



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, April 11, 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
- Members Absent: Regional Councillor G. Dhillon - Wards 9 and 10
Mayor Patrick Brown (ex officio)
- Staff Present: Paul Morrison, Acting Chief Administrative Officer
Allan Parsons, Director, Development Services, Planning, Building and Economic Development
Jeffrey Humble, Manager, Policy Planning
Steve Ganesh, Manager, Planning Building and Economic Development
David Vanderberg, Manager, Planning Building and Economic Development
Cynthia Owusu-Gyimah, Manager, Planning Building and Economic Development
Sameer Akhtar, City Solicitor
Peter Fay, City Clerk
Charlotte Gravlev, Deputy City Clerk
Tammi Jackson, Legislative Coordinator
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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 7:17 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, Regional Councillor Medeiros, City Councillor Bowman, Regional Councillor Fortini, City Councillor Williams, Regional City Councillor Whillans and City Councillor Singh

Members absent during roll call: Councillor Dhillon (personal)

2. Approval of Agenda

The following motion was considered.

PDC060-2022

That the Agenda for the Planning and Development Committee Meeting of April 11, 2022, be approved as published.

Carried

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

Nil

4. Consent Motion

In keeping with Council Resolution, agenda items will no longer be pre-marked for Consent Motion approval. The Meeting Chair will review the relevant agenda items during this section of the meeting to allow 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.

(7.1, 7.2, 7.3, 8.1, 11.1, 11.2, 11.3)

The following motion was considered:

PDC061-2022

That the following items to the Planning and Development Committee Meeting of April 11, 2022, be approved as part of Consent:

(7.1, 7.2, 7.3, 8.1, 11.1, 11.2, 11.3)

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

Absent (2): Regional Councillor Dhillon , and Mayor Patrick Brown

Carried (9 to 0)

5. Statutory Public Meeting Reports

- 5.1 Staff report re: Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision, Redcliff Homes Inc. - C/O Gianni Del Degan – Glen Schnarr & Associates Inc., Ward 10 - File: OZS-2021-0060

Stephen Dykstra, Development Planner, Planning, Building and Economic Development, presented an overview of the application.

The following motion was considered.

PDC062-2022

1. That the staff report re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision, Redcliff Homes Inc. (C/O Gianni Del Degan – Glen Schnarr & Associates Inc., Ward 10 - File: OZS-2021-0060**, to the Planning and Development Committee Meeting of April 11, 2022 be received; and,

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.

Carried

6. Public Delegations (5 minutes maximum)

- 6.1 Possible Delegation re: Site Specific Amendment to the Sign By-law 399-2002, as amended, TD Bank, 60 Peel Centre Drive, Unit 103 – Ward 7

See Item 7.3 - Recommendation PDC065-2022

7. Staff Presentations and Planning Reports

- 7.1 Staff report re: Application to Amend the Official Plan and Zoning By-law, and Proposed Draft Plan of Subdivision, 2640267 Ontario Inc. – Westport Development - 10799 Creditview Road, Ward 6 - File OZS-2020-0022

The following motion was considered.

PDC063-2022

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law, and Proposed Draft Plan of Subdivision, 2640267 Ontario Inc. – Westport Development (Previously Castlebridge Development Group Ltd.) 10799 Creditview Road, Ward 6 - File OZS-2020-0022**, to the Planning and Development Committee Meeting of April 11, 2022, be received;

2 That Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by Westport Development (Previously Castlebridge Development Group Ltd.) on behalf of 2640267 Ontario Inc., Ward: 6, Files: OZS-2020-0022, be approved, on the basis that it represents good planning, it is consistent with the Provincial Policy Statement, conforms to the Grown 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 March 18, 2022;

3. That the amendments to the Fletchers Meadow Secondary Plan (Area 44), generally in accordance with Appendix 9 to this report be adopted; and

4. That the amendments to the Zoning By-law, generally in accordance with Appendix 12 to this report be adopted.

5. That the implementing Draft Plan of Subdivision Conditions generally in accordance with Appendix 13 of this report be approved.

Carried

- 7.2 Staff report re: Application to Amend the Official Plan and Zoning By-law, Weston Consulting – Black Creek Group, 2797180 Ontario Inc., Ward 2 - File OZS-2021-0017

The following motion was considered.

PDC064-2022

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law, Weston Consulting – Black Creek Group, 2797180 Ontario Inc., Ward 2 - File OZS-2021-0017**, to the Planning and Development Committee Meeting of April 11, 2022 be received;

2. That the Official Plan Amendment and Zoning By-law Amendment application submitted by Weston Consulting for Black Creek Group, 2797180 Ontario Inc., Ward 2, File OZS-2021-0017 be approved, on the basis that it represents good planning including that it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, The Region of Peel Official Plan, and the City's Official Plan, and for the reasons set out in this Recommendation Report;

3. That the revisions to the plan subsequent to the Public Meeting conducted on July 26, 2021, do not represent significant changes and that no further Public Meeting is required for the attached Zoning By-law Amendment pursuant to Section 34(17) of the Planning Act;

4. That the amendment to the Official Plan and Snelgrove-Heartlake Secondary Plan (Area 1), generally in accordance with the attached Appendix 13, respectively to this report be adopted; and

5. That the amendment to the Zoning By-law, generally in accordance with the attached Appendix 14 to this report be adopted.

6. That the following correspondence re: **Application to Amend the Official Plan and Zoning By-law, Weston Consulting – Black Creek Group, 2797180 Ontario Inc., Ward 2 - File OZS-2021-0017**, to the Planning and Development Committee meeting of April 11, 2022 be received:

1. Mark Yarranton, KLM Planning Partners, dated April 4, 2022
2. Jericho Tumanguil, Brampton resident, dated April 6, 2022
3. Lee Williams, Brampton resident, dated April 6, 2022

Carried

- 7.3 Site Specific Amendment to the Sign By-law 399-2002, as amended, TD Bank, 60 Peel Centre Drive, Unit 103 – Ward 7

The following motion was considered.

PDC065-2022

1. That the staff report re: **Site Specific Amendment to Sign By-Law 399-2002, TD Bank, 60 Peel Centre Drive, Unit 103 – Ward 7**, to the Planning & Development Services Committee Meeting of April 11, 2022, be received; and
2. That a by-law be passed to amend Sign By-law 399-2002, as amended, to permit the proposed site-specific amendment.

Carried

8. Committee Minutes

- 8.1 Minutes - Brampton Heritage Board - March 22, 2022

PDC066-2022

That the Minutes of Brampton Heritage Board meeting of March 22, 2022, Recommendations HB012-2022 - HB017-2022, to the Planning and Development Committee Meeting of April 11, 2022, be approved as published and circulated.

The recommendations were approved as follows:

HB012-2022

That the agenda for the Brampton Heritage Board meeting of March 22, 2022, be approved as published and circulated.

HB013-2022

1. That the report from Merissa Lompart, Assistant Heritage Planner, Planning, Building, and Economic Development, dated March 16, 2022, to the Brampton Heritage Board Meeting of March 22, 2022, re: Heritage Impact Assessment, Snelgrove Baptist Church, 12061 Hurontario Street, Ward 2 be received;
2. That the Brampton Heritage Board approve the recommendations outlined in the Heritage Impact Assessment by Giamo Architects. Those recommendations are as follows:
 - a. Pursue the recommendation of Ruinification and symbolic conservation of the Snelgrove Baptist Church heritage building. This allows retention of the building in-situ, that the subject building is under-utilized, and that the exterior condition is degrading.

- b. This proposed strategy includes, but is not limited to:
 - i. Stabilization work;
 - ii. Removing select interior finishes;
 - iii. Disconnecting services, e.g. water;
 - iv. Removing the front vestibule, salvaging the bricks for on-site reuse and salvaging the primary door;
 - v. Removing the window frames and glazing;
 - vi. A blind window approach where openings can potentially be infilled;
 - vii. Initially retaining the roof but eventually removing or replacing it: the basement could potentially be filled, and alternate drainage provided if it was removed.
- c. To complete this approach, the following is recommended:
 - i. A conservation plan related to the reunification approach to address issues such as stabilization and adjacent landscaping;
 - ii. Heritage permit and documentation as required by the City of Brampton;
 - iii. Thorough documentation of the existing condition prior to any work;
 - iv. Commemoration plan, which at minimum would include a heritage interpretive plaque;
 - v. An exterior lighting plan;
 - vi. Periodic site review of the roof;
 - vii. Periodic site review of structure by a heritage-specialized structural engineer; and
- 3. That the delegation by Nabih Youssef, Rob El-Sayed, Maged Matta, Church of Archangel Michael and Saint Tekla; Michelle Bullough, Ria Al-Ameen, and Joey Giaimo, Guiamo Architects, to the Brampton Heritage Board meeting of March 22, 2022, re: Demolition Application, be received.

HB014-2022

That the presentation by Krista Rollings, Secretary Treasurer, Churchville Cemetery Board of Trustees, to the Brampton Heritage Board meeting of March 22, 2022, re: Churchville Cemetery be received.

HB015-2022

- 1. That the report from Merissa Lompart, Assistant Heritage Planner, Planning, Building, and Economic Development, dated March 15, 2022, to the Brampton Heritage Board Meeting of March 22, 2022, re: Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 10244 Mississauga Road - Ward 6 be received;
- 2. That the following recommendations for designation be received:
 - a. That the designation of the property at 10244 Mississauga Road under Part IV, Section 29 of the Ontario Heritage Act (the “Act”) be approved;

- b. That staff be authorized to publish and serve the Notice of Intention to designate the property at 10244 Mississauga Road in accordance with the requirements of the Act;
 - c. That, in the event that no objections to the designation are received, a bylaw be passed to designate the subject property;
 - d. That, in the event that any objections to the designation are received, staff be directed to refer the proposed designation to the Ontario Conservation Review Board; and,
 - e. That staff be authorized to attend any hearing process held by the Conservation Review Board in support of Council's decision to designate the subject property.
3. That the Heritage Permit Application for the property at 10244 Mississauga Road be approved for the following works as outlined in the application:
 - a. Deconstruction or disassembly of the heritage resource as outlined in the Heritage Building Protection Plan (Appendix D);
 - b. Retention of materials outlined in the Heritage Building Protection Plan;

HB016-2022

1. That the report by Harsh Padhya, Heritage Planner, to the Brampton Heritage Board Meeting of March 22, 2022, re: Authority to Enter into a Heritage Easement Agreement and Presentation of Heritage Impact Assessment – 30 McLaughlin Road South (John Elliott farmstead) – Ward 3 (File H.EX. 30 McLaughlin South), be received;
2. That the Heritage Impact Assessment of the John Elliott Farmstead property at 30 McLaughlin Road South, titled: 30 McLaughlin Road South, City of Brampton Heritage Impact Assessment and Addendum, prepared by Leah Wallace (Heritage and Planning Services), and attached as Appendix A to this report (“HIA”) be received and accepted to endorse, in principle, the proposed relocation, retention and restoration of the significant portions of the one-and-a-half storey John Elliot Farmstead House; and,
3. That the Commissioner of Planning, Building and Economic Development be authorized to enter into a Heritage Easement Agreement with the Owner for the property at 30 McLaughlin Road South to secure the conservation, relocation and protection of the John Elliott Farmstead House (“Heritage Easement Agreement”), with content satisfactory to the Director of City Planning & Design, and in a form approved by the City Solicitor or designate.

HB017-2022

That the Brampton Heritage Board meeting of March 22, 2022 do now adjourn to meet again on April 26, 2022 at 7:00 p.m.

Carried

9. **Other Business/New Business**

10. **Referred/Deferred Matters**

11. **Correspondence**

- 11.1 Correspondence from Steve Clarke, Minister, Ministry of Municipality Affairs and Housing (MMAH), re: Phase 2 Consultation on Urban Valleys to Grow the Greenbelt

The following motion was considered.

PDC067-2022

That the following correspondence from Steve Clarke, Minister, Ministry of Municipality Affairs and Housing (MMAH) re: **Phase 2 Consultation on Urban Valleys to Grow the Greenbelt Proposed amendments to the Greenbelt Plan (2017) and Greenbelt Area Boundary Regulation (O. Reg 59/05) and Ideas for Adding more Urban River Valleys to the Greenbelt**, to the Planning and Development Committee meeting of April 11, 2022 be received.

Carried

- 11.2 Correspondence, re: Stop the Sprawl

The following motion was considered.

PDC068-2022

That the following correspondence re: Stop the Sprawl, to the Planning and Development Committee meeting of April 11, 2022 be received:

1. John MacRae, Co-Chair ecoCaledon, Caledon resident, dated March 26, 2022
2. Oliver Geoffrey Blakely, Brampton resident, dated, April 2, 2022
3. Vicki Tran, Mississauga resident, dated April 3, 2022
4. Dr. Mili Roy, Chair, on behalf of Ontario Regional Committee, Canadian Assn of Physicians for the Environment, dated April 5, 2022
5. Dr. Gail Krantzberg, Douglas Markoff, McMaster University, April 5, 2022

Carried

- 11.3 Correspondence, re: Application to Amend the Official Plan and Zoning By-law - Weston Consulting - Black Creek Group - 2797180 Ontario Inc. - Ward 2 - File OZS-2021-0017

Dealt with under Item 7.2 - Recommendation PDC064-2022

12. Councillor Question Period

Councillor Palleschi expressed concerns regarding area councillors not listed on the cover page of the application, and sought clarification regarding the change. Peter Fay, City Clerk clarified that they were there but it was passed over quickly in the presentation.

13. Public Question Period

The public was given the opportunity to submit questions via e-mail to the City Clerk's Office regarding any decisions made under this section of the agenda. P. Fay, City Clerk, confirmed that no questions were submitted.

14. Closed Session

Nil

15. Adjournment

The following motion was considered.

PDC069-2022

That Planning and Development Committee do now adjourn to meet again on Monday, April 25, 2022, at 7:00 p.m., or at the call of the Chair.

Carried

Regional Councillor M. Medeiros, Chair