

**Monday, July 27, 2020**

**Members Present via Electronic Participation:**

Regional Councillor M. Medeiros – Wards 3 and 4 (Chair)  
Regional Councillor P. Fortini – Wards 7 and 8 (Vice-Chair)  
Regional Councillor P. Vicente – Wards 1 and 5  
Regional Councillor R. Santos – Wards 1 and 5 (joined  
meeting at 7:03 p.m.; left at 7:25 p.m. – technical issues)  
Regional Councillor M. Palleschi – Wards 2 and 6  
City Councillor D. Whillans – Wards 2 and 6  
City Councillor J. Bowman – Wards 3 and 4  
City Councillor C. Williams – Wards 7 and 8  
City Councillor H. Singh – Wards 9 and 10

**Members Absent:**

Regional Councillor G. Dhillon – Wards 9 and 10 (personal)

**Staff Present:**

D. Barrick, Chief Administrative Officer  
**Planning, Building and Economic Development:**  
R. Forward, Commissioner  
A. Parsons, Director, Development Services  
B. Bjerke, Director, Policy Planning  
C. Owusu-Gyimah, Manager, Development Planning  
D. VanderBerg, Manager, Development Planning  
C. Caruso, Manager, Development Services  
A. McNeill, Strategic Leader, Policy Planning  
M. Michniak, Development Planner  
D. Jenkins, Development Planner  
K. Henderson, Development Planner  
A. Balram, Policy Planner  
S. Shah, Policy Planner  
**Corporate Services:**  
A. Wilson-Peebles, Legal Counsel  
**City Clerk's Office:**  
P. Fay, City Clerk  
C. Gravlev, Deputy City Clerk  
S. Danton, Legislative Coordinator

**Minutes**  
**Planning & Development Committee**

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Note In consideration of the current COVID-19 public health orders prohibiting public gatherings of more than 5 people and requirements for physical distancing between persons, in-person attendance at this Committee of Council meeting was limited to Members of Council and essential City staff only. Physical distancing was maintained in Council Chambers at all times during the meeting.

The meeting was called to order at 7:00 p.m. and adjourned at 10:17 p.m.

**1A. Call to Order**

As this meeting of the Planning and Development Committee was conducted with electronic participation by Members of Council, the meeting started with the City Clerk calling the roll for attendance at the meeting, as follows:

Members present during roll call: Councillor Vicente, Councillor Whillans, Councillor Palleschi, Councillor Bowman, Councillor Medeiros, Councillor Fortini, and Councillor Singh

Members absent during roll call: Councillor Santos (technical difficulty, joined meeting at 7:03 p.m.), Councillor Dhillon

**1B. Approval of Agenda**

Peter Fay, City Clerk, noted that a request to withdraw from the agenda was received from the delegates re. Item 5.1 – Delegation from Jotvinder Sodhi, Sukhwinder Dhillon, Harinder Cheema and Sukjot Naroo, Home Owners Welfare Association, re: **Affordable Housing, Public/Road Safety, Stop Employment Zoning Transfer To Residential, Driveway Extension Penalties To Be Extended Due to COVID-19**. The delegates have requested to go to a meeting in September.

The following motion was considered:

PDC085-2020 That the Agenda for the Planning and Development Committee Meeting of July 27, 2020, be approved as amended as follows:

**To add:**

- 5.5. Delegations re: **Application to Amend the Official Plan and Zoning By-law (to permit 12 stacked townhouse dwelling units) – Habitat for Humanity GTA – Macedil Holdings Inc. – 25 William Street – Ward 1 (R 101/2020 and File C01E07.037):**
1. Bruce McCall-Richmond, Glen Schnarr & Associates Inc.
  2. Jamie Payne, Habitat for Humanity Greater Toronto Area

**Minutes**  
**Planning & Development Committee**

---

- 9.1. Staff report re: **Application to Amend the Official Plan and Zoning By-law (to permit 12 stacked townhouse dwelling units) – Habitat for Humanity GTA – Macedil Holdings Inc. – 25 William Street – Ward 1 (R 101/2020 and File C01E07.037)**

**To withdraw:**

- 5.1. Delegation from Jotvinder Sodhi, Sukhwinder Dhillon, Harinder Cheema and Sukjot Naroo, Home Owners Welfare Association, re: **Affordable Housing, Public/Road Safety, Stop Employment Zoning Transfer To Residential, Driveway Extension Penalties To Be Extended Due to COVID-19**

Carried

Note: Later in the meeting on a two-thirds majority vote, Approval of the Agenda was reopened and the following was added to the Agenda:

Re: **Application to Amend the Official Plan and Zoning By-law (to permit 12 stacked townhouse dwelling units) – Habitat for Humanity GTA – Macedil Holdings Inc. – 25 William Street – Ward 1 (R 101/2020 and File C01E07.037):**

- Delegation from Agnes Szekely, Brampton resident

Re: **Application to Amend the Official Plan and Zoning By-law (to permit 12 stacked townhouse dwelling units) – Habitat for Humanity GTA – Macedil Holdings Inc. – 25 William Street – Ward 1 (R 101/2020 and File C01E07.037):**

**Correspondence from:**

- Agnes Szekely, Brampton resident, dated July 27, 2020
- Andrew Szekely, Brampton resident, dated July 27, 2020
- Kerri O’Callaghan, Brampton resident, dated July 27, 2020
- Horchover Giles, Brampton resident, dated July 27, 2020
- Nick Gavican, Brampton resident, dated July 27, 2020
- Al Nault, Brampton resident, dated July 27, 2020
- Kate Boardman, Brampton resident, dated July 27, 2020
- Michelle White, Brampton resident, dated July 27, 2020

**Minutes**  
**Planning & Development Committee**

---

Additional Business and Changes related to the Published Agenda (*no vote was required*):

- 5.2. Delegations re: **Application to Amend the Official Plan and Zoning By-law (to permit the development of a phased retirement community with two 12-storey towers with 3-storey podium wings housing a total of 518 retirement homes suites and seniors apartments; a one-storey Main Street connecting the phases and providing ancillary personal service, dining, medical and recreational uses; and 316 parking spaces) – Schlegel Villages Inc. – Wellings Planning Consultants Inc. – 425 Great Lakes Drive – Ward 9 (I 75/2020 and File OZS-2020-0009):**
  2. Brad Schlegel, Schlegel Villages Inc.; Glenn Wellings, Wellings Planning Consultants Inc.; and Robert Anderson, Anderson Wellsman Architects Inc.
  3. Rick Wesselman, Chairman, The Villages of Rosedale Inc.
  
- 5.3. Delegations re: **Application to Amend Zoning By-law and Draft Plan of Subdivision (to permit development of industrial and commercial uses) – Glenshore Investments Inc. – MHBC Planning Urban Design & Landscape Architecture – 5203 Old Castlemore Road, North of Castlemore Road and West of Highway 50 – Ward 10 (I 71/2020 and File OZS-2020-0010):**
  1. Melinda MacRory and Oz Kemal, MHBC Planning, Urban Design and Landscape Architecture, via pre-recorded video
  
- 5.4. Delegations re: **Conceptual Land Use Plan – Heritage Heights Secondary Plan (Areas 51 & 52) – Ward 6 (R 154/2020)**
  1. Sony Rai, Sustainable Vaughan
  2. Sylvia Roberts, Brampton resident
  3. David Laing, Brampton resident
  4. Alexander Adams, Planning Student/Brampton Centre Community Lead for Future Majority
  5. James Reed, Brampton resident, via pre-recorded video
  6. Keith Brooks, Program Director, Environmental Defence
  7. Chris Drew, Brampton resident
  8. Peter Miasek, Transport Action Ontario
  
- 13.1. Correspondence re: **Application to Amend the Official Plan and Zoning By-law (to permit the development of a phased retirement community with two 12-storey towers**

**Minutes**  
**Planning & Development Committee**

---

**with 3-storey podium wings housing a total of 518 retirement homes suites and seniors apartments; a one-storey Main Street connecting the phases and providing ancillary personal service, dining, medical and recreational uses; and 316 parking spaces) – Schlegel Villages Inc. – Wellings Planning Consultants Inc. – 425 Great Lakes Drive – Ward 9 (I 75/2020 and File OZS-2020-0009):**

12. Bob Bergey, Terry Miller, Kerry Byam, Bill Sterritt and Kulu Hunjan, PCC564 Board of Directors, dated July 16, 2020
  13. Hank Braun and Carol Festa, Brampton residents, dated July 17, 2020
  14. Patricia and John Lee, Brampton residents, dated July 18, 2020
  15. Jack Crossley, Brampton resident, dated July 18, 2020
  16. Don and Shirley McKay, Brampton residents, dated July 18, 2020
  17. Raymond and Juliana Desouza, Brampton residents, dated July 21, 2020
  18. Sharon and Tom Wall, Brampton residents, dated July 21, 2020
  19. Rick Wesselman, Brenda Blaber, Paul Robin, and Martin Guthrie, The Villages of Rosedale Inc., dated July 21, 2020
  20. John Nevins, Brampton resident, dated July 22, 2020
  21. Nancy and Terry Doherty, Brampton residents, dated July 21, 2020
  22. Pervez Iqbal, Brampton resident, dated July 22, 2020
  23. Gillian and Kerry Byam, Brampton residents, dated July 21, 2020
  24. Eileen Sindrey, Brampton resident, dated July 13, 2020
  25. Marian Sheard and Gayle Wilding, Brampton residents, dated July 23, 2020
  26. Mee Kin Wong, Brampton resident, July 23, 2020
  27. Carol Downing, Brampton resident, dated July 23, 2020
  28. Pat Todd, Brampton resident, dated July 24, 2020
  29. Ron and Joan MacGibbon. Brampton resident, dated July 24, 2020
  30. Pam Templeman, Brampton resident, dated July 25, 2020
  31. Ann Girvan, Brampton resident, dated July 26, 2020
  32. Charles and Jody Mercer, Brampton residents, dated July 27, 2020
- 13.3. Correspondence re: **Conceptual Land Use Plan – Heritage Heights Secondary Plan (Areas 51 & 52) – Ward 6 (R 154/2020):**
2. Rob Chanona, DSV Solutions Inc., dated July 17, 2020

**Minutes**  
**Planning & Development Committee**

---

3. Todd Letts, CEO, Brampton Board of Trade, dated July 17, 2020
  4. Nando Iannicca, Regional Chair and CEO, Region of Peel, dated July 22, 2020
  5. Mark Flowers, Davies Howe, dated July 23, 2020
  6. Sam Bottner, Brampton resident, dated July 24, 2020
  7. Emma West, Bousfields Inc, dated July 24, 2020
  8. Michael Gagnon, Gagnon Walker Domes Ltd., and Colin Chung, Glen Schnarr & Associates Inc., dated July 24, 2020
  9. Michael Gagnon and Andrew Walker, Gagnon Walker Domes Ltd., dated July 24, 2020
  10. David Faye, David Faye and Associates Inc., dated July 26, 2020
- 13.4. Correspondence re: **Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision (to create twelve (12) single detached residential lots) – 830460 Ontario Ltd. – Candevcon Ltd. – 150 Don Minaker Drive – West side of Don Minaker Drive, North of Ebenezer Road – Ward 8 (R 163/2020 and File C09E06.008):**
1. Mohan and Sherly Kangappaden, Brampton residents, dated July 23, 2020
  2. M.A. Rafey Kaleem, Brampton resident, dated July 27, 2020

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

Regional Councillor Vicente declared a conflict of interest with respect to Items 5.5 and 9.1 as he owns property on the subject street.

**3. Consent**

- \* The following items listed with an asterisk (\*) were considered to be routine and non-controversial by the Committee and were approved at one time.

**(7.2, 7.3, 7.4)**  
**(Item 7.1 was removed from Consent)**  
**(Item 13.4 was added to Consent)**

**Minutes  
Planning & Development Committee**

---

**4. Statutory Public Meeting Reports**

- 4.1. Staff report re: **Application to Amend the Official Plan, Secondary Plan and Zoning By-law (to permit the development of a phased retirement community with a 5-storey building housing 70 assisted living/ independent living units; a 2-storey medical office/pharmacy/convenience commercial building; a 5-storey seniors condominium building with 60 2-bedroom units; and 121 parking spaces) – Chacon Retirement Village Inc. – Candevcon Ltd. – 9664 Goreway Drive – Ward 8 (I 74/2020 and File OZS-2020-0008)**

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

Following the presentation, it was indicated that there were no questions of clarification from Committee or pre-registered delegations.

The following motion was considered:

- PDC086-2020
1. That the staff report re: **Application to Amend the Official Plan, Secondary Plan and Zoning By-law (to permit the development of a phased retirement community with a 5-storey building housing 70 assisted living/ independent living units; a 2-storey medical office/pharmacy/convenience commercial building; a 5-storey seniors condominium building with 60 2-bedroom units; and 121 parking spaces) – Chacon Retirement Village Inc. – Candevcon Ltd. – 9664 Goreway Drive – Ward 8 (I 74/2020 and File OZS-2020-0008)** to the Planning and Development Committee Meeting of July 27, 2020, 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

**Minutes  
Planning & Development Committee**

---

- 4.2. Staff report re: **Application to Amend the Official Plan and Zoning By-law (to permit the development of a phased retirement community with two 12-storey towers with 3-storey podium wings housing a total of 518 retirement homes suites and seniors apartments; a one-storey Main Street connecting the phases and providing ancillary personal service, dining, medical and recreational uses; and 316 parking spaces) – Schlegel Villages Inc. – Wellings Planning Consultants Inc. – 425 Great Lakes Drive – Ward 9 (I 75/2020 and File OZS-2020-0009)**

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

Following the presentation, the following members of the public addressed Committee and expressed their views, suggestions, concerns and questions with respect to the subject application:

1. Susan Melito, Brampton resident
2. Brad Schlegel, Schlegel Villages Inc.; Glenn Wellings, Wellings Planning Consultants Inc.; and Robert Anderson, Anderson Wellsman Architects Inc.
3. Rick Wesselman, Chairman, The Villages of Rosedale Inc.;

In response to a question from Committee, Brad Schlegel, Schlegel Villages Inc., noted the estimated number of staff the proposal would employ.

The following motion was considered:

- PDC087-2020
1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law (to permit the development of a phased retirement community with two 12-storey towers with 3-storey podium wings housing a total of 518 retirement homes suites and seniors apartments; a one-storey Main Street connecting the phases and providing ancillary personal service, dining, medical and recreational uses; and 316 parking spaces) – Schlegel Villages Inc. – Wellings Planning Consultants Inc. – 425 Great Lakes Drive – Ward 9 (I 75/2020 and File OZS-2020-0009)** to the Planning and Development Committee Meeting of July 27, 2020, be received;
  2. That Planning, Building and Economic 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;



**Minutes**  
**Planning & Development Committee**

---

3. That the following delegations re: **Application to Amend the Official Plan and Zoning By-law (to permit the development of a phased retirement community with two 12-storey towers with 3-storey podium wings housing a total of 518 retirement homes suites and seniors apartments; a one-storey Main Street connecting the phases and providing ancillary personal service, dining, medical and recreational uses; and 316 parking spaces) – Schlegel Villages Inc. – Wellings Planning Consultants Inc. – 425 Great Lakes Drive – Ward 9 (I 75/2020 and File OZS-2020-0009)** to the Planning and Development Committee Meeting of July 27, 2020, be received:
  1. Susan Melito, Brampton resident
  2. Brad Schlegel, Schlegel Villages Inc.; Glenn Wellings, Wellings Planning Consultants Inc.; and Robert Anderson, Anderson Wellsman Architects Inc.
  3. Rick Wesselman, Chairman, The Villages of Rosedale Inc.;
  
4. That the following correspondence re: **Application to Amend the Official Plan and Zoning By-law (to permit the development of a phased retirement community with two 12-storey towers with 3-storey podium wings housing a total of 518 retirement homes suites and seniors apartments; a one-storey Main Street connecting the phases and providing ancillary personal service, dining, medical and recreational uses; and 316 parking spaces) – Schlegel Villages Inc. – Wellings Planning Consultants Inc. – 425 Great Lakes Drive – Ward 9 (I 75/2020 and File OZS-2020-0009)** to the Planning and Development Committee Meeting of July 27, 2020, be received:
  1. Terrence and Rosemary Miller, Brampton residents, dated July 10, 2020
  2. Maria and Eugenio Isabella, Brampton residents, dated July 10, 2020
  3. Kenneth and Marilyn Benson, Brampton residents, dated July 11, 2020
  4. Ratilal and Hansa Haria, Brampton residents, dated July 13, 2020
  5. David and Adrienne Mascarenhas, Brampton residents, dated July 13, 2020
  6. Muriel Cox, Brampton resident, dated July 13, 2020
  7. Cathy Field, Brampton resident, dated July 7, 2020 and July 14, 2020
  8. Shieva P. Eccles, Brampton resident, dated July 13, 2020

**Minutes**  
**Planning & Development Committee**

---

9. Patrick Kua, Brampton resident, dated July 14, 2020
10. Chris and Bob Hyndman, Brampton resident, dated July 10, 2020
11. Linda Borsato, Pat Kindree, Robert Desoisa, Board of Directors – PSCC 1060, Brampton residents, dated July 16, 2020
12. Bob Bergey, Terry Miller, Kerry Byam, Bill Sterritt and Kulu Hunjan, PCC564 Board of Directors, dated July 16, 2020
13. Hank Braun and Carol Festa, Brampton residents, dated July 17, 2020
14. Patricia and John Lee, Brampton residents, dated July 18, 2020
15. Jack Crossley, Brampton resident, dated July 18, 2020
16. Don and Shirley McKay, Brampton residents, dated July 18, 2020
17. Raymond and Juliana Desouza, Brampton residents, dated July 21, 2020
18. Sharon and Tom Wall, Brampton residents, dated July 21, 2020
19. Rick Wesselman, Brenda Blaber, Paul Robin, and Martin Guthrie, The Villages of Rosedale Inc., dated July 21, 2020
20. John Nevins, Brampton resident, dated July 22, 2020
21. Nancy and Terry Doherty, Brampton residents, dated July 21, 2020
22. Pervez Iqbal, Brampton resident, dated July 22, 2020
23. Gillian and Kerry Byam, Brampton residents, dated July 21, 2020
24. Eileen Sindrey, Brampton resident, dated July 13, 2020
25. Marian Sheard and Gayle Wilding, Brampton residents, dated July 23, 2020
26. Mee Kin Wong, Brampton resident, July 23, 2020
27. Carol Downing, Brampton resident, dated July 23, 2020
28. Pat Todd, Brampton resident, dated July 24, 2020
29. Ron and Joan MacGibbon. Brampton resident, dated July 24, 2020
30. Pam Templeman, Brampton resident, dated July 25, 2020
31. Ann Girvan, Brampton resident, dated July 26, 2020
32. Charles and Jody Mercer, Brampton residents, dated July 27, 2020

Carried

**Minutes  
Planning & Development Committee**

---

- 4.3. Staff report re: **Application to Amend Zoning By-law and Draft Plan of Subdivision (to permit development of industrial and commercial uses) – Glenshore Investments Inc. – MHBC Planning Urban Design & Landscape Architecture – 5203 Old Castlemore Road, North of Castlemore Road and West of Highway 50 – Ward 10 (I 71/2020 and File OZS-2020-0010)**

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

Melinda MacRory and Oz Kemal, MHBC Planning, Urban Design and Landscape Architecture, via pre-recorded video, presented an overview of the details of the application.

The following motion was considered:

- PDC088-2020
1. That the staff report re: **Application to Amend Zoning By-law and Draft Plan of Subdivision (to permit development of industrial and commercial uses) – Glenshore Investments Inc. – MHBC Planning Urban Design & Landscape Architecture – 5203 Old Castlemore Road – North of Castlemore Road and West of Highway 50 – Ward 10 (I 71/2020 and File OZS-2020-0010)** to the Planning and Development Committee Meeting of July 27, 2020, be received;
  2. That Planning and Development Services staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal;
  3. That the delegation from Melinda MacRory and Oz Kemal, MHBC Planning, Urban Design and Landscape Architecture, via pre-recorded video re: **Application to Amend Zoning By-law and Draft Plan of Subdivision (to permit development of industrial and commercial uses) – Glenshore Investments Inc. – MHBC Planning Urban Design & Landscape Architecture – 5203 Old Castlemore Road, North of Castlemore Road and West of Highway 50 – Ward 10 (I 71/2020 and File OZS-2020-0010)** to the Planning and Development Committee Meeting of July 27, 2020, be received.

Carried

**Minutes**  
**Planning & Development Committee**

---

**5. Delegations**

- 5.1. Delegation from Jotvinder Sodhi, Sukhwinder Dhillon, Harinder Cheema and Sukjot Naroo, Home Owners Welfare Association, re: **Affordable Housing, Public/Road Safety, Stop Employment Zoning Transfer To Residential, Driveway Extension Penalties To Be Extended Due to COVID-19**

**Dealt with under Approval of Agenda – Recommendation PDC085-2020**

- 5.2. Delegations re: **Application to Amend the Official Plan and Zoning By-law (to permit the development of a phased retirement community with two 12-storey towers with 3-storey podium wings housing a total of 518 retirement homes suites and seniors apartments; a one-storey Main Street connecting the phases and providing ancillary personal service, dining, medical and recreational uses; and 316 parking spaces) – Schlegel Villages Inc. – Wellings Planning Consultants Inc. – 425 Great Lakes Drive – Ward 9 (I 75/2020 and File OZS-2020-0009):**
1. Susan Melito, Brampton resident
  2. Brad Schlegel, Schlegel Villages Inc.; Glenn Wellings, Wellings Planning Consultants Inc.; and Robert Anderson, Anderson Wellsman Architects Inc.
  3. Rick Wesselman, Chairman, The Villages of Rosedale Inc.

**Dealt with under Item 4.2 – Recommendation PDC087-2020**

- 5.3. Delegation from Melinda MacRory and Oz Kemal, MHBC Planning, Urban Design and Landscape Architecture, via pre-recorded video, re: **Application to Amend Zoning By-law and Draft Plan of Subdivision (to permit development of industrial and commercial uses) – Glenshore Investments Inc. – MHBC Planning Urban Design & Landscape Architecture – 5203 Old Castlemore Road, North of Castlemore Road and West of Highway 50 – Ward 10 (I 71/2020 and File OZS-2020-0010)**

**Dealt with under Item 4.3 – Recommendation PDC088-2020**

- 5.4. Delegations re: **Conceptual Land Use Plan – Heritage Heights Secondary Plan (Areas 51 & 52) – Ward 6 (R 154/2020)**
1. Sony Rai, Sustainable Vaughan
  2. Sylvia Roberts, Brampton resident
  3. David Laing, Brampton resident
  4. Alexander Adams, Planning Student/Brampton Centre Community Lead for Future Majority
  5. James Reed, Brampton resident, via pre-recorded video
  6. Keith Brooks, Program Director, Environmental Defence
  7. Chris Drew, Brampton resident

**Minutes  
Planning & Development Committee**

---

8. Peter Miasek, Transport Action Ontario

**Dealt with under Item 6.1 – Recommendation PDC089-2020**

5.5. Delegations re: **Application to Amend the Official Plan and Zoning By-law (to permit 12 stacked townhouse dwelling units) – Habitat for Humanity GTA – Macedil Holdings Inc. – 25 William Street – Ward 1 (R 101/2020 and File C01E07.037):**

1. Bruce McCall-Richmond, Glen Schnarr & Associates Inc.
2. Jamie Payne, Habitat for Humanity Greater Toronto Area

**Dealt with under Item 9.1 – Recommendation PDC095-2020**

**6. Staff Presentations**

6.1. Staff presentation by Anand Balram, Senior Policy Planner, Planning and Development Services, re: **Conceptual Land Use Plan – Heritage Heights Secondary Plan (Areas 51&52) – Ward 6 (P 25/2020)**

Anand Balram, Senior Policy Planner, Planning and Development Services, and Andrew McNeill, Strategic Leader, Policy Planning, Planning, Building and Economic Development, presented an overview of the proposed land use plan.

Items 7.5, 5.4, and 13.3 were brought forward at this time.

The following the following members of the public addressed Committee and expressed their views, suggestions, concerns and questions with respect to the proposed land use plan:

1. Sony Rai, Sustainable Vaughan
2. Sylvia Roberts, Brampton resident
3. David Laing, Brampton resident
4. Alexander Adams, Planning Student/Brampton Centre Community Lead for Future Majority
5. James Reed, Brampton resident, via pre-recorded video
6. Keith Brooks, Program Director, Environmental Defence
7. Chris Drew, Brampton resident
8. Peter Miasek, Transport Action Ontario

The following motion was considered:

**Minutes**  
**Planning & Development Committee**

---

- PDC089-2020
1. That the staff report re: **Conceptual Land Use Plan – Heritage Heights Secondary Plan (Areas 51 & 52) – Ward 6 (R 154/2020)** to the Planning and Development Committee Meeting of July 27, 2020, be received;
  3. That Council endorse the Heritage Heights Concept Plan and direct staff to continue to engage relevant stakeholders, adjacent municipalities, other levels of government and the public to continue to refine the plan and advance the policy framework that will implement the principles of the concept plan as part of the Heritage Heights Secondary Plan;
  4. That Council direct staff to work with the Mayor and Members of Council to engage the Province to seek provincial support for the Heritage Heights concept plan and make adjustments to the GTA West Corridor and Transmission Corridor planning as appropriate through the Heritage Heights community;
  5. That the presentation by Anand Balram, Senior Policy Planner, Planning and Development Services, and Andrew McNeill, Strategic Leader, Policy Planning, Planning, Building and Economic Development, re: **Conceptual Land Use Plan – Heritage Heights Secondary Plan (Areas 51&52) – Ward 6 (P 25/2020)** to the Planning and Development Committee Meeting of July 27, 2020, be received;
  6. That the following delegations re: **Conceptual Land Use Plan – Heritage Heights Secondary Plan (Areas 51 & 52) – Ward 6 (R 154/2020)** to the Planning and Development Committee Meeting of July 27, 2020, be received:
    1. Sony Rai, Sustainable Vaughan
    2. Sylvia Roberts, Brampton resident
    3. David Laing, Brampton resident
    4. Alexander Adams, Planning Student/Brampton Centre Community Lead for Future Majority
    5. James Reed, Brampton resident, via pre-recorded video
    6. Keith Brooks, Program Director, Environmental Defence
    7. Chris Drew, Brampton resident
    8. Peter Miasek, Transport Action Ontario
  7. That the following correspondence re: **Conceptual Land Use Plan – Heritage Heights Secondary Plan (Areas 51 & 52) – Ward 6 (R 154/2020)** to the Planning and Development Committee Meeting of July 27, 2020, be received:

**Minutes**  
**Planning & Development Committee**

---

1. Darren Vella, Innovative Planning Solutions, President and Director of Planning, dated July 16, 2020
2. Rob Chanona, DSV Solutions Inc., dated July 17, 2020
3. Todd Letts, CEO, Brampton Board of Trade, dated July 17, 2020
4. Nando Iannicca, Regional Chair and CEO, Region of Peel, dated July 22, 2020
5. Mark Flowers, Davies Howe, dated July 23, 2020
6. Sam Bottner, Brampton resident, dated July 24, 2020
7. Emma West, Bousfields Inc, dated July 24, 2020
8. Michael Gagnon, Gagnon Walker Domes Ltd., and Colin Chung, Glen Schnarr & Associates Inc., dated July 24, 2020
9. Michael Gagnon and Andrew Walker, Gagnon Walker Domes Ltd., dated July 24, 2020
10. David Faye, David Faye and Associates Inc., dated July 26, 2020

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

<u>Yea</u>	<u>Nay</u>	<u>Absent</u>
Vicente		Santos
Whillans		Fortini
Palleschi		Dhillon
Bowman		
Medeiros		
Williams		
Singh		
		Carried
		7 Yeas
		0 Nays
		3 Absent

**7. Planning**

- 7.1. Staff report re: **Application to Amend the Zoning By-law (to permit a 402-unit residential development) – Nyx Capital Corp. – Nyx Henderson Ltd. – 12 Henderson Avenue – Ward 3 (File C01W05.044 and R 87/2020)**

Committee consideration of the matter included questions of clarification with respect to the next steps of the application, and consensus to defer the matter to the next meeting of the Planning and Development Committee.

The following motion was considered:

**Minutes  
Planning & Development Committee**

---

PDC090-2020      That the staff report re: **Application to Amend the Zoning By-law (to permit a 402-unit residential development) – Nyx Capital Corp. – Nyx Henderson Ltd. – 12 Henderson Avenue – Ward 3 (File C01W05.044 and R 87/2020)** be **deferred** to the Planning and Development Committee Meeting of September 14, 2020.

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

<u>Yea</u>	<u>Nay</u>	<u>Absent</u>
Vicente		Santos
Whillans		Dhillon
Palleschi		
Bowman		
Medeiros		
Fortini		
Williams		
Singh		
		Carried
		8 Yeas
		0 Nays
		2 Absent

^ 7.2.      Staff report re: **Application to Amend the Zoning By-law (to facilitate a new residential development – Medium density residential including apartments and stacked townhouses, and an amenity area) – Brampton (Northeast) Shopping Centres Limited & Brampton Bramalea Christian Fellowship Inc. (c/o LIV (Bramalea) Ltd.) – KLM Planning Partners Inc. – Southeast of Bramalea Road and Inspire Boulevard – Ward 9 (R 123/2020 and File C05E17.006)**

- PDC091-2020      1.      That the staff report re: **Application to Amend the Zoning By-law (to facilitate a new residential development – Medium density residential including apartments and stacked townhouses, and an amenity area) – Brampton (Northeast) Shopping Centres Limited & Brampton Bramalea Christian Fellowship Inc. (c/o LIV (Bramalea) Ltd.) – KLM Planning Partners Inc. – Southeast of Bramalea Road and Inspire Boulevard – Ward 9 (R 123/2020 and File C05E17.006)** to the Planning and Development Committee Meeting of July 27, 2020 be received;
2.      That the Zoning By-law Amendment be approved, on the basis that it represents good planning, including that it is generally consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden



**Minutes**  
**Planning & Development Committee**

---

Horseshoe, the Region of Peel Official Plan and the City's Official Plan for the reasons set out in the Planning Recommendation Report subject to the recommended holding provisions, dated July 3, 2020;

3. That the amendments to the Zoning By-law, generally in accordance with the attached Appendix 10 to the report be adopted; and,
4. That pursuant to Section 34 (17) of the Planning Act, R.S.O. c. P13 no further notice of public meeting is required.

Carried

<sup>^</sup> 7.3. Staff report re: **Façade and Building Improvement Grant – Sunita Kapil – Kapwin Holdings Inc. – 6 George Street South – East side of George Street South and south of Queen Street West – Ward 3 (R 159/2020 and File BFIP-2020-0001)**

- PDC092-2020
1. That the staff report re: **Façade and Building Improvement Grant – Sunita Kapil – Kapwin Holdings Inc. – 6 George Street South – East side of George Street South and south of Queen Street West – Ward 3 (R 159/2020 and File BFIP-2020-0001)** to the Planning and Development Committee Meeting of July 27, 2020, be received;
  2. That application BFIP-2020-0001 be approved for a maximum grant of \$15,505.86 under the Downtown Façade Improvement Program and a maximum grant of \$30,000.00 under the Downtown Building Improvement Program, for a total grant of \$45,505.86, subject to the applicant maintaining the rules of the programs as set out in the approved Implementation Guidelines and meeting the following conditions on or before September 10, 2020 failing which this approval shall be null and void:
    - a) That satisfactory detailed drawings for the façade and building improvements be submitted to the City of Brampton; and,
    - b) That the applicant enters into the necessary agreements with the City of Brampton.
  3. That notwithstanding the above, the Façade Improvement grant may increase by up to 10%, as permitted under the Implementation Guidelines for the program, if the applicant , provides the required documentation for architectural/design

**Minutes  
Planning & Development Committee**

---

fees, to the satisfaction of the Director of Development Services;

4. That the Director of Development services be authorized to grant extensions to the September 10, 2020 deadline provided in Recommendation 2 for the provisions of satisfactory drawings if, in the opinion of the Director of Development Services, adequate progress has been demonstrated towards fulfilling the conditions; and,
5. That the Commissioner of the Planning and Development Services Department be authorized to sign the Façade and Building Improvement Program Agreements in relation to the approved projects with content satisfactory to the Commissioner of the Planning and Development Services Department, or designate, and in a form approved by the City Solicitor, or designate, and that staff be authorized to take the necessary steps to implement the terms of the agreement.

Carried

**^ 7.4. Staff report re: Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision (to create twelve (12) single detached residential lots) – 830460 Ontario Ltd. – Candevcon Ltd. – 150 Don Minaker Drive – West side of Don Minaker Drive, North of Ebenezer Road – Ward 8 (R 163/2020 and File C09E06.008)**

- PDC093-2020
1. That the staff report re: **Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision (to create twelve (12) single detached residential lots) – 830460 Ontario Ltd. – Candevcon Ltd. – 150 Don Minaker Drive – West side of Don Minaker Drive, North of Ebenezer Road – Ward 8 (R 163/2020 and File C09E06.008)** to the Planning and Development Committee Meeting of July 27, 2020, be received;
  2. That the application to amend the Official Plan and Zoning By-law and proposed Draft Plan of Subdivision submitted by Candevcon Limited on behalf of 830460 ONTARIO LIMITED, Ward: 8, File: C09E06.008 & 21T-19010B, as revised, be approved, on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, it conforms to the Growth Plan for the Greater Golden Horseshoe, The Region of Peel Official Plan, and the

**Minutes**  
**Planning & Development Committee**

---

general principles of the City of Brampton Official Plan for the reasons set out in the Recommendation Report;

3. That the amendments to the Official Plan, generally in accordance with Appendix 10 attached to the report, be adopted;
4. That the amendments to the Zoning By-law, generally in accordance with Appendix 11 attached to the report, be adopted;
5. That Council authorize the Mayor and Clerk to sign the subdivision agreement; and,
6. That the following correspondence re: **Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision (to create twelve (12) single detached residential lots) – 830460 Ontario Ltd. – Candevcon Ltd. – 150 Don Minaker Drive – West side of Don Minaker Drive, North of Ebenezer Road – Ward 8 (R 163/2020 and File C09E06.008)**:
  1. Mohan and Sherly Kangappaden, Brampton residents, dated July 23, 2020
  2. M.A. Rafey Kaleem, Brampton resident, dated July 27, 2020

Carried

- 7.5. Staff report re: **Conceptual Land Use Plan – Heritage Heights Secondary Plan (Areas 51 & 52) – Ward 6 (R 154/2020)**

**Dealt with under Item 6.1 – Recommendation PDC089-2020**

- 7.6. Staff report re: **Proposed Amendment 1 to A Place to Grow: Growth Plan for the Greater Golden Horseshoe and the Proposed Land Needs Assessment Methodology (R178/2020)**

The following motion was considered:

- PDC094-2020      1. That the staff report re: **Proposed Amendment 1 to A Place to Grow: Growth Plan for the Greater Golden Horseshoe and the Proposed Land Needs Assessment Methodology (R178/2020)** to the Planning and Development Committee Meeting of July 27, 2020, be received;

**Minutes**  
**Planning & Development Committee**

---

2. That the comments responding to the Ministry of Municipal Affairs and Housing (MMAH) regarding Proposed Amendment 1 to *A Place to Grow: Growth Plan for the Greater Golden Horseshoe* and the *Proposed Land Needs Assessment Methodology*, included as Appendix 'A' and 'B' to the report, be submitted as the City of Brampton's formal response; and
3. That a copy of the report be sent to the Region of Peel for information.

Carried

8. **Minutes** – nil

9. **Other/New Business**

9.1. Staff report re: **Application to Amend the Official Plan and Zoning By-law (to permit 12 stacked townhouse dwelling units) – Habitat for Humanity GTA – Macedil Holdings Inc. – 25 William Street – Ward 1 (R 101/2020 and File C01E07.037)**

Item 5.5 was brought forward at this time.

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

1. Bruce McCall-Richmond, Glen Schnarr and Associates Inc.
2. Agnes Szekely, Brampton resident

In response to a question from Committee, Peter Fay, City Clerk, outlined the timeline and ratification process with respect to Council approval of the Planning and Development Committee's recommendations.

Peter Fay, City Clerk, noted that a number of items of correspondence were received by the City Clerk's Office after the subject report was added to the agenda. The correspondence was circulated to staff and Members of Committee via email.

The following motion was considered:

- PDC095-2020
1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law (to permit 12 stacked townhouse dwelling units) – Habitat for Humanity GTA – Macedil**

**Minutes**  
**Planning & Development Committee**

---

**Holdings Inc. – 25 William Street – Ward 1 (R 101/2020 and File C01E07.037)** to the Planning and Development Committee Meeting of July 27, 2020, be received;

2. That the Official Plan and Zoning By-law Amendment application submitted by Habitat for Humanity GTA on behalf of Macedil Holdings Inc., Ward 1, File: C01E07.037, 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;
3. That the amendments to the Downtown Brampton Secondary Plan (Area 7) generally in accordance with Appendix 12 to the report be adopted;
4. That the amendments to the Zoning By-law, generally in accordance with Appendix 13 to the 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 pursuant to the *Planning Act*, as amended;
6. That the following delegations re: **Application to Amend the Official Plan and Zoning By-law (to permit 12 stacked townhouse dwelling units) – Habitat for Humanity GTA – Macedil Holdings Inc. – 25 William Street – Ward 1 (R 101/2020 and File C01E07.037)** to the Planning and Development Committee Meeting of July 27, 2020, be received:
  1. Bruce McCall-Richmond, Glen Schnarr and Associates Inc.
  2. Agnes Szekely, Brampton resident
7. That the following correspondence re: **Application to Amend the Official Plan and Zoning By-law (to permit 12 stacked townhouse dwelling units) – Habitat for Humanity GTA – Macedil Holdings Inc. – 25 William Street – Ward 1 (R 101/2020 and File C01E07.037)** to the Planning and Development Committee Meeting of July 27, 2020, be received:
  1. Agnes Szekely, Brampton resident, dated July 27, 2020
  2. Andrew Szekely, Brampton resident, dated July 27, 2020
  3. Kerri O'Callaghan, Brampton resident, dated July 27, 2020
  4. Horchover Giles, Brampton resident, dated July 27, 2020
  5. Nick Gavican, Brampton resident, dated July 27, 2020

**Minutes**  
**Planning & Development Committee**

---

6. Al Nault, Brampton resident, dated July 27, 2020
7. Kate Boardman, Brampton resident, dated July 27, 2020
8. Michelle White, Brampton resident, dated July 27, 2020.

Carried

10. **Referred Matters** – nil

11. **Deferred Matters** – nil

12. **Notice of Motion** – nil

13. **Correspondence**

13.1. Correspondence re: **Application to Amend the Official Plan and Zoning By-law (to permit the development of a phased retirement community with two 12-storey towers with 3-storey podium wings housing a total of 518 retirement homes suites and seniors apartments; a one-storey Main Street connecting the phases and providing ancillary personal service, dining, medical and recreational uses; and 316 parking spaces) – Schlegel Villages Inc. – Wellings Planning Consultants Inc. – 425 Great Lakes Drive – Ward 9 (I 75/2020 and File OZS-2020-0009):**

1. Terrence and Rosemary Miller, Brampton residents, dated July 10, 2020
2. Maria and Eugenio Isabella, Brampton residents, dated July 10, 2020
3. Kenneth and Marilyn Benson, Brampton residents, dated July 11, 2020
4. Ratilal and Hansa Haria, Brampton residents, dated July 13, 2020
5. David and Adrienne Mascarenhas, Brampton residents, dated July 13, 2020
6. Muriel Cox, Brampton resident, dated July 13, 2020
7. Cathy Field, Brampton resident, dated July 7, 2020 and July 14, 2020
8. Shieva P. Eccles, Brampton resident, dated July 13, 2020
9. Patrick Kua, Brampton resident, dated July 14, 2020
10. Chris and Bob Hyndman, Brampton resident, dated July 10, 2020
11. Linda Borsato, Pat Kindree, Robert Desoisa, Board of Directors – PSCC 1060, Brampton residents, dated July 16, 2020
12. Bob Bergey, Terry Miller, Kerry Byam, Bill Sterritt and Kulu Hunjan, PCC564 Board of Directors, dated July 16, 2020
13. Hank Braun and Carol Festa, Brampton residents, dated July 17, 2020
14. Patricia and John Lee, Brampton residents, dated July 18, 2020
15. Jack Crossley, Brampton resident, dated July 18, 2020
16. Don and Shirley McKay, Brampton residents, dated July 18, 2020
17. Raymond and Juliana Desouza, Brampton residents, dated July 21, 2020
18. Sharon and Tom Wall, Brampton residents, dated July 21, 2020

**Minutes**  
**Planning & Development Committee**

---

19. Rick Wesselman, Brenda Blaber, Paul Robin, and Martin Guthrie, The Villages of Rosedale Inc., dated July 21, 2020
20. John Nevins, Brampton resident, dated July 22, 2020
21. Nancy and Terry Doherty, Brampton residents, dated July 21, 2020
22. Pervez Iqbal, Brampton resident, dated July 22, 2020
23. Gillian and Kerry Byam, Brampton residents, dated July 21, 2020
24. Eileen Sindrey, Brampton resident, dated July 13, 2020
25. Marian Sheard and Gayle Wilding, Brampton residents, dated July 23, 2020
26. Mee Kin Wong, Brampton resident, July 23, 2020
27. Carol Downing, Brampton resident, dated July 23, 2020
28. Pat Todd, Brampton resident, dated July 24, 2020
29. Ron and Joan MacGibbon. Brampton resident, dated July 24, 2020
30. Pam Templeman, Brampton resident, dated July 25, 2020
31. Ann Girvan, Brampton resident, dated July 26, 2020
32. Charles and Jody Mercer, Brampton residents, dated July 27, 2020

**Dealt with under Item 4.2 – Recommendation PDC087-2020**

- 13.2. Correspondence from David Laing, Member, Brampton Environment Advisory Committee, re: **Williams Parkway Reconstruction Project**

The following motion was considered:

- PDC096-2020      That the correspondence from David Laing, Member, Brampton Environment Advisory Committee, re: **Williams Parkway Reconstruction Project** to the Planning and Development Committee Meeting of July 27, 2020, be received.

Carried

- 13.3. Correspondence re: **Conceptual Land Use Plan – Heritage Heights Secondary Plan (Areas 51 & 52) – Ward 6 (R 154/2020)**:
1. Darren Vella, Innovative Planning Solutions, President and Director of Planning, dated July 16, 2020
  2. Rob Chanona, DSV Solutions Inc., dated July 17, 2020
  3. Todd Letts, CEO, Brampton Board of Trade, dated July 17, 2020
  4. Nando Iannicca, Regional Chair and CEO, Region of Peel, dated July 22, 2020
  5. Mark Flowers, Davies Howe, dated July 23, 2020
  6. Sam Bottner, Brampton resident, dated July 24, 2020
  7. Emma West, Bousfields Inc, dated July 24, 2020
  8. Michael Gagnon, Gagnon Walker Domes Ltd., and Colin Chung, Glen Schnarr & Associates Inc., dated July 24, 2020
  9. Michael Gagnon and Andrew Walker, Gagnon Walker Domes Ltd., dated July 24, 2020

**Minutes  
Planning & Development Committee**

---

10. David Faye, David Faye and Associates Inc., dated July 26, 2020

**Dealt with under Item 6.1 – Recommendation PDC089-2020**

13.4. Correspondence re: **Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision (to create twelve (12) single detached residential lots) – 830460 Ontario Ltd. – Candevcon Ltd. – 150 Don Minaker Drive – West side of Don Minaker Drive, North of Ebenezer Road – Ward 8 (R 163/2020 and File C09E06.008):**

1. Mohan and Sherly Kangappaden, Brampton residents, dated July 23, 2020
2. M.A. Rafey Kaleem, Brampton resident, dated July 27, 2020

**Dealt with under Item 7.4 – Recommendation PDC093-2020**

14. **Councillor Question Period** – nil

15. **Public Question Period** – nil

16. **Closed Session** – nil

17. **Adjournment**

The following motion was considered:

PDC097-2020      That the Planning and Development Committee do now adjourn to meet again on September 14, 2020, at 7:00 p.m., or at the call of the Chair.

Carried

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Regional Councillor M. Medeiros (Chair)