



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, July 25, 2022

- Members Present:
- Regional Councillor M. Medeiros - Wards 3 and 4 (Chair)
 - Regional Councillor P. Fortini - Wards 7 and 8
 - Regional Councillor R. Santos - Wards 1 and 5
 - Regional Councillor P. Vicente - Wards 1 and 5
 - Regional Councillor M. Palleschi - Wards 2 and 6
 - City Councillor H. Singh - Wards 9 and 10
 - Regional Councillor G. Dhillon - Wards 9 and 10 (arrived at 7:12 p.m. - personal)
 - Mayor Patrick Brown (ex officio)
- Members Absent:
- City Councillor D. Whillans - Wards 2 and 6
 - City Councillor J. Bowman - Wards 3 and 4
- Staff Present:
- Paul Morrison, Acting Chief Administrative Officer
 - Diana Soos, Commissioner, Legislative Services and Acting City Solicitor
 - 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
 - Peter Fay, City Clerk
 - Charlotte Gravlev, Deputy City Clerk
 - Tammi Jackson, Legislative Coordinator

1. **Call to Order**

The meeting was called to order at 7:02 p.m., and adjourned at 8:06 p.m.

As this meeting of Planning and Development Committee was conducted with electronic and in-person 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, Regional Councillor Fortini, and City Councillor Singh Regional Councillor Dhillon (*arrived late 7:12 p.m.*)

Members absent during roll call: City Councillor Whillans, City Councillor Bowman; and Regional Councillor Dhillon, who subsequently arrived at 7:12 p.m.

2. **Approval of Agenda**

The following motion was considered.

PDC132-2022

That the agenda for the Planning and Development Committee Meeting of July 25, 2022 be approved as amended:

To refer:

7.12 Staff report re: **Application to Amend the Official Plan and Zoning By-law, Wellings Planning Consultant Inc – Schlegel Villages Inc, 425 Great Lakes Drive at Sandalwood Parkway East, Ward 9 (File OZS-2020-0009)**, to staff for further consideration; and,

11.2 Correspondence re: **Application to Amend the Official Plan and Zoning By-law, Wellings Planning Consultant Inc – Schlegel Villages Inc, 425 Great Lakes Drive at Sandalwood Parkway East, Ward 9 (File OZS-2020-0009)** to staff for further consideration; and,

To defer:

7.3 Staff report re: **Unlimited Height and Density**; and,

11.3 Correspondence re: **Unlimited Height and Density**; to the September 12, 2022 scheduled meeting of the Planning and Development Committee.

Carried

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

Nil

4. **Consent Motion**

In keeping with Council Resolution C019-2021, 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, 7.4, 7.5, 7.6, 7.7, 7.9, 7.10, 7.11, 7.13, 7.14, 7.15, 8.1, 11.1, 11.5, 11.6)

The following motion was considered.

PDC133-2022

That the following items to the Planning and Development Committee Meeting of June 20, 2022, be approved as part of the Consent Motion:

(7.1, 7.2, 7.4, 7.5, 7.6, 7.7, 7.9, 7.10, 7.11, 7.13, 7.14, 7.15, 8.1, 11.1, 11.5, 11.6)

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

Yea (7): Regional Councillor Medeiros - Wards 3 and 4 (Chair), Regional Councillor Fortini, Regional Councillor Santos , Regional Councillor Vicente, Regional Councillor Palleschi, City Councillor Singh, and Mayor Patrick Brown

Absent (3): City Councillor Whillans, City Councillor Bowman, and Regional Councillor G. Dhillon - Wards 9 and 10 (arrived at 7:12 p.m. - personal)

Carried (7 to 0)

Subsequently Item 7.8 was removed from consent and further considered under Item 6.4.

5. **Statutory Public Meeting Reports**

- 5.1 Staff Report re: Application to Amend the Zoning By-law, Kaneff Group, 210 and 220 Steeles Avenue West, West of Hurontario Street, east of McMurchy Avenue South, Ward 3 (File OZS-2022-0023)

Kelly Henderson, Development Planner, Planning, Building and Economic Development, presented an overview of the application that included location of the subject lands, area context, proposal, and next steps.

Item 6.2 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. Rajashree Basu, Brampton Resident

The following motion was considered.

PDC134-2022

1. That the staff report re: **Application to Amend the Zoning By-law, Kaneff Group, 210 and 220 Steeles Avenue West, West of Hurontario Street, east of McMurchy Avenue South, Ward 3 (File OZS-2022-0023)**, dated July 7th, 2022, to the Planning and Development Committee meeting of July 25th, 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; and,
3. That the following delegation re: **Application to Amend the Zoning By-law, Kaneff Group, 210 and 220 Steeles Avenue West, West of Hurontario Street, east of McMurchy Avenue South, Ward 3 (File OZS-2022-0023)**, to the Planning and Development Committee Meeting of June 20, 2022, be received:

1. Rajashree Basu, Brampton Resident

Carried

- 5.2 Staff report re: Application to Amend the Zoning By-law, 2820453 Ontario Inc. – Candevcon Limited, 0 Old Castlemore Road (North side of Old Castlemore Road, between Clarkway Drive and Highway 50), Ward 10 (File OZS-2022-0020)

Andrew Ramsammy, Development Planner, presented an overview of the application that included location of the subject lands, area context, proposal, and next steps.

The following motion was considered.

PDC135-2022

1. That the staff report re: **Application to Amend the Zoning By-law, 2820453 Ontario Inc. – Candevcon Limited, 0 Old Castlemore Road (North side of Old Castlemore Road, between Clarkway Drive and Highway 50), Ward 10 (File OZS-2022-0020)**, dated July 7, 2022 to the Planning and Development Committee Meeting of July 25, 2022 be received; and,
2. That 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 Delegations re: Site Specific Amendment to the Sign By-law 399-2002, as amended, Gay Lea, 7855 Heritage Road – Ward 6

There were no delegations for this item.

Item 7.16 was brought forward at this time.

The following motion was considered.

PDC136-2022

1. That the staff report re: **Site Specific Amendment to the Sign By-law 399-2002, as amended, Gay Lea, 7855 Heritage Road – Ward 6**, dated June 1, 2022, to the Planning & Development Services Committee Meeting of July 25, 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

- 6.2 Delegations re: Application to Amend the Zoning By-law, Kaneff Group, 210 and 220 Steeles Avenue West, West of Hurontario Street, east of McMurchy Avenue South, Ward 3 (File OZS-2022-0023)

Dealt with under Item 5.1 - Recommendation PDC134-2022

- 6.3 Delegations re: Application to Amend the Official Plan and Zoning By-law, Wellings Planning Consultant Inc – Schlegel Villages Inc, 425 Great Lakes Drive at Sandalwood Parkway East, Ward 9 (File OZS-2020-0009)

The following motion was considered.

PDC137-2022

1. That the delegations re: **Application to Amend the Official Plan and Zoning By-law, Wellings Planning Consultant Inc – Schlegel Villages Inc, 425 Great Lakes Drive at Sandalwood Parkway East, Ward 9 (File OZS-2020-0009)**; and,
2. That the staff report re: **Application to Amend the Official Plan and Zoning By-law, Wellings Planning Consultant Inc – Schlegel Villages Inc, 425 Great Lakes Drive at Sandalwood Parkway East, Ward 9 (File OZS-2020-0009)**; and,
3. That the correspondence re: **Application to Amend the Official Plan and Zoning By-law, Wellings Planning Consultant Inc – Schlegel Villages Inc, 425 Great Lakes Drive at Sandalwood Parkway East, Ward 9 (File OZS-2020-0009)** be **referred** back to staff for further consideration.

Carried

- 6.4 Delegations re: Application to Amend the Official Plan and the Main Street North, Development Permit System By-law, SGL Planning and Design Inc. – Bristol Place Corp. (Solmar Development Corp.),

David Riley, SGL Planning, presented an overview of the correspondence submitted regarding the application dated July 22, 2022 and suggested the following amendment to Recommendation 5 of the report.

Item 11.7 was brought forward at this time.

Item 7.8 was removed from consent and considered for amendment.

The following motion was considered which carried.

That Recommendation 5 of the report be amended to read as follows:

"That the amendment to the Main Street North Development Permit System By-law, generally in accordance with the amending development permit system by-law attached as Appendix 13 to this report, be adopted; ***and that it be further amended specifically to permit minimum building setbacks from Main Street North of 0 metres to the first 6 storeys of both buildings, and 3 metres to any portion of the building above the 6th storey of both buildings; and,***"

The following motion was considered.

PDC138-2022

1. That the staff report re: **Application to Amend the Official Plan and the Main Street North Development Permit System By-law, SGL Planning and Design Inc. – Bristol Place Corp. (Solmar Development Corp.) 199-221 Main Street North, 34-44 Thomas Street, and 4 Market Street, Ward 1 (File: OZS-2022-0011)**, to the Planning and Development Committee Meeting of July 25, 2022, be received; and,
2. That the application to amend the Official Plan and Main Street North Development Permit System By-law, submitted by SGL Planning and Design Inc. on behalf of Bristol Place Corp. (Solmar Development Corp.), Ward 1, File: OZS-2022-0011, be approved on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, and conforms 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; and,
3. That it is determined that no further notice be given in respect of the proposal and that no further public meeting be held; and,
4. That the amendment to the Official Plan, including the Downtown Brampton Secondary Plan, generally in accordance with the Official Plan amendment attached as Appendix 12 of this report, be adopted; and,
5. That the amendment to the Main Street North Development Permit System By-law, generally in accordance with the amending development permit system by-law attached as Appendix 13 to this report, be adopted, ***and that it be further amended specifically to permit minimum building setbacks from Main Street North of 0 metres to the first 6 storeys of both***

buildings, and 3 metres to any portion of the building above the 6th storey of both buildings.

6. That the delegation from David Riley, SGL Planning and Design Inc., re: **Application to Amend the Official Plan and the Main Street North, Development Permit System By-law, SGL Planning and Design Inc. – Bristol Place Corp. (Solmar Development Corp.), 199-221 Main Street North, 4 Market Street, Ward 1 (File OZS-2022-0011)**, to the Planning and Development Committee meeting of July 25, 2022, be received; and,
7. That the following correspondence re: **Application to Amend the Official Plan and the Main Street North, Development Permit System By-law, SGL Planning and Design Inc. – Bristol Place Corp. (Solmar Development Corp.), 199-221 Main Street North, 4 Market Street, Ward 1 (File OZS-2022-0011)** to the Planning and Development Committee meeting of July 25, 2022, be received:
 1. David Riley, SGL Planning and Design Inc., dated July 22, 2022.

Carried

- 6.5 Delegation re: Application to Amend the Official Plan, Zoning By-law, Weston Consulting – 2757566 Ontario Inc. , 10254 Hurontario Street, North of Bovaird Drive and West of Hurontario Street, Ward 2 (File OZS-2022-0009)

Michael Vani, Consultant, Weston Consulting, did not delegate to committee as the corresponding report listed under 7.4 was placed on consent by Committee.

- 6.6 Delegation by Tushar Mehta, Brampton Resident, re: Destruction of Huttonville Forest, Permanent and Irreversible Ecological Implications, Alternatives for Developer Information

Mr. Tushar Mehta, Brampton Resident, addressed Committee and expressed their views, suggestions, concerns and questions with respect to the subject application.

The following motion was considered.

PDC139-2022

That the delegation from Tushar Mehta, Brampton Resident, re: **Destruction of Huttonville Forest, Permanent and Irreversible Ecological Implications,**

Alternatives for Developer Information, to the Planning and Development Committee Meeting of July 25, 2022, be received.

Carried

- 6.7 Delegation re: Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision, Candevcon Limited – Dbrand Investment Corporation, 11772 McLaughlin Road North, Ward 6 (File OZS-2021-0005)

Mansoor Ameersulthan, Brampton Resident, addressed Committee and expressed his views, suggestions, and concerns with respect to the subject application.

The following motion was considered.

PDC140-2022

1. That the delegation and correspondence from Mansoor Ameersulthan, Brampton Resident re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision, Candevcon Limited – Dbrand Investment Corporation, 11772 McLaughlin Road North, Ward 6 (File OZS-2021-0005)** dated July 6, 2022, to the Planning and Development Committee Meeting of July 25, 2022, be received.

Carried

7. Staff Presentations and Planning Reports

- 7.1 Staff report re: To create a walkway between Amica senior's building and Hodgson Street, Glen Schnarr & Associates Inc. c/o Amica Senior Lifestyle, 223 Main Street South, Ward 3 (File SPA-2021-0009)

The following motion was considered.

PDC141-2022

1. That the staff report re: **To create a walkway between Amica senior's building and Hodgson Street, Glen Schnarr & Associates Inc. c/o Amica Senior Lifestyle, 223 Main Street South, Ward 3 (File SPA-2021-0109)**, to the Planning and Development Committee Meeting of July 25, 2022, be received, and,
2. That City Council authorize the lifting of the 0.3 metre reserve along Hodgson Street to permit the proposed private walkway access.

Carried

7.2 Staff report re: Amendments to Schedule “B” of the Building By-law 387-2006

The following motion was considered.

PDC142-2022

1. That the Staff report re: **Amendments to Schedule "B" of the Building By-law 387-2006**, dated November 15, 2021 to the Planning and Development Committee meeting of July 25, 2022, be received; and,
2. That the attached amendment to Schedule “B” of the Building By-law be enacted by Council.

Carried

7.3 Staff report re: Unlimited Height and Density

PDC143-2022

1. That the staff report and correspondence re: **Unlimited Height and Density** to the planning and development Committee meeting be **deferred** to the meeting of September 12, 2022 Planning and Development Committee.

Carried

7.4 Staff report re: Application to Amend the Official Plan, Zoning By-law, Weston Consulting – 2757566 Ontario Inc. , 10254 Hurontario Street, North of Bovaird Drive and West of Hurontario Street, Ward 2 (File OZS-2022-0009)

The following motion was considered.

PDC144-2022

1. That the staff report re: **Application to Amend the Official Plan, Zoning By-law, Weston Consulting – 2757566 Ontario Inc. , 10254 Hurontario Street, North of Bovaird Drive and West of Hurontario Street, Ward 2** (File OZS-2022-0009), July 7th, 2022, to the Planning and Development Committee meeting of July 25th, 2022 be received; and,
2. That the Zoning By-law Amendment application submitted by Weston Consulting on behalf of 2757566 Ontario Inc. (File OZS-2022-0009), 10254 Hurontario Street 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 July 7th, 2022;

3. That the amendments to the Official Plan generally in accordance with the attached Appendix 12 to this report be adopted;
4. That the amendments to the Zoning By-law generally in accordance with the attached Appendix 14 to this report be adopted, and;
5. That no further notice or public meeting be required for the attached Official Plan Amendment and Zoning By-law Amendment as per section 22 (6.1 and Section 34(10.4) of the *Planning Act*, R.S.O. c. P. 13, as amended.

Carried

7.5 Staff report re: Proposed Consultation Plan for Developing Brampton's Inclusionary Zoning Framework

The following motion was considered.

PDC145-2022

1. That the staff report re: **Recommendation Report: Proposed Consultation Plan for Developing Brampton's Inclusionary Zoning Framework** to the Planning and Development Committee Meeting of July 25, 2022 be received; and,
2. That Planning, Building and Economic Development staff proceed with the proposed consultation plan to develop an Inclusionary Zoning framework for Brampton.

Carried

7.6 Staff report re: Application to Amend the Zoning By-Law and for a proposed Draft Plan of Subdivision, Glen Schnarr & Associates - 1212949 Ontario Inc., Part of Lot 1, Concession 5, W.H.S., Block 96 and 97 of Draft Plan 21T-10001B, Ward 6

The following motion was considered.

PDC146-2022

1. That the staff report re: **Application to Amend the Zoning By-Law and for a proposed Draft Plan of Subdivision, Glen Schnarr & Associates - 1212949 Ontario Inc., Part of Lot 1, Concession 5, W.H.S., Block 96 and**

97 of Draft Plan 21T-10001B, Ward 6, (File C05W01.005) dated June 1, 2022 to the Planning and Development Committee Meeting of July 25, 2022 be received; and,

2. That the Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by Glen Schnarr & Associates on behalf of 1212949 Ontario Inc., File: C05W01.005 and 21T-10001B, be approved, on the basis that they represent good planning, including that they are consistent with the Provincial Policy Statement, conform 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 Supplementary Recommendation Report; and, That the amendments to the Zoning By-law, generally in accordance with the attached Appendix 4 to this report be adopted; and,
3. That the staff be directed to amend the approval of Draft Plan 21T-10001B to allow the development of Blocks of 96 and 97 within it, in general accordance with the conditions in Appendix 6 of this report; 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; and,
5. That a copy of this report and Council resolution be forwarded to the affected stakeholders for information.

Carried

- 7.7 Staff report re: Application to Amend the Official Plan and Zoning By-law, Sajecki Planning Inc. – Luxor Development Corporation, 151 Main Street North, North-West Corner of Church Street West and Main Street North, Ward 1 (File OZS-2021-0003)

The following motion was considered.

PDC147-2022

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law, Sajecki Planning Inc. – Luxor Development Corporation, 151 Main Street North, Ward 1 (File: OZS-2021-0003)**, to the Planning and Development Committee Meeting of July 25, 2022, be received, and,
2. That the application to amend the Official Plan and Zoning by-law, submitted by Sajecki Planning Inc. on behalf of Luxor Development Corporation, Ward 1, File: OZS-2021-0003, 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 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 Downtown Brampton Secondary Plan, generally in accordance with the Official Plan Amendment attached as Appendix 11 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 12 to this report, be adopted.

Carried

- 7.8 Staff report re: Application to Amend the Official Plan and the Main Street North, Development Permit System By-law, SGL Planning and Design Inc. – Bristol Place Corp. (Solmar Development Corp.),

Dealt with under Item 6.4 - Recommendation PDC138-2022

- 7.9 Staff report re: Application for Temporary Zoning By-law Amendment, Blackthorn Development Corp. – 2458171 Ontario Inc., 3420 Queen Street East, Ward 8 (File OZS-2022-0022)

The following motion was considered.

PDC148-2022

1. That the staff report re: **Application for Temporary Zoning By-law Amendment, Blackthorn Development Corp. – 2458171 Ontario Inc., 3420 Queen Street East, Ward 8 (File OZS-2022-0022)**, dated June 28, 2022, to the Planning and Development Committee Meeting of July 25, 2022, be received.

Carried

- 7.10 Staff report re: Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision, Candevcon Limited – Dbrand Investment Corporation, 11772 McLaughlin Road North, Ward 6 (File OZS-2021-0005)

The following motion was considered.

PDC149-2022

1. That the staff report re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision, Candevcon Limited – Dbrand Investment Corporation, 11772 McLaughlin Road North, Ward 6 (File OZS-2021-0005)** dated July 6, 2022, to the Planning and Development Committee Meeting of, be received; and,
2. That the Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by Candevcon Limited. on behalf of Dbrand Investment Corporation, File: OZS-2021-0005, 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, the Region of Peel Official Plan and the City of Brampton's Official Plan, for the reasons set out in this Recommendation Report; and,
3. That the amendments to the Zoning By-law, generally in accordance with Appendix 11 attached 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.

Carried

- 7.11 Staff report re: Application to Amend the Official Plan, Secondary Plan and Zoning By-law, Chacon Retirement Village Inc. – Candevcon Limited, 9664 Goreway Drive, Ward 8 (File OZS-2020-0008)

The following motion was considered.

PDC150-2022

1. That the staff report re: **Application to Amend the Official Plan, Secondary Plan and Zoning By-law, Chacon Retirement Village Inc. – Candevcon Limited, 9664 Goreway Drive, Ward 8, (File OZS-2020-0008)**, dated July 7, 2022 to the Planning and Development Committee meeting of July 25, 2022 be received; and,

2. That the Official Plan Amendment and Zoning By-law Amendment application submitted by Candevcon Limited for Chacon Retirement Village Inc., Ward 8, File OZS-2020-0008 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; and,
3. That the revisions to the plan subsequent to the Public Meeting conducted on July 27, 2020 do not represent significant changes and that no further Public Meeting is required; and,
4. That an amendment to the Official Plan generally in accordance with the attached Appendix 11 to this report be adopted; and,
5. That an amendment to the Goreway Drive Corridor Secondary Plan (SPA39) generally in accordance with Appendix 11 to this report be adopted; and,
6. That the Tertiary Plan shown as Appendix 13 to this report be added as an appendix to the Goreway Drive Corridor Secondary plan (SPA 39); and,
7. That an amendment to the Zoning By-law, generally in accordance with the attached Appendix 12 to this report be adopted.

Carried

- 7.12 Staff report re: Application to Amend the Official Plan and Zoning By-law, Wellings Planning Consultant Inc – Schlegel Villages Inc, 425 Great Lakes Drive at Sandalwood Parkway East, Ward 9 (File OZS-2020-0009)

Dealt with under Item 6.3 - Recommendation PDC137-2022

- 7.13 Staff report re: Application for a Draft Plan of Subdivision, Glen Schnarr & Associates Inc. c/o Orlando Corporation, Part of Lot 15, Concession 12, Northern Division, South of Countryside Drive, and West of Colerain Drive, Ward10 (File C11E15.002)

The following motion was considered.

PDC151-2022

1. That the staff report re: **Application for a Draft Plan of Subdivision, Glen Schnarr & Associates Inc. c/o Orlando Corporation, Part of Lot 15, Concession 12, Northern Division, South of Countryside Drive, and West of Colerain Drive, Ward10 (File C11E15.002)**, dated July 7th, 2022, to the Planning and Development Committee Meeting of July 25th, 2022, be received; and,
2. That the application for a draft plan of subdivision, submitted by Glen Schnarr Associates Inc., c/o Orlando Corporation, 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, has regard to Section 51(24) of the Planning Act, 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; and,
3. That no further notice or public meeting be required for the attached conditions of draft plan approval pursuant to Section 51(22.2) of the *Planning Act*, R.S.O. c.P. 13, as amended.

Carried

- 7.14 Staff report re: Application to Amend the Official Plan and Zoning By-Law, Glen Schnarr & Associates Inc. – 12148048 Canada Inc./Umbria Developers Inc.
North side of Queen Street West, west side of Chinguacousy Road

The following motion was considered.

PDC152-2022

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-Law (To permit the development of a 14-storey residential apartment building with 208 units) Glen Schnarr & Associates Inc. – 12148048 Canada Inc./Umbria Developers Inc. North side of Queen Street West, west side of Chinguacousy Road 1030 Queen Street West, Ward 5, (File OZS-2020-0034)**, dated July 7, 2022, to the Planning and Development Committee Meeting of July 25th, 2022, be received.
2. That the application to amend the Official Plan and Zoning By-law submitted by Glen Schnarr & Associates Inc. on behalf of 12148048 Canada Inc./Umbria Developers Inc., Ward: 5, File OZS-2020-0034, be approved on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, and 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; and,

3. That the amendments to the Official Plan including the Credit Valley Secondary Plan (Area 45) and the Block Plan Sub Areas 1 & 3 of the Credit Valley Secondary Plan in general accordance with the by-law attached as Appendix 10 of this report be adopted; and,
4. That the amendments to the Zoning By-law in general accordance with by-law attached as Appendix 11 of this report be adopted; and,
5. That the Owner agrees to make an in-kind Section 37 Community Benefits contribution to relocate, restore/conservate and refurbish the vacant schoolhouse currently located on the Owner's land into a City owned facility to be located in Teramoto Park, at the owner's expense, be approved; and,
6. That City Council enact a by-law under Section 37 of the *Planning Act* to authorize the Commissioner of Planning, Building and Economic Development Department and the City Clerk to execute a Section 37 agreement with 12148048 Canada Inc./Umbria Developers Inc., and that the agreement be registered on title to the lands in a manner satisfactory to the City Solicitor to secure the community benefits contribution; and,
7. 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*.

Carried

- 7.15 Staff report re: City Initiated Official Plan Amendment and Administrative Authority By-law Amendment (Bill 13, Supporting People and Businesses Act, 2021 – Expanded Delegated Authority).

The following motion was considered.

PDC153-2022

1. That the staff report re: **City Initiated Official Plan Amendment and Administrative Authority By-law Amendment (Bill 13, Supporting People and Businesses Act, 2021 – Expanded Delegated Authority)**, dated July 25, 2022, to the Planning and Development Committee meeting of July 25, 2022, be received; and,
2. That the Official Plan Amendment be approved, on the basis that it conforms with recent administrative changes made to the *Planning Act*; and,

3. That the amendment to the Official Plan, as attached as Appendix A to this report, be adopted; and,
4. That staff be directed to amend the City's Administrative Authority By-law to implement the delegated authority to the Commissioner of Planning, Building and Economic Development, as attached as Appendix C to this report.

Carried

- 7.16 Staff report re: Site Specific Amendment to the Sign By-law 399-2002, as amended, Gay Lea, 7855 Heritage Road – Ward 6

Dealt with under Item 6.1 - Recommendation PDC136-2022

8. Committee Minutes

- 8.1 Minutes - Brampton Heritage Board - June 21, 2022

The following motion was considered.

PDC154-2022

That the **Minutes of Brampton Heritage Board** meeting of June 21, 2022, Recommendations HB037-2022 - HB047-2022, to the Planning and Development Committee Meeting of July 25, 2022, be approved as published and circulated.

The recommendations were approved as follows:

HB037-2022

That the agenda for the Brampton Heritage Board meeting of June 21, 2022 be approved.

HB038-2022

1. That the report from Merissa Lompart, Assistant Heritage Planner, Planning, Building and Economic Development, dated June 13, 2022, to the Brampton Heritage Board Meeting of June 21, 2022, re: **Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 10450 McVean Drive, The Harrison Farmhouse – Ward 10**, be received;
2. That the designation of the property at 10450 McVean Drive under Part IV, Section 29 of the Ontario Heritage Act (the "Act") be approved;

3. That staff be authorized to publish and serve the Notice of Intention to designate the property at 10450 McVean Drive in accordance with the requirements of the Act;
4. That, in the event that no objections to the designation are received, a by-law be passed to designate the subject property;
5. That, in the event that any objections to the designation are received, staff be directed to refer the proposed designation to the Ontario Land Tribunal; and,
6. That staff be authorized to attend any hearing process held by the Ontario Land Tribunal in support of Council's decision to designate the subject property.

HB039-2022

1. That the report from Harsh Padhya, Heritage Planner, Planning, Building and Economic Development, dated June 14, 2022, to the Brampton Heritage Board Meeting of June 21, 2022, re: **Recommendation Report: Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 2072 Embleton Road - The James Patterson House, - Ward 6**, be received;
2. That the designation of the property at 2072 Embleton Road under Part IV, Section 29 of the Ontario Heritage Act (the "Act") be approved;
3. That staff be authorized to publish and serve the Notice of Intention to designate the property at 2072 Embleton Road in accordance with the requirements of the Act;
4. That, in the event that no objections to the designation are received, a by-law be passed to designate the subject property;
5. That, in the event that any objections to the designation are received, staff be directed to refer the proposed designation to the Ontario Land Tribunal; and,
6. That staff be authorized to attend any hearing process held by the Ontario Land Tribunal in support of Council's decision to designate the subject property.

HB040-2022

1. That the report from Merissa Lompart, Assistant Heritage Planner, Planning, Building and Economic Development, dated June 13, 2022, to the Brampton Heritage Board Meeting of June 21, 2022, re: **Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 40 Mill Street North, Hewetson Prairie House – Ward 1**, be received;

2. That the designation of the property at 40 Mill Street North under Part IV, Section 29 of the Ontario Heritage Act (the “Act”) be approved;
3. That staff be authorized to publish and serve the Notice of Intention to designate the property at 40 Mill Street North in accordance with the requirements of the Act;
4. That, in the event that no objections to the designation are received, a by-law be passed to designate the subject property;
5. That, in the event that any objections to the designation are received, staff be directed to refer the proposed designation to the Ontario Land Tribunal; and,
6. That staff be authorized to attend any hearing process held by the Ontario Land Tribunal in support of Council’s decision to designate the subject property.

HB041-2022

1. That the report from Merissa Lompart, Assistant Heritage Planner, Planning, Building and Economic Development, dated June 3, 2022, to the Brampton Heritage Board Meeting of June 21, 2022, re: **Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 9050 Bramalea Road, Crawford House – Ward 7**, be received;
2. That the designation of the property at 9050 Bramalea Road under Part IV, Section 29 of the Ontario Heritage Act (the “Act”) be approved;
3. That staff be authorized to publish and serve the Notice of Intention to designate the property at 9050 Bramalea Road in accordance with the requirements of the Act;
4. That, in the event that no objections to the designation are received, a by-law be passed to designate the subject property;
5. That, in the event that any objections to the designation are received, staff be directed to refer the proposed designation to the Ontario Land Tribunal; and,
6. That staff be authorized to attend any hearing process held by the Ontario Land Tribunal in support of Council’s decision to designate the subject property.

BHB042-2022

1. That the report from Harsh Padhya, Heritage Planner, Planning, Building and Economic Development, to the Brampton Heritage Board meeting of June 21,

2022, re: **39 Wellington Street West – Heritage Impact Assessment – Ward 3**, be received; and,

2. That the Heritage Impact Assessment dated, April 2022 prepared by MHBC Planning Ltd. attached as Appendix A to the report be received and that the recommendations for proposed alterations to the listed heritage property, be approved.

HB043-2022

1. That the report from Merissa Lompart, Assistant Heritage Planner, dated June 13, 2022, to the Brampton Heritage Board Meeting of June 21, 2022, re: **Heritage Impact Assessment, 5 Isabella Street, City of Brampton, Ontario dated May 2022** be received; and
2. That the select following recommendations as per the Heritage Impact Assessment by Robinson Heritage Consulting be followed:
3. Set the proposed house as close to the existing front set back as possible
4. Continue to keep the proposed residence as low as possible, it is acknowledged that the residence has been from what was initially proposed already.
5. Keep materiality to masonry brick (historic Ontario sized), wood and approved wood like substitutes. Windows should be high quality with wood preferred. Wood windows can be clad on the exterior for a more maintenance free option.
6. If window choice has muntins they must be either true divided lites or simulated divided lite (SDL) in wood or metal clad wood, avoid vinyl.
7. Keep colours to muted historic colours
8. Salvage the following materials from 5 Isabella Street: front door surround; staircase with balusters, newel post and handrail; other historic materials as uncovered (cast iron vent covers, door hardware, etc.)
9. That the Brampton Heritage Board agree to demolition of 5 Isabella Street in accordance with option 3 of the proposed mitigation strategies (listed below), and approve the proposed design outlined in Appendix B (subject to minor alterations).
10. **Option 3:** Demolish the house for an approved Georgian inspired design. There are recommendations that are detailed in Section 7.0 of this document and include: more closely matching the original houses front setback,

designing a new house in the Georgian style complete with appropriate proportions, openings, materiality, colour palette, detached garage in the rear, not overbuilding on the property and landscaping.

HB044-2022

1. That the report from Harsh Padhya, Heritage Planner, Planning, Building and Economic Development, to the Brampton Heritage Board Meeting of June 21, 2022, re: **8799 Heritage Road – Heritage Impact Assessment – Ward 6 (HE.x 8799 Heritage Road)**, be received; and,
2. That the Heritage Impact Assessment dated May 11, 2022, prepared by Golder Associates Ltd. attached as Appendix A to the report be received and that the recommendations for the demolition of listed heritage property and removing the property from the heritage register, be approved.

HB045-2022

1. That the report by Natalie Majda, Assistant Heritage Planner, to the Brampton Heritage Board meeting of June 21, 2022, re: **Gage Park Bandstand History and Commemoration Options, Ward 3** received;
2. That staff move forward with the Pedestal Plaque – Option 1 for the commemoration of the Gage Park Bandstand;
3. That staff identify appropriate plaque locations nearby to the bandstand which do not impede events, paths, or sightlines; and
4. That staff provide an update at the next meeting with overall progress and plaque location options.

HB046-2022

1. That the report by Harsh Padhya, Heritage Planner, to the Brampton Heritage Board Meeting of June 21, 2022, re: **Revision to Heritage Permit for 45 Railroad Street - Ward 1 (45 Railroad St.)** be received;
2. That the memo dated May 31, 2022 submitted by ERA Architects Inc. attached as Appendix A to the report be received and that the recommendations for proposed changes to the conservation plan subject to below conditions, be approved:
3. Proposed lead coated copper flashing work must be detailed especially in terms of finishing and undertaken by a heritage specialist.
4. Proposed flashing to be fasten into the mortar joints only, not the bricks.

The following motion was considered:

HB047-2022

That the Brampton Heritage Board do now adjourn to meet again on July 19, 2022 at 7:00 p.m.

Carried

9. Other Business/New Business

Nil

10. Referred/Deferred Matters

Nil

11. Correspondence

- 11.1 Correspondence from Laura Hall, Director, Corporate Services / Town Clerk, Town of Caledon, re: Request to Modify the Peel 2051 Official Plan

The following motion was considered.

PDC155-2022

That the correspondence from Laura Hall, Director, Corporate Services / Town Clerk, Town of Caledon, re: **Request to Modify the Peel 2051 Official Plan**, to the Planning and Development Committee Meeting of Jul7 25, 2022, 2022, be received.

Carried

- 11.2 Correspondence re: Application to Amend the Official Plan and Zoning By-law, Wellings Planning Consultant Inc – Schlegel Villages Inc, 425 Great Lakes Drive at Sandalwood Parkway East, Ward 9 (File OZS-2020-0009)

The following motion was considered.

PDC156-2022

1. That the following correspondence re: **Application to Amend the Official Plan and Zoning By-law, Wellings Planning Consultant Inc – Schlegel Villages Inc, 425 Great Lakes Drive at Sandalwood Parkway East, Ward 9**

(File OZS-2020-0009) to the Planning and Development Committee Meeting of June 20, 2022, be received:

1. Maria & Eugenio Isabella, Brampton Residents, dated July 12, 2022
2. Terry Miller, Vice Chair and Director PCC564, dated July 16, 2022
3. Sue Melito, Brampton Resident, dated July 18, 2022
4. Glenn Wellings, Wellings Planning Consultants Inc., dated July 20, 2022

Carried

- 11.3 Correspondence re: Unlimited Height and Density

Dealt with under Item 7.3 - Recommendation PDC143-2022

- 11.4 Correspondence re: Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision, Candevcon Limited – Dbrand Investment Corporation, 11772 McLaughlin Road North, Ward 6 (File OZS-2021-0005)

Dealt with under Item 6.7 - Recommendation PDC140-2022

- 11.5 Correspondence re: To create a walkway between Amica senior's building and Hodgson Street, Glen Schnarr & Associates Inc. c/o Amica Senior Lifestyle, 223 Main Street South, Ward 3 (File SPA-2021-0009)

The following motion was considered.

PDC157-2022

1. That the following correspondence re: **To create a walkway between Amica senior's building and Hodgson Street, Glen Schnarr & Associates Inc. c/o Amica Senior Lifestyle, 223 Main Street South, Ward 3 (File SPA-2021-0009)**, to the Planning and Development Committee Meeting of July 25, 2022, be received:

1. Tony and Sandra Linardi, Brampton Residents, dated July 21, 2022

Carried

- 11.6 Correspondence re: Application to Amend the Zoning By-Law and for a proposed Draft Plan of Subdivision, Glen Schnarr & Associates - 1212949 Ontario Inc., Part of Lot 1, Concession 5, W.H.S.,Block 96 and 97 of Draft Plan 21T-10001B, Ward 6

The following motion was considered.

PDC158-2022

1. That the following correspondence re: **Application to Amend the Zoning By-Law and for a proposed Draft Plan of Subdivision, Glen Schnarr & Associates - 1212949 Ontario Inc., Part of Lot 1, Concession 5, W.H.S.,Block 96 and 97 of Draft Plan 21T-10001B, Ward 6 (File C05W01.005)** to the Planning and Development Committee Meeting of July 25, 2022 be received:

1. Joel Farber, Fogler, Rubinoff LLP, on behalf of Maple Lodge Farms, dated July 22, 2022

Carried

- 11.7 Correspondence re: Application to Amend the Official Plan and the Main Street North, Development Permit System By-law, SGL Planning and Design Inc. – Bristol Place Corp. (Solmar Development Corp.),199-221 Main Street North, 4 Market Street, Ward 1

Dealt with under Item 6.4 - Recommendation PDC138-2022

12. Councillor Question Period

Nil

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 at this meeting. P. Fay, City Clerk, read the questions pertaining to reports 7.3, 7.7, 7.8 from Deb Bergamin, Brampton resident regarding the following:

- Accountability for decisions from Committee meetings
- Application review process

- New downtown multi-use developments and responsibility for traffic flow and parking impacts
 - Height restrictions on developments - how high is too high, why does the report not specify and not be reviewed
 - Regarding report 7.8, Appendix 9, 10 and 11 - Clarification regarding accountability for addressing concerns raised
- A. Parsons, Director, Development Services, Planning, Building and Economic Development, provided information and clarification with respect to the above noted questions.

14. Closed Session

Nil

15. Adjournment

The following motion was considered.

PDC159-2022

That Planning and Development Committee do now adjourn to meet again on Monday, August 22, 2022, at 7:00 p.m. or at the call of the Chair.

Carried

Regional Councillor M. Medeiros, Chair