



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, August 22, 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 H. Singh - Wards 9 and 10
Regional Councillor G. Dhillon - Wards 9 and 10
Mayor Patrick Brown (ex officio)

Staff Present: Allan Parsons, Director, Development Services, Planning, Building and Economic Development
Steve Ganesh, Manager, Planning Building and Economic Development
Nasir Mahmood, Development Planner, Planning, Building and Economic Development
Kelly Henderson, Development Planner, Planning, Building and Economic Development
Emma De Melo, Development Planner, Planning, Building and Economic Development
Angelo Ambrico, Development Planner, Planning, Building and Economic Development
Peter Fay, City Clerk
Tammi Jackson, Legislative Coordinator
Clara Vani, Legislative Coordinator

1. Call to Order

The meeting was called to order at 7:00 p.m., and adjourned at 8:43 p.m.

As this meeting of Committee of Council 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, City Councillor Whillans, Regional Councillor Palleschi, City Councillor Bowman, Regional Councillor Medeiros, Regional Councillor Fortini, City Councillor Singh and Regional Councillor Dhillon

Members absent during roll call: Nil

2. Approval of Agenda

The following motion was considered.

PDC160-2022

That the agenda for the Planning and Development Committee Meeting of August 22, 2022 be approved, as amended as follows:

To add:

6.3 - Delegations re: Application to Amend the Official Plan and Zoning By-law - Gagnon Walker Domes Ltd., Marui Matteo Silvestro and 2088205 Ontario Limited, 22, 24, 26, 28 and 32 John Street, Ward 3 (File: OZS-2022-0035):

1. Marc DiNardis, Gagnon Walker Domes
2. Sylvia Roberts, Brampton Resident
3. Carolyn Arthur, Brampton Resident

11.1 - Correspondence re: Application to Amend the Official Plan and Zoning By-law - Gagnon Walker Domes Ltd., Marui Matteo Silvestro and 2088205 Ontario Limited, 22, 24, 26, 28 and 32 John Street, Ward 3 (File: OZS-2022-0035):

1. Victoria Williams, Brampton Resident, dated August 18, 2022
2. Craig Fowler, Vice President, Algoma University, dated August 22, 2022

To correct file reference:

7.1 Staff Report: Application to Amend the Zoning By-law - Mayfield Commercial Centre Ltd., Weston Consulting, Ward 10. File: OZS-2020-0005.

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:

(7.1, 7.2 and 8.1)

The following motion was considered.

PDC161-2022

That the following items to the Planning and Development Committee Meeting of August 22, 2022, be approved as part of the Consent Motion:

(7.1, 7.2 and 8.1)

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

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

Absent (2): City Councillor Bowman, and Regional Councillor Dhillon

Carried (7 to 0)

5. Statutory Public Meeting Reports

- 5.1 Staff Report re: Application to Amend the Official Plan and the Zoning By-law - Glen Schnarr & Associates Inc., - 13514161 Canada Inc. - 8654 Mississauga Road - Ward 6 - File: OZS-2022-0017

Nasir Mahmood, 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.

P. Fay, City Clerk, confirmed that no delegation requests or correspondence was received for this item.

In response to comments from Committee regarding the Sustainability Score snapshot of the Bronze threshold, it was suggested that higher scores for applications in general should be considered to achieve a minimum silver threshold.

The following motion was considered.

PDC162-2022

1. That the staff report re: **Application to Amend the Official Plan and the Zoning By-law (To permit a six (6) storey apartment building, and seven (7) three-storey residential back-to-back stacked townhouse complex buildings, containing a total of 243 condominium units), Glen Schnarr & Associates Inc. - 13514161 Canada Inc., 8654 Mississauga Road, Ward: 6 (City File: OZS-2022-0017)**, to the Planning and Development Committee meeting of August 22, 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

- 5.2 Staff Report re: Application for Zoning By-law Amendment and Proposed Draft Plan of Subdivision - Candevcon Ltd. - Castleclark Developments Inc. - 10201 Clarkway Drive, south of Old Castlemore - Ward 10 - File: OZS-2022-0025

Emma DeMelo, 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.

P. Fay, City Clerk, confirmed that no delegation requests or correspondence was received for this item.

The following motion was considered.

PDC163-2022

1. That the staff report re: **Application for Zoning By-law Amendment and Draft Plan of Subdivision – Candevcon Ltd. – Castleclark Developments Inc. – 10201 Clarkway (east side of Clarkway Drive south of Old Castlemore Drive) – Ward 10 (Planning Building and Economic Development-2022-767 and City File OZS-2022-0025)**, to the Planning and Development Committee Meeting of August 22, 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

- 5.3 Staff Report re: Application to Temporarily Amend the Zoning By-Law - SGL Planning and Design Inc. - Adesa Auctions Canada Corporation - '0' Queen Street East - Ward 8 - File: OZS-2022-0027

Andrew Ramsammy, Development Planner, Planning, Building and Economic Development, was not in attendance.

Emma Demelo, Development Planner, Planning, Building and Economic Development, presented an overview of the application that included the location of the subject lands, area context, proposal, Official Plan designation, Secondary Plan designation, Zoning By-law and Zoning By-law amendment, planning policy summary, issues/opportunities and next steps.

Item 6.1 was brought forward at this time.

Raymond Ziembra, Planner, SGL Planning and Designing Inc., provided a presentation on the subject application highlighting, Site and Surroundings, Temporary Use History, Proposed Extension and Next Steps.

Committee was concerned about the view of trucks and trailers along Queen Street and suggested that some sort of screening be considered for that area.

The following motion was considered.

PDC164-2022

1. That the staff report re: **Application to Temporarily Amend the Zoning By-law, SGL Planning and Design Inc. – Adesa Auctions Canada Corporation, 0 Queen Street East – Ward 8 (City File: OZS-2022-0027 and Planning, Bld & Economic Development-2022-764)**, dated August 3, 2022 to the Planning and Development Committee Meeting of August 22, 2022 be received;
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; and,
3. That the following delegation re: **Application to Temporarily Amend the Zoning By-law, SGL Planning and Design Inc. – Adesa Auctions Canada Corporation, 0 Queen Street East – Ward 8 (City File: OZS-2022-0027 and Planning, Bldg & Economic Development-2022-764)**, to the Planning and Development Committee Meeting of August 22, 2022, be received:

1. Raymond Ziembra, Planner, SGL Planning and Designing Inc.

Carried

- 5.4 Staff Report re: Application to Amend the Official Plan and Zoning By-law - Gagnon Walker Domes Ltd. - Marui Matteo Silvestro and 2088205 Ontario Limited - 22, 24, 26, 28 and 32 John Street - Ward 3 - File: OZS-2022-0035

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

Items 6.3 and 11.1 were brought forward at this time.

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

1. Marc DeNardis, Gagnon Walker Domes
2. Peter Dymond, Chair, Brampton Heritage Board
3. Sylvia Roberts, Brampton Resident

4. Carolyn Arthur, Brampton Resident
5. Fabio Gazzola, CUPE Local #831 President
6. Brian Mackay, Brampton Resident

Committee acknowledged the correspondence listed under item 11.1.

The following motion was considered.

PDC165-2022

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd. - Marui Matteo Silvestro, Guido D'Alesio and 2088205 Ontario Ltd. 22, 24, 26, 28 and 32 John Street, Ward 3 (File OZS-2022-0035)**, dated August 3, 2022, to the Planning and Development Committee meeting of August 22, 2022 be received;
2. That the 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 delegations addressed the Committee and expressed their views, suggestions, concerns and questions with respect to the subject application:
 1. Marc DeNardis, Gagnon Walker Domes
 2. Peter Dymond, Chair, Brampton Heritage Board
 3. Sylvia Roberts, Brampton Resident
 4. Carolyn Arthur, Brampton Resident
 5. Fabio Gazzola, CUPE Local #831 President
 6. Brian Mackay, Brampton Resident
4. That the following correspondence re: **Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd. - Marui Matteo Silvestro, Guido D'Alesio and 2088205 Ontario Ltd. 22, 24, 26, 28 and 32 John Street, Ward 3 (File OZS-2022-0035)**, dated August 3, 2022, to the Planning and Development Committee meeting of August 22, 2022 be received:

1. Neil Mendes, Brampton Resident, dated August 4, 2022
2. Don Syrnyk, Brampton Resident, dated August 8, 2022
3. Lindsay Goodyear, Brampton Resident, dated August 10, 2022
4. Luigi Battista, Brampton Resident, dated August 15, 2022
5. Margaret Savage, Brampton Resident, dated August 15, 2022
6. John Braidford, Brampton Resident, dated August 16, 2022
7. Victoria Williams, Brampton Resident, dated August 18, 2022
8. Craig Fowler, Vice President Algoma University - dated August 22, 2022

Carried

- 5.5 Staff Report: Application to Amend the Official Plan and Zoning By-Law - Soneil Clarence Inc./Glen Schnarr & Associates Inc. - 75 Clarence Street, Ward 3 - File: OZS-2019-0006

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

Items 6.2 and 11.2 were brought forward at this time.

Committee acknowledged the correspondence listed under item 11.2.

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

1. Bill Ward, Brampton Resident
2. Jose Echandi, Brampton Resident

In addition, Mr. Echandi referenced a petition dated February 7, 2020 that was submitted at a previous meeting on February 10, 2020.

Christian Berndt, Kellie Berndt, Elaine Pulver and Mark Girin, Brampton Residents, were not in attendance at the meeting.

Committee commented that due to high density proposal for this area it may be difficult to add public transit.

The following motion was considered.

PDC166-2022

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law, Soneil Clarence Inc / Glen Schnarr & Associates Inc., 75 Clarence Street, Ward 3 (File: OZS-2019-0006)** to the Planning and Development Committee Meeting of August 22, 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; and,
3. That the following delegations re: **Application to Amend the Official Plan and Zoning By-law, Soneil Clarence Inc / Glen Schnarr & Associates Inc., 75 Clarence Street, Ward 3 (File: OZS-2019-0006)** to the Planning and Development Committee Meeting of August 22, 2022 be received:
 1. Bill Ward, Brampton Resident
 2. Jose Echandi, Brampton Resident
4. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law, Soneil Clarence Inc / Glen Schnarr & Associates Inc., 75 Clarence Street, Ward 3 (File: OZS-2019-0006) to the Planning and Development Committee Meeting of August 22, 2022 be received:
 1. William Ward, Brampton Resident, dated August 15, 2022

Carried

6. Public Delegations (5 minutes maximum)

- 6.1 Delegations re: Application to Temporarily Amend the Zoning By-Law - SGL Planning and Design Inc. - Adesa Auctions Canada Corporation - '0' Queen Street East - Ward 8 - File: OZS-2022-0027

Dealt with under Item 5.3 - Recommendation PDC164-2022

- 6.2 Delegations re: Application to Amend the Official Plan and Zoning By-Law - Soneil Clarence Inc./Glen Schnarr & Associates Inc. - 75 Clarence Street, Ward 3 - File: OZS-2019-0006

Dealt with under Item 5.5 - Recommendation PDC166-2022

- 6.3 Delegation re: Application to Amend the Official Plan and Zoning By-law - Gagnon Walker Domes Ltd. - Marui Matteo Silvestro and 2088205 Ontario Limited - 22, 24, 26, 28 and 32 John Street - Ward 3 - File: OZS-2022-0035

Dealt with under Item 5.4 - Recommendation PDC165-2022

- 6.4 Delegation re: Planning and Development Committee Recommendation PDC138-2022

Note: This item was referred from the Council Meeting of August 10, 2022, pursuant to the following Council Resolution:

That Recommendation **PDC138-2022** be referred to the August 22, 2022 meeting of the Planning and Development Committee, for further consideration regarding setback of zero metres.

Catherine Jay, SGL Planning and Designing Inc., presented an overview of the zero (0) metres setback and landscape plan regarding the application dated July 22, 2022.

Items 7.3 and 10.1 were brought forward at this time.

The following motion was considered.

PDC167-2022

1. That the report titled: **Supplementary Recommendation Report, 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 August 22, 2022, be received;
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;
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 12 of this report, be adopted;
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 following delegation 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 August 22, 2022, be received;
 1. Catherine Jay, SGL Planning and Design Inc.; and,
7. That the following Recommendation PDC138-2022 be received;
 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: OZS2022-0011), 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, 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

7. Staff Presentations and Planning Reports

- 7.1 Staff Report: Application to Amend the Zoning By-law - Mayfield Commercial Centre Ltd. - Weston Consulting - Ward 10 - File: OZS-2020-0005

The following motion was considered.

PDC168-2022

1. That the staff report re: **Application to Amend the Zoning By-law, Mayfield Commercial Centre Ltd. – Weston Consulting, East of Airport Road and South of Mayfield Road, Ward 10 (File OZS-2020-0005)**, to the Planning and Development Committee Meeting of August 22nd, 2022, be received;

2. That the Application to Amend the Zoning By-law, Mayfield Commercial Centre Ltd. – Weston Consulting, Ward: 10, (File OZS-2020-0005), 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’s Official Plan for the reasons set out in the Planning Recommendation Report, dated July 28th, 2022;
3. That the amendments to the Zoning By-law, as generally attached as Appendix 12 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: Community Engagement Findings for a Proposed City-Initiated Zoning By-law Amendment for Enclosed Utility Trailers

The following motion was considered.

PDC169-2022

1. That the staff report re: **Recommendation Report: Community Engagement Findings for a Proposed City-Initiated Zoning By-law Amendment for Enclosed Utility Trailers**, to the Planning and Development Committee Meeting of August 22, 2022, be received; and,
2. That no further action be taken at this time and enforcement of trailer parking violations be resumed.

Carried

7.3 Staff Report re: Supplementary Report, Application to Amend the Official Plan and The Main Street North Development Permit System By-law, SGL Planning and Design Inc.

Dealt with under Item 6.4 - Recommendation PDC167-2022

8. Committee Minutes

8.1 Minutes - Cycling Advisory Committee - June 16, 2022

The following motion was considered.

PDC170-2022

That the Minutes of Cycling Advisory Committee meeting of June 16, 2022, Recommendations CYC020-2022 - CYC025-2022, to the Planning and Development Committee Meeting of August 22, 2022, be approved as published and circulated.

The recommendations were approved as follows:

CYC020-2022

That the agenda for the Cycling Advisory Committee Meeting of June 16, 2022, be approved as amended:

To add:

- 6.1 Verbal update from Lisa Stokes, Co-Chair, re: **Community Rides Program**
- 6.2 Verbal update from Nelson Cadete, Project Manager, Active Transportation, Planning, Building and Economic Development, re: **Community Rides Social Media Campaign**

CYC021-2022

That the staff presentation re: **New Horizons for Seniors Program 2022 - Designing Spaces for Seniors – Laneway Activation Pilot Program** to the Cycling Advisory Committee Meeting of June 16, 2022 be received.

CYC022-2022

That the verbal update from Lisa Stokes, Co-Chair, to the Cycling Advisory Committee Meeting of June 16, 2022, re: **Community Rides Programs**, be received.

CYC023-2022

That the verbal update from Nelson Cadete, Project Manager, Active Transportation, Planning Building and Economic Development, to the Cycling Advisory Committee Meeting of June 16, 2022, re: **Community Rides Social Media Campaign**, be received.

CYC024-2022

That the verbal update from Nelson Cadete, Project Manager, Active Transportation, Planning Building and Economic Development, to the Cycling Advisory Committee Meeting of June 16, 2022, re: **2022 BCAC Cycling Events/Programs**, be received.

CYC025-2022

That the Cycling Advisory Committee do now adjourn to meet again on Thursday, August 18, 2022 at 7:00 p.m. or at the call of the Chair.

Carried

9. Other Business/New Business

9.1 Planning and Development Committee Recommendation PDC138-2022

Note: This report was moved to the Referred/Deferred Matters section of the agenda – Item 10.1.

10. Referred/Deferred Matters

10.1 Planning and Development Committee Recommendation PDC138-2022

Dealt with under Item 6.4 - Recommendation PDC167-2022

11. Correspondence

11.1 Correspondence re: Application to Amend the Official Plan and Zoning By-law - Gagnon Walker Domes Ltd. - Marui Matteo Silvestro and 2088205 Ontario Limited - 22, 24, 26, 28 and 32 John Street - Ward 3 - File: OZS-2022-0035

Dealt with under Item 5.4 - Recommendation PDC165-2022

11.2 Correspondence re: Delegations re: Application to Amend the Official Plan and Zoning By-Law - Soneil Clarence Inc./Glen Schnarr & Associates Inc. - 75 Clarence Street, Ward 3 - File: OZS-2019-0006

Dealt with under Item 5.5 - Recommendation PDC166-2022

12. Councillor Question Period

Nil

13. Public Question Period

Nil

14. Closed Session

Nil

15. **Adjournment**

Next Regular Meeting:

PDC171-2022

That Planning and Development Committee do now adjourn to meet again on Monday, September 12, 2022, at 7:00 p.m. or at the call of the Chair.

Carried

Regional Councillor M. Medeiros, Chair