



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, September 12, 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

Members Absent: 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
Andrew McNeill, Director, City Planning and Design
Steve Ganesh, Manager, Planning Building and Economic Development
Alex Sepe, Planner III, Planning, Building, and Growth Management Department
Madhuparna Debnath, Planner III, Policy, Planning Building and Growth
Emma De Melo, Development Planner, Planning, Building and Economic Development
Peter Fay, City Clerk
Charlotte Gravlev, Deputy City Clerk
Clara Vani, Legislative Coordinator
Chandra Urquhart, Legislative Coordinator
Tammi Jackson, Legislative Coordinator

1. Call to Order

The meeting was called to order at 7:12 p.m., and adjourned at 8:08 p.m.

As this meeting of the 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, City Councillor Whillans, Regional Councillor Palleschi, City Councillor Bowman, Regional Councillor Fortini, and Regional Councillor Medeiros

Members absent during roll call: City Councillor Singh and Regional Councillor Dhillon

2. Approval of Agenda

PDC172-2022

That the agenda for the Planning and Development Committee Meeting of September 12, 2022 be approved as published and circulated.

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:

(7.5, 8.1 and 8.2)

The following motion was considered.

PDC173-2022

That the following items to the Planning and Development Committee Meeting of September 12, 2022, be approved as part of the Consent Motion:

(7.5, 8.1 and 8.2)

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 Bowman

Carried (7 to 0)

5. **Statutory Public Meeting Reports**

- 5.1 Staff Report re: Application to Amend the Zoning By-law, Bousfields Inc. - Dream Industrial LP - Ward 10. File: OZS-2022-0029

Item 6.1 was brought forward at this time.

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.

Michael Bissett, Partner, MCIP, RPP at Bousfields Inc. provided additional information on the proposal.

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

The following motion was considered.

PDC174-2022

1. That the staff report re: **Application to Amend the Zoning By-law, Bousfields Inc. – Dream Industrial LP, 0, 5200 Countryside Drive, Ward 10 (File: OZS-2022-0029)** dated August 9, 2022 to the Planning and Development Committee Meeting of September 12, 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 delegation re: **Application to Amend the Zoning By-law, Bousfields Inc. – Dream Industrial LP, 0, 5200 Countryside Drive,**

Ward 10 (File: OZS-2022-0029) to the Planning and Development Committee Meeting of September 12, 2022, be received:

1. Michael Bissett, Partner, MCIP, RPP at Bousfields Inc.

Carried

- 5.2 Staff Report re: Application to Amend the Zoning By-law and Draft Plan of Subdivision, Blackthorn Development Corp - Seven Developments Inc., Ward 9, File: OZS-2022-0031

Items 6.2 and 11.1 were brought forward at this time.

Alex Sepe, 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.

Stephanie Lippa expressed concerns regarding the proposed development and noted the area residents have signed a petition noting their concerns.

The following motion was considered.

PDC175-2022

1. That the staff report, re: **Application to Amend the Zoning By-law and Draft Plan of Subdivision (To permit twenty-six (26) freehold residential dwellings – comprising of two (2) single-detached and twenty-four (24) semi-detached residential dwellings). Blackthorn Development Corp – Seven Developments Inc., 10378 Torbram Road, Ward 9, (File: OZS-2022-0031)** to the Planning and Development Committee Meeting of September 12th, 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 completion of circulating the application and a comprehensive evaluation of the proposal; and
3. That the following correspondence re: Application to Amend the Zoning By-law and Draft Plan of Subdivision (To permit twenty-six (26) freehold residential dwellings – comprising of two (2) single-detached and twenty-four (24) semi-detached residential dwellings). Blackthorn Development Corp – Seven Developments Inc., 10378 Torbram Road, Ward 9, (File: OZS-2022-0031) to the Planning and Development Committee Meeting of September 12th, 2022, be received:

1. Ed Akingbohunge, Brampton Resident, dated August 22, 2022
 2. Lucille Ebacher,. Brampton Resident, dated August 23, 2022
 3. Jim Kidd, Brampton Resident, dated September 8, 2022
 4. Stephanie Lippa, Brampton Resident, dated September 8, 2022
 5. Jasbir Ranghi, Brampton Resident, dated September 8, 2022
4. That the following delegation re: Application to Amend the Zoning By-law and Draft Plan of Subdivision (To permit twenty-six (26) freehold residential dwellings – comprising of two (2) single-detached and twenty-four (24) semi-detached residential dwellings). Blackthorn Development Corp – Seven Developments Inc., 10378 Torbram Road, Ward 9, (File: OZS-2022-0031) to the Planning and Development Committee Meeting of September 12th, 2022, be received:
1. Stephanie Lippa, Brampton Resident

Carried

6. Public Delegations (5 minutes maximum)

- 6.1 Delegation re: Application to Amend the Zoning By-law, Bousfields Inc. - Dream Industrial LP - Ward 10. File: OZS-2022-0029

Dealt with under Item 5.1 - Recommendation PDC174-2022

- 6.2 Delegation re: Application to Amend the Zoning By-law and Draft Plan of Subdivision, Blackthorn Development Corp - Seven Developments Inc., Ward 9, File: OZS-2022-0031

Dealt with under Item 5.2 - Recommendation PDC175-2022

7. Staff Presentations and Planning Reports

- 7.1 Presentation by Madhuparna Debnath, Senior Policy Planner and Project Lead for the Housing Catalyst Capital Project and Bindu Shah, Acting Manager, Official Plan and Growth Management re: Implementation of Housing Catalyst Capital Project

Item 7.2 was brought forward at this time.

Madhuparna Debnath, Senior Policy Planner and Project Lead presented the Housing Catalyst Capital Project.

The following motion was considered.

PDC176-2022

1. That the presentation by Madhuparna Debnath, Senior Policy Planner and Project Lead for the Housing Catalyst Capital Project and Bindu Shah, Acting Manager, Official Plan and Growth Management, to the Planning and Development Committee meeting of September 12, 2022, re: **Implementation of Housing Catalyst Capital Project** be received;
2. That the staff report re: **Implementation of Housing Catalyst Capital Project Phase 1** to the Planning and Development Committee meeting of September 12, 2022, be received;
3. That Council approve staff recommendation for Phase 1 funding support for the four proponents selected by the Selection Committee (Appendix 2);
4. That the Commissioner of Planning, Building and Growth Management be directed to sign Memorandums of Understanding (MOU) and any Contribution Agreements between the City and the selected proponents; and
5. That the staff utilize learnings from the implementation of the Phase 1 of the Housing Catalyst Capital Project in future phases of the project.

Carried

7.2 Staff Report re: Implementation of Housing Catalyst Capital Project Phase 1

Dealt with under Item 7.1 - Recommendation PDC176-2022

7.3 Presentation by Madhuparna Debnath, Senior Policy Planner and Project Lead for the Housing Catalyst Capital Project and Bindu Shah, Acting Manager, Official Plan and Growth Management re: Community Benefits Charge Strategy and By-law

Items 7.4 and 11.2 were brought forward at this time.

Madhuparna Debnath, Senior Policy Planner and Project Lead presented the Housing Catalyst Capital Project

Andrew Mirabella, Hemson Consulting Ltd., provided additional details regarding the Housing Catalyst Capital Project.

The following motion was considered.

PDC177-2022

1. That the presentation by Madhuparna Debnath, Senior Policy Planner and Project Lead for the Housing Catalyst Capital Project and Bindu Shah, Acting Manager, Official Plan and Growth Management, to the Planning and Development Committee meeting of September 12, 2022, re: **Community Benefits Charge Strategy and By-Law** be received;
2. That the Staff Report re: **Community Benefits Charges-Strategy and By-Law** to the Planning and Development Committee meeting of September 12, 2022, be received;
3. That Council adopt the Community Benefits Charges By-law (Appendix 2); and
4. That Council approve the renaming of existing Section 37 Reserve Fund #33-Community Benefits to "Reserve # 33 Community Benefits Charges Reserve Fund" and that the amended reserve fund by-law (Appendix 3) be enacted.

Carried

7.4 Staff report re: Community Benefits Charges-Strategy and By-Law

Dealt with under Item 7.3 - Recommendation PDC177-2022

7.5 ^Staff report re: City-wide Community Improvement Plan for Office Employment

The following motion was approved on consent.

PDC178-2022

1. That the Staff Report re: **City-wide Community Improvement Plan for Office Employment** to the Planning and Development Committee meeting of September 12, 2022, be received;
2. That the by-law attached hereto as Appendix 1 be adopted by Council to establish a City-wide Community Improvement Plan (CIP) for Office Employment and the City move forward with finalizing the implementation guidelines and administrating a Tax Increment Equivalent Grant (TIEG) incentive;
3. That City staff coordinate with the Region of Peel's Planning and Development Services Department to administer the Region's TIEG incentive through the City-wide CIP program;
4. That staff monitor the CIP program annually for the next three years and report back to Council on the uptake of the program and re-evaluate the

program periodically to determine whether any amendments are needed to reflect the current market conditions for office development;

5. That Council approve staff's recommendation to consider the site plan application located at 7500 & 7510 Financial Drive that is currently under construction for the CIP program; and
6. That Planning, Development and Growth Management Department staff be directed to administer the CIP program and work with staff from the City's Economic Development Office, Finance and Legal Departments to implement the City's CIP and administer the Region's TIEG being offered through their Major Office Incentives program.

Carried

8. Committee Minutes

8.1 ^Minutes - Cycling Advisory Committee - August 18, 2022

The following motion was approved on consent.

PDC179-2022

That the Minutes of Cycling Advisory Committee meeting of August 18, 2022, Recommendations CYC026-2022 - CYC034-2022, to the Planning and Development Committee Meeting of September 12, 2022, be approved as published and circulated.

The recommendations were approved as follows:

CYC026-2022

That the agenda for the Cycling Advisory Committee Meeting of August 18, 2022, be approved as published and circulated.

CYC027-2022

That the presentation from Lisa Stokes, Co-Chair re: Brampton Cycling Infrastructure Improvements, to the Cycling Advisory Committee Meeting of August 18, 2022, be received.

CYC028-2022

Whereas the crossride signal timing at Region of Peel and Province of Ontario jurisdictions in Brampton is coordinated to change to green, without pushing a button, when motor vehicle traffic signals turn green, and
Whereas the pilot crossride at Sandalwood Parkway and Pinecone Way has been shown to be dangerous, and

Whereas the crossrides on Countryside Drive are coordinated to change to green, without pushing a button, when motor vehicle traffic signals turn green, and

Whereas the crossride signal timing in Toronto is coordinated to change to green, without pushing a button, when motor vehicle traffic signals turn green, That, it is the position of the Cycling Advisory Committee, that City Council direct staff to review bicycle signals timing in consideration of updating City crossrides to change to green, without pushing a button, when motor vehicle traffic signals turn green to improve safety and consistency within Brampton and with our geographic neighbor.

CYC029-2022

Whereas parking in bike lanes is a significant issue which will require education and enforcement to address, working across departments, That, it is the position of the Cycling Advisory Committee that a subcommittee be established in the new term of Council 2022 - 2026 that will work with appropriate staff to determine steps to address parking in bike lanes which could include, but not be limited to, design and delivery of education, and advice on possible enforcement strategies.

CYC030-2022

Whereas there are bike lanes in Brampton that have not been added to bylaw 93-93, and

Whereas Bylaw Enforcement may not ticket vehicles parked in bikes lanes that are not listed in the bylaw, and,

Whereas this creates a dangerous and disincentivizing situation for cyclists,

That, it is the position of the Cycling Advisory Committee that Council direct staff to update the bylaw, and to ensure that as bike lanes are constructed in future that there is a process in place to ensure that the bylaw is updated.

CYC031-2022

Whereas asphalt paths are now recognized as an important part of our active transportation system and will be allowed in stormwater management and naturalized areas; and,

Whereas two significant active transportation corridors run through the park - Mount Pleasant and Flower City Recreational Trails; and,

Whereas some multi use trails in the park are unpaved, have flooded regularly since the park opened, and are currently closed due to permanent flooding even with no recent rainfall; and,

Whereas unpaved paths do not reconceive winter maintenance and citizens should be able to safely engage in Active Transportation year round; and,

Whereas this creates an accessibility issue for people pushing strollers, using

wheelchairs, or who are insecure on less than ideal surfaces, as well as, for cyclists; and,

Whereas the Province passed Bill 197 which allows municipalities to use the Development Charges regime as well as the Community Benefits Charges framework for cycling infrastructure; and,

That, it is the position of the Cycling Advisory Committee that Council direct staff to immediately repair the flooded and closed path, and budget to upgrade the paths to asphalt in the next budget cycle

CYC032-2022

The Cycling Advisory Committee nominate a Committee member to delegate to Region of Peel Council on the importance of protecting cyclists and pedestrians at Regional intersections with high quality infrastructure.

CYC033-2022

That the presentation from Rowaidah Chaudhry, Transportation Planner, Planning, Building and Growth Management re: Compliance Issues with Right Turning Vehicles, to the Cycling Advisory Committee Meeting of August 18, 2022, be received.

CYC034-2022

That the verbal update from Lisa Stokes, Co-Chair, to the Cycling Advisory Committee Meeting of August 18, 2022, re: 2022 Community Rides, be received.

Carried

8.2 ^Minutes - Brampton Heritage Board - August 31, 2022

The following motion was approved on consent.

PDC180-2022

That the Minutes of Brampton Heritage Board meeting of August 31, 2022, Recommendations HB048-2022 to HB052-2022, to the Planning and Development Committee Meeting of September 12, 2022, be approved as published and circulated.

The recommendations were approved as follows:

HB048-2022

That the agenda for the Brampton Heritage Board meeting of August 31, 2022, be approved.

HB049-2022

That the presentation by Kayla Jonas, Heritage Operations Manager, on behalf of Amy Barnes, Heritage Project Manager, and Sumra Zia, Cultural Heritage Technician, Archaeological Research Associates Ltd (ARA), re: **Municipal Register of Cultural Heritage Resources** to the Brampton Heritage Board meeting of August 31, 2022 be received.

HB050-2022

1. That the report by Harsh Padhya, Heritage Planner, re: **Heritage Impact Assessment and Authority to Enter into a Heritage Easement Agreement – 9393 McLaughlin Road North (The Fletcher House) – Ward 3 (File H.EX. 9393 McLaughlin Road North)**, to the Brampton Heritage Board meeting of August 31, 2022, be received;
2. That the Heritage Impact Assessment of the property at 9393 McLaughlin Road North, titled: Heritage Impact Assessment, Fire Destruction, The Fletcher House, 9393 McLaughlin Road North Brampton, Ontario, prepared by Vincent J. Santamaura, Architect Inc., dated August 16, 2022 and attached as Appendix A to this report (“HIA”) be received and accepted, in principle, subject to following conditions:
 1. That staff be authorized to amend the current Notice of Intention to Designate and publish and serve the Notice in accordance with the requirements of the Act; That, in the event that no objections to the designation are received, a by-law be passed to designate the subject property; That, if there are any objections in accordance with the provisions of the Act, staff be directed to refer the proposed designation to the Ontario Conservation Review Board; and, That staff be authorized to attend the Ontario Land Tribunal hearing process in support of Council’s decision to designate the subject property;
 2. 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 9393 McLaughlin Road North in accordance with Part IV, section 37 of the Ontario Heritage Act, as amended (the “Act”). The agreement will include the approval of a demolition permit for the material remaining on site with the exception of salvageable original building material that will be secured and safely stored for the purpose of the, reconstruction of the house and/or use in a future Commemoration Plan/ The HEA will be prepared, with content satisfactory to the Director of City Planning & Design, and in a form approved by the City Solicitor or designate.

3. That a Building Permit for demolition be approved subject to conditions and *b*.
4. That a Heritage Commemoration Plan, must be presented at a future Brampton Heritage Board meeting to provide the details of the Reconstruction and Commemoration Plan proposed in the HIA.

HB051-2022

1. That the report from Shelby Swinfield, Heritage Planner, re: **Scoped Heritage Impact Assessment, 563 Bovaird Drive East (Historic Bovaird House) and 2591 Bovaird Drive West, prepared by LHC Heritage Planning and Archaeology** to the Brampton Heritage Board Meeting of August 31, 2022, be received;
2. That the Heritage Permit Application for 563 Bovaird Drive East be approved;
3. That the following recommendations as per the Scoped Heritage Impact Assessment by LHC Heritage Planning and Archaeology be followed:
 1. A Temporary Protection Plan (TPP) is recommended to be prepared for the to be prepared for the demolition and salvage of the Porretta Barn in order to minimize the potential for unintentional destruction of the chicken coop and other features on the property during the demolition of the barn in order to minimize potential unintended/accidental impacts;
 2. The removal and salvage of the Porretta Barn must be preceded by the preparation of a Demolition and Salvage Documentation Package outlining specific details regarding disassembly, relocation plans, and the storage location for unused materials to supplement the previously prepared technical studies and documentation of the barn;
 3. The dismantling of the Porretta Barn should be carried out by or under the supervision of a qualified heritage professional;
 4. A Commemoration Plan is recommended to be prepared for interpretive materials to be displayed at the Historic Bovaird House. Interpretation should clearly articulate and commemorate the original context of the Robinson Barn and the source of re-used materials from the Porretta Barn; and
 1. The feasibility of relocating additional supporting structures – specifically the chicken coop and smokehouse– to the Historic

Bovaird House should be reviewed in the future, as part of a separate project, in order to retain the spatial and historical relationships between those agricultural structures.

HB052-2022

That the Brampton Heritage Board meeting do now adjourn to meet again on September 20, 2022.

Carried

9. Other Business/New Business

Nil

10. Referred/Deferred Matters

10.1 Staff report re: Unlimited Height and Density

Item 10.2 was brought forward at this time.

Staff advised that a new report will be coming forward to the September 26, 2022 Planning and Development Committee meeting. The item was deferred as follows:

1. That the staff report re: Unlimited Height and Density, dated June 23, 2022, to the Planning and Development Committee Meeting of July 25, 2022; be deferred to the September 26, 2022 meeting of the Planning and Development Committee; and,
2. That the correspondence re: Unlimited Height and Density, to the Planning and Development Committee Meeting of July 25, 2022.

1. Adrian Smith, Chief Planner and Director of Planning and Development Services, Public Works, Region of Peel, dated July 15, 2022 be deferred to the September 26, 2022 meeting of the Planning and Development Committee

The following motion was considered.

(See Item 10.2)

PDC181-2022

1. That the staff report re: **Unlimited Height and Density**, dated June 23, 2022, to the Planning and Development Committee Meeting of July 25, 2022; be **deferred** to the September 26, 2022 meeting of the Planning and Development Committee; and,

2. That the correspondence re: Unlimited Height and Density, to the Planning and Development Committee Meeting of July 25, 2022; 1. Adrian Smith, Chief Planner and Director of Planning and Development Services, Public Works, Region of Peel, dated July 15, 2022, be **deferred** to the September 26, 2022 meeting of the Planning and Development Committee

Carried

- 10.2 Correspondence re: Unlimited Height and Density

Dealt with under Item 10.1 - Recommendation PDC181-2022

11. Correspondence

- 11.1 Correspondence re: Application to Amend the Zoning By-law and Draft Plan of Subdivision, Blackthorn Development Corp - Seven Developments Inc., Ward 9, File: OZS-2022-0031

Dealt with under Item 5.2 - Recommendation PDC175-2022

- 11.2 Correspondence re: Community Benefits Charges-Strategy and By-Law

Dealt with under Item 7.3 - Recommendation PDC177-2022

12. Councillor Question Period

Nil

13. Public Question Period

Anand Masanuk, Brampton resident, questioned where the housing catalyst program would be applied.

14. Closed Session

Nil

15. Adjournment

Next Regular Meeting:

PDC182-2022

That Planning and Development Committee do now adjourn to meet again on Monday, September 26, 2022, at 7:00 p.m. or at the call of the Chair.

Carried

Regional Councillor M. Medeiros, Chair