

Carried

5. **Statutory Public Meeting Reports**

5.1 Staff report re: City-initiated Draft Zoning By-law Amendment to reduce the parking requirements - 7, 11 and 15 Sun Pac Boulevard

Neil Chadda, Policy Planner, Planning, Building and Economic Development, presented an overview of the amendment that included location, area context, background, minor variances, current situation, public notice, current planning document status, current zoning, site visit, next steps and contact information.

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

1. Gurinder Sandhu and Samreet Sandhu, Brampton Residents
2. Sylvia Roberts, Brampton Resident, Note: added as a delegate under approval of agenda - Recommendation PDC025-2022

Staff confirmed to follow up directly with the delegates on issues raised by them.

Items 6.1 and 11.1 were brought forward at this time.

The following motion was considered:

PDC027-2022

1. That the staff report re: **City-initiated Draft Zoning By-law Amendment to reduce the parking requirements - 7, 11 and 15 Sun Pac Boulevard**, to the Planning and Development Committee meeting of February 14, 2022, be received;
2. That Planning, Building and Economic Development Department staff be directed to report back to Planning and Development Committee with the results of the Public Meeting and a staff recommendation;

3. That the following delegations re: City-initiated Draft Zoning By-law Amendment to reduce the parking requirements - 7, 11 and 15 Sun Pac Boulevard, to the Planning and Development Committee meeting of February 14, 2022, be received:

1. Gurinder Sandhu and Samreet Sandhu, Brampton Residents
2. Sylvia Roberts, Brampton Resident

4. That the correspondence from Tony Palladino, President, Moon Masonry Limited, dated February 3, 2022, re: City-initiated Draft Zoning By-law Amendment to reduce the parking requirements - 7, 11 and 15 Sun Pac Boulevard, to the Planning and Development Committee meeting of February 14, 2022, be received.

Carried

5.2 Staff Report re: City Initiated Official Plan Amendment to correct the Right of Way widths for Clarkway Drive – Area 47 Block Plans – Ward 10

Claudia LaRota, Supervisor, Policy & Strategic Initiatives, Planning, Building and Economic Development, presented an overview of the amendment that included the location, background, area 47 arterial roads EA, proposal, amendments to schedule B1, planning framework summary, next steps and contact information.

P. Fay, City Clerk, confirmed that no delegation requests or questions of clarification from Committee were received for this matter.

The following motion was considered:

PDC028-2022

1. That the staff report re: **City Initiated Official Plan Amendment to correct the Right of Way widths for Clarkway Drive – Area 47 Block Plans**, to the Planning and Development Committee Meeting of February 14, 2022, be received; and,

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

Carried

5.3 Staff report re: Application to Amend the Zoning By-Law, PMB Holdings Ltd. – Weston Consulting, Ward 10 - File: OZS-2021-0051

Andrew Ramsammy, Development Planner, Planning, Building and Economic Development presented an overview of the application that included location of the subject lands, area context, design details, current land use designations, preliminary issues, technical considerations, concept plan, next steps and contact information.

Items 6.2 and 11.2 were brought forward at this time.

Adam Santos, Planner, Weston Consulting, on behalf of PMB Holding Ltd. presented an overview of the application that included information regarding the subject land, proposed development, concept plan, key project statistics, technical studies and next steps.

The following motion was considered:

PDC029-2022

1. That the staff report re: **Application to Amend the Zoning By-Law, PMB Holdings Ltd. – Weston Consulting - Ward 10 - File: OZS-2021-0051**, to the Planning and Development Committee Meeting of February 14, 2022, 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 delegation from Adam Santos, Planner, Weston Consulting, re: Application to Amend the Zoning By-Law, PMB Holdings Ltd. – Weston Consulting - Ward 10 - File: OZS-2021-0051, to the Planning and Development Committee Meeting of February 14, 2022, be received; and,
4. That the following correspondence re: Application to Amend the Zoning By-Law, PMB Holdings Ltd. – Weston Consulting - Ward 10 - File: OZS-2021-0051, to the Planning and Development Committee Meeting of February 14, 2022, be received:
 1. Joseph P. Plutino, Mainline Planning Services Inc., dated February 8, 2022
 2. Patrick Pearson, Planner, Glen Schnarr & Associates Inc, dated February 8, 2022

Carried

6. Public Delegations (5 minutes maximum)

- 6.1 Delegation re: City-initiated Draft Zoning By-law Amendment to reduce the parking requirements - 7, 11 and 15 Sun Pac Boulevard

Dealt with under Item 5.1 - Recommendation PDC027-2022

- 6.2 Delegation re: Application to Amend the Zoning By-Law, PMB Holdings Ltd. – Weston Consulting, Ward 10 - File: OZS-2021-0051

Dealt with under Item 5.3 - Recommendation PDC029-2022

- 6.3 Delegation report re: Application to Amend the Zoning By-law, i2 Developments Inc. – KLM Planning Partners Inc. – 209 Steeles Ave W, Ward 4 - File: OZS-2021-0032

Dealt with under Item 7.1 - Recommendation PDC030-2022

7. Staff Presentations and Planning Reports

- 7.1 Staff report re: Application to Amend the Zoning By-law, i2 Developments Inc. – KLM Planning Partners Inc. – 209 Steeles Ave W, Ward 4 - File: OZS-2021-0032

Item 6.3 was brought forward at this time.

Jeff and Kim Thomson, Brampton Residents, were not in attendance at the meeting.

P. Fay, City Clerk advised that the Clerk's Office will contact the residents with options to delegate at the March 2, 2022 City Council meeting or submit a correspondence with their comments on the application for Council's consideration.

The following motion was considered:

PDC030-2022

1. That the staff report re: **Application to Amend the Zoning By-law, i2 Developments Inc. – KLM Planning Partners Inc. – 209 Steeles Ave W, Ward 4 - File: OZS-2021-0032**, to the Planning and Development Committee Meeting of February 14, 2022, be received;

2. That the Zoning By-law Amendment application submitted by i2 Developments be approved on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City's Official Plan, and for reasons set out in this Recommendation Report;

3. That the amendment to the Zoning By-law generally in accordance with the attached Appendix 11 to this 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

- 7.2 ^Staff report re: Application to Amend the Zoning By-Law, Glen Schnarr Associates Inc., c/o Prologis Incorporated, Ward 10 - File: C11E15.002

The following motion was considered:

PDC031-2022

1. That the staff report re: **Application to Amend the Zoning By-Law, Glen Schnarr Associates Inc., c/o Prologis Incorporated, Ward 10 - File: C11E15.002**, to the Planning and Development Committee Meeting of February 14, 2022, be received;
2. That the Application to amend the Zoning By-law, submitted by Glen Schnarr Associates Inc., c/o Prologis Incorporated, Ward: 10, File: C11E15.002, 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 8 of this report be adopted;
4. That the following shall be satisfied prior to the enactment of the amending zoning by-law:
 - a. That Functional Servicing Report shall be approved to the satisfaction of the Commissioner of Public Works and Engineering and the Regional Commissioner of Public Works, or designate.
5. 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

- 7.3 Staff report 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

This item was removed, as it was listed in error.

- 7.4 Application to Amend the Official Plan, Zoning By-law and Draft Plan of Subdivision, Forestside Estates Inc. – KLM Planning Partners Inc., Ward 8 - File: OZS-2021-0021 & 21T-21007B

This item was deferred to the March 7, 2022 meeting of the Planning and Development Committee - Recommendation PDC025-2022

8. Committee Minutes

- 8.1 ^Minutes - Age-Friendly Brampton Advisory Committee - January 25, 2022

PDC032-2022

That the Minutes of **Age-Friendly Brampton Advisory Committee Meeting of January 25, 2022**, Recommendations AFC001-2022 to AFC005-2022, to the Planning and Development Committee Meeting of February 14, 2022, be approved, as published and circulated.

The recommendations were approved as follows:

AFC001-2022

That the agenda for the Age-Friendly Brampton Advisory Committee Meeting of January 25, 2022, be approved as published and circulated.

AFC002-2022

That the delegation by Caitlin Olson, Pilot Site Coordinator, Canada HomeShare, to the Age-Friendly Brampton Advisory Committee meeting of January 25, 2022, re: Overview of the Canada Homeshare Peel Program be received.

AFC003-2022

1. That the presentation by Shahid Mahmood, Supervisor/Principal Planner, and Shahinaz Eshesh, Policy Planner, to the Age-Friendly Brampton Advisory Committee meeting of January 25, 2022, re: Integrated Downtown Plan be received.

AFC004-2022

1. That the presentation by Nelson Cadete, Project Manager, Active Transportation, Planning, Building and Economic Development, to the Age-Friendly Brampton Advisory Committee meeting of January 25, 2022, re: Electric

Scooter Pilot be received; and,

2. That the Age-Friendly Brampton Advisory Committee support Council in the Electric Scooter pilot initiative and the potential implementation of a micromobility program in the City.

AFC005-2022

That the Age-Friendly Brampton Advisory Committee meeting do now adjourn to meet again on March 29, 2022 at 7:00 p.m.

Carried

9. Other Business/New Business

10. Referred/Deferred Matters

11. Correspondence

11.1 Correspondence re: City-initiated Draft Zoning By-law Amendment to reduce the parking requirements - 7, 11 and 15 Sun Pac Boulevard

Dealt with under Item 5.1 - Recommendation PDC027-2022

11.2 Correspondence re: Application to Amend the Zoning By-Law, PMB Holdings Ltd. – Weston Consulting, Ward 10 - File: OZS-2021-0051

Dealt with under Item 5.3 - Recommendation PDC029-2022

12. Councillor Question Period

13. Public Question Period

15 Minute Limit (regarding any decision made under this section)

During the meeting, the public may submit questions regarding recommendations made at the meeting via email to the City Clerk at cityclerksoffice@brampton.ca, to be introduced during the Public Question Period section of the meeting.

14. Closed Session

Nil

15. Adjournment

The following motion was considered:

PDC033-2022

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

Carried

Regional Councillor M. Medeiros, Chair