

**Monday, July 6, 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  
Regional Councillor M. Palleschi – Wards 2 and 6  
Regional Councillor G. Dhillon – Wards 9 and 10  
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:** nil

**Staff Present:**

D. Barrick, Chief Administrative Officer

**Planning, Building and Economic Development:**

R. Forward, Commissioner

A. Parsons, Director, Development Services

R. Conard, Director of Building, and Chief Building Official

B. Bjerke, Director, Policy Planning

E. Corazzola, Manager, Zoning and Sign By-law Services

C. Crozier, Manager, Development Planning

D. VanderBerg, Manager, Development Planning

M. Gervais, Policy Planner

N. Mahmood, Policy Planner

M. Michniak, Development Planner

S. Dykstra, Development Planner

N. Jagtiani, Development Planner

S. Swinfield, Development 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

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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., recessed at 10:30 p.m., reconvened at 10:41 p.m., and adjourned at 12:09 a.m.

**1. 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 Santos, Councillor Vicente, Councillor Whillans, Councillor Palleschi, Councillor Bowman, Councillor Medeiros, Councillor Fortini, Councillor Singh, and Councillor Dhillon

Members absent during roll call: nil

**2. Approval of Agenda**

A motion was introduced to defer Item 8.3 – Staff report re: **Application to Amend the Official Plan and Zoning By-law (to permit 90-unit townhouse development) – The Biglieri Group Ltd. – Landmark Clarence Inc. – 17, 19, 21, 23, 27 and 29 Clarence Street – Ward 3 (R 35/2020 and File C01E04.015)** until such time as the item may be considered by way of an ‘in-person’ meeting.

The following motion was considered:

*PDC065-2020  
Lost*      *That Item 8.3 – Staff report re: **Application to Amend the Official Plan and Zoning By-law (to permit 90-unit townhouse development) – The Biglieri Group Ltd. – Landmark Clarence Inc. – 17, 19, 21, 23, 27 and 29 Clarence Street – Ward 3 (R 35/2020 and File C01E04.015)** be deferred until such time as the item may be considered by way of an ‘in-person’ meeting.*

*A recorded vote was requested and the motion lost as follows:*

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<u>Yea</u>	<u>Nay</u>	<u>Absent</u>
<i>Whillans</i>	<i>Santos</i>	<i>nil</i>
<i>Bowman</i>	<i>Vicente</i>	
<i>Medeiros</i>	<i>Palleschi</i>	
<i>Fortini</i>	<i>Williams</i>	
	<i>Singh</i>	
	<i>Dhillon</i>	

*Lost*  
*4 Yeas*  
*6 Nays*  
*0 Absent*

The following motion was considered:

PDC066-2020 That the Agenda for the Planning and Development Committee Meeting of July 6, 2020, be approved, as amended, as follows:

**To add:**

- 10.1. Discussion at the request of City Councillor Singh, re:  
**Sustainable Development**

**To defer to the July 8, 2020, Council Meeting:**

- 7.1. Staff presentation by Tristan Costa, Planner, Community Innovation and Resilience, Planning and Development Services, re: **Nurturing Neighbourhoods Program**
- 8.1. Staff report re: **Nurturing Neighbourhoods Program Partnerships (RM 64/2019)**

Carried

Note: Committee agreed to vary the order of the agenda and dealt with Item 8.4 prior to Item 8.3

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

Re: **Application to Amend the Official Plan and Zoning By-law (to permit 90-unit townhouse development) – The Biglieri Group Ltd. –**

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**Landmark Clarence Inc. – 17, 19, 21, 23, 27 and 29 Clarence Street – Ward 3 (R 35/2020 and File C01E04.015):**

- Nicole Burrell, Brampton resident

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

6.1. Delegations re: **Application to Amend the Official Plan and Zoning By-Law (to permit the development of a stepped, seven (7) storey condominium apartment building with 72 residential units, two (2) townhouse blocks comprised of six (6) residential units per block for a total of twelve (12) residential townhouse units, and the addition of one (1) commercial retail unit to an existing commercial building on site.) – Jindal Developments Ltd. – GForce Planners – 1965-1975 Cottrelle Boulevard – West of McVean Drive, south of Cottrelle Boulevard – Ward 8 (I 42/2020 and File C08E08.008):**

1. Manni Chauhan, Jindal Developments
2. Nisha Sandhu, Brampton resident, via pre-recorded video
3. Geetesh Bhatt, Brampton resident
4. Amit Gupte, Brampton resident
5. Rajesh Rathi, Brampton resident
6. Snehal Kantawala, Brampton resident
7. Ravi Virk, Brampton resident
8. Cynthia Sri Pragash, Brampton resident
9. Rupinder Singh, Brampton resident, via pre-recorded video
10. Jasbeer Kaur Kharbanda, Brampton resident, via pre-recorded video
11. Ranjit Saini, Brampton resident, via pre-recorded video
12. Gurrinder Singh, Brampton resident, via pre-recorded video
13. Shadab Manzar, Brampton resident
14. Azad Goyat, Brampton resident

6.2. Delegations re: Staff report re: **Application to Amend the Official Plan and Zoning By-law (to permit 90-unit townhouse development) – The Biglieri Group Ltd. – Landmark Clarence Inc. – 17, 19, 21, 23, 27 and 29 Clarence Street – Ward 3 (R 35/2020 and File C01E04.015):**

1. Michael Testaguzza, The Biglieri Group Ltd.
2. Chetal Vichare, Brampton resident

6.3. Delegation from Jennifer Jaruczek, BILD re: **Phase One Interim Fee Increase for Development and Site Plan Applications (R 131/2020)**

6.4. Delegation from Kurt Franklin, Weston Consulting, re: **Application to Amend the Zoning By-Law (to permit a commercial and office development consisting of 14 buildings) – Brampton (Northeast) – Weston Consulting – 5085 Mayfield Road – East of Airport Road and South of Mayfield Road – Ward 10 (I 34/2020 and File OZS-2020-0005)**

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- 6.5. Delegation from Alistair Shields, KLM Planning Partners Inc., re: **Application to Amend the Zoning By-Law and Draft Plan of Subdivision (to permit approximately 1102 residential dwelling units, portions of two institutional blocks, valley lands with associated buffers, a commercial block, four open space blocks, four wetland compensation areas, and three stormwater management ponds) – Casa-North Investments Inc., Sandringham Place Inc., Berkinfield Management Inc. & Wolverleigh Construction Ltd. – KLM Planning Partners Inc. – 5603 Mayfield Road and 11825 Torbram Road – East of Torbram Road, South of Mayfield Road, North of Countryside Drive, and West of Airport Road – Ward 10 (I 54/2020 and File OZS-2019-0013)**
- 6.6. Delegation from Alistair Shields, KLM Planning Partners Inc., re: **Application to Amend the Zoning By-Law and Draft Plan of Subdivision, (to permit a 601 residential dwelling units, portions of two institutional blocks, valley lands, and a portion of open space block) – Berkinfield Management Inc. – KLM Planning Partners Inc. – West of Torbram Road between Mayfield Road and Countryside Drive – Ward 9 (I 53/2020 and File OZS-2019-0012)**
- 6.7. Delegation from Alistair Shields, KLM Planning Partners Inc., re: Staff report re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision (to permit the development of a residential neighbourhood with a secondary school, a stormwater management block and a road system) – 695904 Ontario Inc. (DG Group) – KLM Planning Partners Inc. – 2050 Countryside Drive – Northwest of Countryside Drive and Torbram Road; within the Countryside Villages Block Plan Area 48-2 – Ward 9 (I 9/2020 and File OZS-2019-0010)**
- 6.8. Delegation from **Nigel De Souza, Brampton resident, re: Application to Amend the Zoning By-law and Draft Plan of Subdivision (to permit the development of a subdivision of 20 single detached residential lots and 2 residential part blocks) – KLM Planning Partners Inc. – Muirland Holdings Inc. – 8403 Creditview Road – Southerly Extension of Porter Creek Hollow and Vernosa Drive – Ward 4 (I 66/2020 and File C03W03.016)**
- 8.1. Staff report re: **Nurturing Neighbourhoods Program Partnerships (RM 64/2019):**
- Replacement Appendix C: Final Progress Report
- 14.1. Correspondence re: **Application to Amend the Zoning By-law and Draft Plan of Subdivision (to permit the development of a subdivision of 20 single detached residential lots and 2 residential part blocks) –**

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**KLM Planning Partners Inc. – Muirland Holdings Inc. – 8403 Creditview Road – Southerly Extension of Porter Creek Hollow and Vernosa Drive – Ward 4 (I 66/2020 and File C03W03.016):**

1. Vikas Girdhar, Brampton resident, dated June 24, 2020
2. Biju Thayilchira, Brampton resident, dated June 30, 2020
3. Inderjeet Singh, Brampton resident, dated June 29, 2020
4. Nigel De Souza, Brampton resident, dated July 6, 2020
5. Shailesh Patel, Brampton resident, dated July 3, 2020

14.2. Correspondence re: **Application to Amend the Zoning By-Law (to permit a commercial and office development consisting of 14 buildings) – Brampton (Northeast) – Weston Consulting – 5085 Mayfield Road – East of Airport Road and South of Mayfield Road – Ward 10 (I 34/2020 and File OZS-2020-0005):**

1. Ryan Virtanen, KLM Planning Partners Inc., dated June 26, 2020
2. Marvin Boothe, Brampton resident, dated July 3, 2020
3. Amrit Aujla, Brampton resident, dated July 6, 2020

14.3. Correspondence re: **Application to Amend the Official Plan and Zoning By-law (to permit 90-unit townhouse development) – The Biglieri Group Ltd. – Landmark Clarence Inc. – 17, 19, 21, 23, 27 and 29 Clarence Street – Ward 3 (R 35/2020 and File C01E04.015):**

1. Chris Bejnar, Brampton resident, dated July 26, 2020
2. Alexis MacLeod, Brampton resident, dated July 2, 2020
3. Carol-Lyn Fobert, Brampton resident, dated July 2, 2020
4. Sandra Strangis, Brampton resident, dated July 2, 2020
5. Margaret McLuckie, Brampton resident, dated July 2, 2020, including petition of objection containing approximately 112 signatures
6. Magdalena Kolomycew, Brampton resident, dated July 3, 2020
7. Karen Pilon and Michael Atkins, Brampton residents, dated July 4, 2020
8. Lynn Fraser, Brampton resident, dated July 4, 2020
9. Monica Ghose, Brampton resident, dated July 5, 2020
10. Alicja and Peter Protasiewicz, Brampton residents, dated July 5, 2020
11. Chris Bejnar, Brampton resident, dated July 6, 2020
12. Bea Hannivan, Brampton resident, dated July 6, 2020
13. Susan Jackson, Brampton resident, dated July 4, 2020
14. Shawn Ferrie, Brampton resident, dated July 6, 2020

14.4. Correspondence re: **Comprehensive Zoning By-law Review: Proposed Amendments to the City's Zoning By-law Parking Standards – City-Wide (I 35/2020):**

1. Colin Chung, Glen Schnarr & Associates Inc., dated June 30, 2020
2. Kevin Montgomery, Brampton resident, dated July 3, 2020
3. Dan Kraszewski, D.J.K. Land Use Planning, dated July 6, 2020
4. Sylvia Menezes Roberts, Brampton resident, dated July 6, 2020

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- 14.5. Correspondence re: **Phase One Interim Fee Increase for Development and Site Plan Applications (R 131/2020):**
1. Jennifer Jaruczek, BILD, dated July 3, 2020
- 14.6. Correspondence re: **Application to Amend the Official Plan and the Zoning By-law (to permit a 17-story structure containing 379 dwelling units) – JTS Properties Inc. – Gagnon Walker Domes Ltd. – 80 Scott St – Ward 1 (R 77/2020 and File C01E06.054):**
1. Chris and Melanie McDonald, Brampton residents, dated July 2, 2020
  2. Tauseef Riaz, Brampton resident, dated July 2, 2020
  3. Margaret Hawley Johnston, Brampton resident, dated July 2, 2020
  4. Stephanie Vega, Brampton resident, dated July 2, 2020
- 14.7. Correspondence re: **Application to Amend the Zoning By-Law and Draft Plan of Subdivision (to permit approximately 1102 residential dwelling units, portions of two institutional blocks, valley lands with associated buffers, a commercial block, four open space blocks, four wetland compensation areas, and three stormwater management ponds) – Casa-North Investments Inc., Sandringham Place Inc., Berkinfield Management Inc. & Wolverleigh Construction Ltd. – KLM Planning Partners Inc. – 5603 Mayfield Road and 11825 Torbram Road – East of Torbram Road, South of Mayfield Road, North of Countryside Drive, and West of Airport Road – Ward 10 (I 54/2020 and File OZS-2019-0013):**
1. Carmen Jandu, Ventawood Management Inc., dated June 30, 2020
  2. Anthony Melo, Brampton resident, dated July 5, 2020
  3. Mark Crowe, Harbour View Investments Ltd., dated July 6, 2020
  4. Kash Aujla, Brampton resident, dated July 6, 2020
- 14.8. Correspondence re: **Application to Amend the Official Plan and Zoning By-Law (to permit the development of a stepped, seven (7) storey condominium apartment building with 72 residential units, two (2) townhouse blocks comprised of six (6) residential units per block for a total of twelve (12) residential townhouse units, and the addition of one (1) commercial retail unit to an existing commercial building on site.) – Jindal Developments Ltd. – GForce Planners – 1965-1975 Cottrelle Boulevard – West of McVean Drive, south of Cottrelle Boulevard – Ward 8 (I 42/2020 and File C08E08.008):**
1. Tony Moracci, Brampton resident, dated July 2, 2020
  2. Amit Gupte, Brampton resident, dated July 2, 2020
  3. Sandeep Kaur Sandhu, Brampton resident, dated July 2, 2020
  4. Cynthia Sri Pragash, Brampton resident, dated July 2, 2020
  5. Mayank Bhatt, Brampton resident, dated July 2, 2020
  6. Gurdev and Jatinder Kenth, Brampton residents, dated July 2, 2020
  7. Manpreet Panesar, Brampton resident, dated June 26, 2020
  8. B. Moore, Brampton resident, dated June 17, 2020

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9. Nisha Sandhu, Brampton resident, dated June 25, 2020
10. Joe Kwok, Brampton resident, dated June 17, 2020
11. Linda Sookram, Brampton resident, dated June 25, 2020
12. Aeysha Ahmad, Brampton resident, dated June 19, 2020
13. Dhaval Mehta, Brampton resident, dated June 24, 2020
14. Lalit Ahluwalia, Brampton resident, dated June 17, 2020
15. Andriett Ebanks, Brampton resident, dated June 17, 2020
16. Ravina Sangha, Brampton resident, dated June 28, 2020
17. Geeta Gupte, Brampton resident, dated July 2, 2020
18. Jyoti Singh, Brampton resident, dated July 2, 2020
19. Ravi Virk, Brampton resident, dated July 2, 2020
20. Gurdev and Jatinder Kenth, Brampton residents, dated July 2, 2020
21. Paresh Naik, Brampton resident, dated July 1, 2020
22. Rawel Riar, Brampton resident, dated June 30, 2020
23. Snehal Kantawala, Brampton resident, dated July 2, 2020
24. Chaudhary Shahzad, Brampton resident, dated July 2, 2020
25. Geetesh Bhatt, Brampton resident, dated July 2, 2020
26. Shedab Manzar, Brampton resident, dated June 29, 2020
27. Rupinder Singh, Brampton resident, dated July 2, 2020
28. Anupriya Dewan, Brampton resident, dated July 4, 2020
29. Cynthia Sri Pragash, on behalf of Brampton Matters, dated July 5, 2020, including a petition of objection containing approximately 900 signatures

- 14.9. Correspondence re: **Application to Amend the Official Plan and Zoning By-Law, and Proposed Draft Plan of Subdivision (to permit for infill redevelopment of the existing property into eight (8) semi-detached dwelling units.) – 2639509 Ontario Ltd. – Candevcon Ltd. – 10783 Creditview Road – East of Creditview Road, South of Buick Boulevard – Ward 6 (I 41/2020 and File C03W14.008):**
1. Shaji Varghese, Brampton resident, dated July 2, 2020

- 14.10. Correspondence re: **City Initiated Amendments to the Zoning By-law – City Wide (I 44/2020):**
1. Dan Kraszewski, D.J.K. Land Use Planning, dated July 6, 2020

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

**4. Consent**

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



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**(Item 8.4 was removed from Consent)  
(Item 12.1 was added to Consent)**

**5. Statutory Public Meeting Reports**

**5.1. Staff report re: Comprehensive Zoning By-law Review: Proposed Amendments to the City's Zoning By-law Parking Standards – City-Wide (I 35/2020)**

Michelle Gervais, Policy Planner, Planning, Building and Economic Development, presented an overview of the proposed amendments that included context, history, next steps and contact information.

See Item 14.4

The following motion was considered:

- PDC067-2020
1. That the staff report re: **Comprehensive Zoning By-law Review: Proposed Amendments to the City's Zoning By-law Parking Standards – City-Wide (I 35/2020)**, to the Planning and Development Committee Meeting of July 6, 2020, be received;
  2. That Planning, Building and Economic Development Department staff be directed to report back to Planning and Development Committee with the results of the Public Meeting and final recommendations; and
  3. That the following correspondence re: **Comprehensive Zoning By-law Review: Proposed Amendments to the City's Zoning By-law Parking Standards – City-Wide (I 35/2020)** to the Planning and Development Committee Meeting of July 6, 2020, be received:
    1. Colin Chung, Glen Schnarr & Associates Inc., dated June 30, 2020
    2. Kevin Montgomery, Brampton resident, dated July 3, 2020
    3. Dan Kraszewski, D.J.K. Land Use Planning, dated July 6, 2020
    4. Sylvia Menezes Roberts, Brampton resident, dated July 6, 2020

Carried

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5.2. Staff report re: **City Initiated Amendments to the Zoning By-law – City Wide (I 44/2020)**

Michelle Gervais, Policy Planner, Planning, Building and Economic Development, presented an overview of the proposed amendments that included context, history, next steps and contact information.

Committee consideration of the matter included questions of clarification with respect to the following:

- Affordable housing – sustainable styles and desing
- Minimum side set-backs and below-grade entrances
- New development parking considerations

The following motion was considered:

- PDC068-2020
1. That the staff report re: **City Initiated Amendments to the Zoning By-law – City Wide (I 44/2020)**, to the Planning and Development Committee Meeting of July 6, 2020, be received;
  2. That Planning, Building and Economic Development Department staff be directed to report back to Planning and Development Committee with the results of the Public Meeting and final recommendations; and,
  3. That the correspondence from Dan Kraszewski, D.J.K. Land Use Planning, dated July 6, 2020, re: **City Initiated Amendments to the Zoning By-law – City Wide (I 44/2020)** to the Planning and Development Committee Meeting of July 6, 2020, be received.

Carried

5.3. Staff report re: **Application to Amend the Zoning By-Law (to permit a commercial and office development consisting of 14 buildings) – Brampton (Northeast) – Weston Consulting – 5085 Mayfield Road – East of Airport Road and South of Mayfield Road – Ward 10 (I 34/2020 and File OZS-2020-0005)**

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.

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Kurt Franklin, Weston Consulting, provided an overview of the details of the application.

The following motion was considered:

See Items 6.4 and 14.2

- PDC069-2020
1. That the staff report re: **Application to Amend the Zoning By-Law (to permit a commercial and office development consisting of 14 buildings) – Brampton (Northeast) – Weston Consulting – 5085 Mayfield Road – East of Airport Road and South of Mayfield Road – Ward 10 (I 34/2020 and File OZS-2020-0005)**, to the Planning and Development Committee Meeting of July 6, 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; and
  3. That the delegation form Kurt Franklin, Weston Consulting, re: **Application to Amend the Zoning By-Law (to permit a commercial and office development consisting of 14 buildings) – Brampton (Northeast) – Weston Consulting – 5085 Mayfield Road – East of Airport Road and South of Mayfield Road – Ward 10 (I 34/2020 and File OZS-2020-0005)**, to the Planning and Development Committee Meeting of July 6, 2020, be received; and,
  4. That the following correspondence re: **Application to Amend the Zoning By-Law (to permit a commercial and office development consisting of 14 buildings) – Brampton (Northeast) – Weston Consulting – 5085 Mayfield Road – East of Airport Road and South of Mayfield Road – Ward 10 (I 34/2020 and File OZS-2020-0005)** to the Planning and Development Committee Meeting of July 6, 2020, be received:
    1. Ryan Virtanen, KLM Planning Partners Inc., dated June 26, 2020
    2. Marvin Boothe, Brampton resident, dated July 3, 2020
    3. Amrit Aujla, Brampton resident, dated July 6, 2020

Carried

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- 5.4. Staff report re: **Application to Amend the Zoning By-Law and Draft Plan of Subdivision (to permit approximately 1102 residential dwelling units, portions of two institutional blocks, valley lands with associated buffers, a commercial block, four open space blocks, four wetland compensation areas, and three stormwater management ponds) – Casa-North Investments Inc., Sandringham Place Inc., Berkinfield Management Inc. & Wolverleigh Construction Ltd. – KLM Planning Partners Inc. – 5603 Mayfield Road and 11825 Torbram Road – East of Torbram Road, South of Mayfield Road, North of Countryside Drive, and West of Airport Road – Ward 10 (I 54/2020 and File OZS-2019-0013)**

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.

The following motion was considered:

In response to questions from Committee, staff provided details on the proposed levels of transit and density.

See Items 6.5 and 14.7

- PDC070-2020
1. That the staff report re: **Application to Amend the Zoning By-Law and Draft Plan of Subdivision (to permit approximately 1102 residential dwelling units, portions of two institutional blocks, valley lands with associated buffers, a commercial block, four open space blocks, four wetland compensation areas, and three stormwater management ponds) – Casa-North Investments Inc., Sandringham Place Inc., Berkinfield Management Inc. & Wolverleigh Construction Ltd. – KLM Planning Partners Inc. – 5603 Mayfield Road and 11825 Torbram Road – East of Torbram Road, South of Mayfield Road, North of Countryside Drive, and West of Airport Road – Ward 10 (I 54/2020 and File OZS-2019-0013)**, to the Planning and Development Committee Meeting of July 6, 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 application having been deemed complete, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal; and,

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3. That the following correspondence re: **Application to Amend the Zoning By-Law and Draft Plan of Subdivision (to permit approximately 1102 residential dwelling units, portions of two institutional blocks, valley lands with associated buffers, a commercial block, four open space blocks, four wetland compensation areas, and three stormwater management ponds) – Casa-North Investments Inc., Sandringham Place Inc., Berkinfield Management Inc. & Wolverleigh Construction Ltd. – KLM Planning Partners Inc. – 5603 Mayfield Road and 11825 Torbram Road – East of Torbram Road, South of Mayfield Road, North of Countryside Drive, and West of Airport Road – Ward 10 (I 54/2020 and File OZS-2019-0013)** to the Planning and Development Committee Meeting of July 6, 2020 be received:
1. Carmen Jandu, Ventawood Management Inc., dated June 30, 2020
  2. Anthony Melo, Brampton resident, dated July 5, 2020
  3. Mark Crowe, Harbour View Investments Ltd., dated July 6, 2020
  4. Kash Aujla, Brampton resident, dated July 6, 2020

Carried

- 5.5. Staff report re: **Application to Amend the Zoning By-Law and Draft Plan of Subdivision, (to permit a 601 residential dwelling units, portions of two institutional blocks, valley lands, and a portion of open space block) – Berkinfield Management Inc. – KLM Planning Partners Inc. – West of Torbram Road between Mayfield Road and Countryside Drive – Ward 9 (I 53/2020 and File OZS-2019-0012)**

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.

The following motion was considered:

See Item 6.6

- PDC071-2020      1. That the staff report re: **Application to Amend the Zoning By-Law and Draft Plan of Subdivision, (to permit a 601 residential dwelling units, portions of two institutional blocks, valley lands, and a portion of open space block) – Berkinfield Management Inc. – KLM Planning Partners**

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**Inc. – West of Torbram Road between Mayfield Road and Countryside Drive – Ward 9 (I 53/2020 and File OZS-2019-0012)**, to the Planning and Development Committee Meeting of July 6, 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 application having been deemed complete, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Carried

- 5.6. Staff report re: **Application to Amend the Zoning By-law, and Proposed Draft Plan of Subdivision (to permit 8 single detached dwellings, a Natural Heritage System buffer block, 5 residential reserve blocks, a temporary access block, and the extension of Maybeck Drive) – Gagnon Walker Domes Professional Planners – Creditview 11 Holdings Inc. – 9401 Creditview Road – East side of Creditview Road, South of Williams Parkway – Ward 5 (I 55/2020 and File OZS-2020-0007 & 21T-20002B)**

Nasir Mahmood, 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.

In response to a question from Committee, staff noted the size of the subject lands.

The following motion was considered:

- PDC072-2020      1. That the staff report re: **Application to Amend the Zoning By-law, and Proposed Draft Plan of Subdivision (to permit 8 single detached dwellings, a Natural Heritage System buffer block, 5 residential reserve blocks, a temporary access block, and the extension of Maybeck Drive) – Gagnon Walker Domes Professional Planners – Creditview 11 Holdings Inc. – 9401 Creditview Road – East side of Creditview Road, South of Williams Parkway – Ward 5 (I 55/2020 and File OZS-2020-0007 & 21T-20002B)**, to the Planning and Development Committee Meeting of July 6, 2020, be received; and

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2. That Planning and Development Services Department 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

- 5.7. Staff report re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision (to permit the development of a residential neighbourhood with a secondary school, a stormwater management block and a road system) – 695904 Ontario Inc. (DG Group) – KLM Planning Partners Inc. – 2050 Countryside Drive – Northwest of Countryside Drive and Torbram Road; within the Countryside Villages Block Plan Area 48-2 – Ward 9 (I 9/2020 and File OZS-2019-0010)**

Stephen Dykstra, 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.

In response to a question from Committee, staff noted that the school boards are currently evaluating the proposal.

The following motion was considered:

See Item 6.7

- PDC073-2020
1. That the staff report re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision (to permit the development of a residential neighbourhood with a secondary school, a stormwater management block and a road system) – 695904 Ontario Inc. (DG Group) – KLM Planning Partners Inc. – 2050 Countryside Drive – Northwest of Countryside Drive and Torbram Road; within the Countryside Villages Block Plan Area 48-2 – Ward 9 (I 9/2020 and File OZS-2019-0010)**, to the Planning and Development Committee Meeting of July 6, 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

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recommendation, subsequent to the application having been deemed complete, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Carried

- 5.8. Staff report re: **Application to Amend the Zoning By-law and Draft Plan of Subdivision (to permit the development of a subdivision of 20 single detached residential lots and 2 residential part blocks) – KLM Planning Partners Inc. – Muirland Holdings Inc. – 8403 Creditview Road – Southerly Extension of Porter Creek Hollow and Vernosa Drive – Ward 4 (I 66/2020 and File C03W03.016)**

Nitika Jagtiani, 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.

Nigel De Souza, Brampton resident, expressed his thoughts and concerns with respect to the subject application.

The following motion was considered:

See Item 14.1

- PDC074-2020
1. That the staff report re: **Application to Amend the Zoning By-law and Draft Plan of Subdivision (to permit the development of a subdivision of 20 single detached residential lots and 2 residential part blocks) – KLM Planning Partners Inc. – Muirland Holdings Inc. – 8403 Creditview Road – Southerly Extension of Porter Creek Hollow and Vernosa Drive – Ward 4 (I 66/2020 and File C03W03.016)**, to the Planning and Development Committee Meeting of July 6, 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; and



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3. That the delegation from Nigel De Souza, Brampton resident, re: **Application to Amend the Zoning By-law and Draft Plan of Subdivision (to permit the development of a subdivision of 20 single detached residential lots and 2 residential part blocks) – KLM Planning Partners Inc. – Muirland Holdings Inc. – 8403 Creditview Road – Southerly Extension of Porter Creek Hollow and Vernosa Drive – Ward 4 (I 66/2020 and File C03W03.016)**, to the Planning and Development Committee Meeting of July 6, 2020, be received; and,
  
4. That the following correspondence re: **Application to Amend the Zoning By-law and Draft Plan of Subdivision (to permit the development of a subdivision of 20 single detached residential lots and 2 residential part blocks) – KLM Planning Partners Inc. – Muirland Holdings Inc. – 8403 Creditview Road – Southerly Extension of Porter Creek Hollow and Vernosa Drive – Ward 4 (I 66/2020 and File C03W03.016)** to the Planning and Development Committee Meeting of July 6, 2020, be received:
  1. Vikas Girdhar, Brampton resident, dated June 24, 2020
  2. Biju Thayilchira, Brampton resident, dated June 30, 2020
  3. Inderjeet Singh, Brampton resident, dated June 29, 2020
  4. Nigel De Souza, Brampton resident, dated July 6, 2020
  5. Shailesh Patel, Brampton resident, dated July 3, 2020

Carried

- 5.9. Staff report re: **Application to Amend the Official Plan and Zoning By-Law (to permit the development of a stepped, seven (7) storey condominium apartment building with 72 residential units, two (2) townhouse blocks comprised of six (6) residential units per block for a total of twelve (12) residential townhouse units, and the addition of one (1) commercial retail unit to an existing commercial building on site.) – Jindal Developments Ltd. – GForce Planners – 1965-1975 Cottrelle Boulevard – West of McVean Drive, south of Cottrelle Boulevard – Ward 8 (I 42/2020 and File C08E08.008)**

Shelby Swinfield, 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.

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Committee consideration of the matter included direction to staff to arrange for a town hall meeting between area residents and the applicant to be held by November 2020, and to be held via electronic means if necessary.

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. Manni Chauhan, Jindal Developments
2. Nisha Sandhu, Brampton resident, via pre-recorded audio
3. Geetesh Bhatt, Brampton resident
4. Amit Gupte, Brampton resident
5. Rajesh Rathi, Brampton resident
6. Snehal Kantawala, Brampton resident
7. Ravi Virk, Brampton resident
8. Cynthia Sri Pragash, Brampton resident
9. Rupinder Singh, Brampton resident, via pre-recorded audio
10. Jasbeer Kaur Kharbanda, Brampton resident, via pre-recorded audio
11. Ranjit Saini, Brampton resident, via pre-recorded audio
12. Gurrinder Singh, Brampton resident, via pre-recorded audio
13. Shadab Manzar, Brampton resident
14. Azad Goyat, Brampton resident
15. Fabio Martinello, Martinello Designs
16. Tony, Brampton resident
17. Rajan Kanwar, Brampton resident

The following motion was considered:

See Items 6.1 and 14.8

- PDC075-2020
1. That the staff report re: **Application to Amend the Official Plan and Zoning By-Law (to permit the development of a stepped, seven (7) storey condominium apartment building with 72 residential units, two (2) townhouse blocks comprised of six (6) residential units per block for a total of twelve (12) residential townhouse units, and the addition of one (1) commercial retail unit to an existing commercial building on site.) – Jindal Developments Ltd. – GForce Planners – 1965-1975 Cottrelle Boulevard – West of McVean Drive, south of Cottrelle Boulevard – Ward 8 (I 42/2020 and File C08E08.008)**, to the Planning and Development Committee Meeting of July 6, 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

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recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal;

3. That an additional 'town hall' meeting be convened by the developer with concerned residents, by November 2020, via electronic means if necessary;
4. That the following delegations re: **Application to Amend the Official Plan and Zoning By-Law (to permit the development of a stepped, seven (7) storey condominium apartment building with 72 residential units, two (2) townhouse blocks comprised of six (6) residential units per block for a total of twelve (12) residential townhouse units, and the addition of one (1) commercial retail unit to an existing commercial building on site.) – Jindal Developments Ltd. – GForce Planners – 1965-1975 Cottrelle Boulevard – West of McVean Drive, south of Cottrelle Boulevard – Ward 8 (I 42/2020 and File C08E08.008)** to the Planning and Development Committee Meeting of July 6, 2020, be received:
  1. Manni Chauhan, Jindal Developments
  2. Nisha Sandhu, Brampton resident, via pre-recorded audio
  3. Geetesh Bhatt, Brampton resident
  4. Amit Gupte, Brampton resident
  5. Rajesh Rathi, Brampton resident
  6. Snehal Kantawala, Brampton resident
  7. Ravi Virk, Brampton resident
  8. Cynthia Sri Pragash, Brampton resident
  9. Rupinder Singh, Brampton resident, via pre-recorded audio
  10. Jasbeer Kaur Kharbanda, Brampton resident, via pre-recorded audio
  11. Ranjit Saini, Brampton resident, via pre-recorded audio
  12. Gurrinder Singh, Brampton resident, via pre-recorded audio
  13. Shadab Manzar, Brampton resident
  14. Azad Goyat, Brampton resident
  15. Fabio Martinello, Martinello Designs
  16. Tony, Brampton resident
  17. Rajan Kanwar, Brampton resident
5. That the following correspondence re: **Application to Amend the Official Plan and Zoning By-Law (to permit the development of a stepped, seven (7) storey condominium apartment building with 72 residential units, two (2) townhouse blocks comprised of six (6) residential units per block for a total of twelve (12) residential townhouse units, and the addition of one (1) commercial retail unit to**

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**an existing commercial building on site.) – Jindal Developments Ltd. – GForce Planners – 1965-1975 Cottrelle Boulevard – West of McVean Drive, south of Cottrelle Boulevard – Ward 8 (I 42/2020 and File C08E08.008)** to the Planning and Development Committee Meeting of July 6, 2020, be received:

1. Tony Moracci, Brampton resident, dated July 2, 2020
2. Amit Gupte, Brampton resident, dated July 2, 2020
3. Sandeep Kaur Sandhu, Brampton resident, dated July 2, 2020
4. Cynthia Sri Pragash, Brampton resident, dated July 2, 2020
5. Mayank Bhatt, Brampton resident, dated July 2, 2020
6. Gurdev and Jatinder Kenth, Brampton residents, dated July 2, 2020
7. Manpreet Panesar, Brampton resident, dated June 26, 2020
8. B. Moore, Brampton resident, dated June 17, 2020
9. Nisha Sandhu, Brampton resident, dated June 25, 2020
10. Joe Kwok, Brampton resident, dated June 17, 2020
11. Linda Sookram, Brampton resident, dated June 25, 2020
12. Aeysha Ahmad, Brampton resident, dated June 19, 2020
13. Dhaval Mehta, Brampton resident, dated June 24, 2020
14. Lalit Ahluwalia, Brampton resident, dated June 17, 2020
15. Andriett Ebanks, Brampton resident, dated June 17, 2020
16. Ravina Sangha, Brampton resident, dated June 28, 2020
17. Geeta Gupte, Brampton resident, dated July 2, 2020
18. Jyoti Singh, Brampton resident, dated July 2, 2020
19. Ravi Virk, Brampton resident, dated July 2, 2020
20. Gurdev and Jatinder Kenth, Brampton residents, dated July 2, 2020
21. Paresh Naik, Brampton resident, dated July 1, 2020
22. Rawel Riar, Brampton resident, dated June 30, 2020
23. Snehal Kantawala, Brampton resident, dated July 2, 2020
24. Chaudhary Shahzad, Brampton resident, dated July 2, 2020
25. Geetesh Bhatt, Brampton resident, dated July 2, 2020
26. Shedab Manzar, Brampton resident, dated June 29, 2020
27. Rupinder Singh, Brampton resident, dated July 2, 2020
28. Anupriya Dewan, Brampton resident, dated July 4, 2020
29. Cynthia Sri Pragash, on behalf of Brampton Matters, dated July 5, 2020, including a petition of objection containing approximately 900 signatures

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

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<u>Yea</u>	<u>Nay</u>	<u>Absent</u>
Santos		
Vicente		
Whillans		
Palleschi		
Bowman		
Medeiros		
Fortini		
Williams		
Singh		
Dhillon		

Carried  
10 Yeas  
0 Nays  
0 Absent

- 5.10. Staff report re: **Application to Amend the Official Plan and Zoning By-Law, and Proposed Draft Plan of Subdivision (to permit for infill redevelopment of the existing property into eight (8) semi-detached dwelling units.) – 2639509 Ontario Ltd. – Candevcon Ltd. – 10783 Creditview Road – East of Creditview Road, South of Buick Boulevard – Ward 6 (I 41/2020 and File C03W14.008)**

Shelby Swinfield, 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.

The following motion was considered:

See Item 14.9

- PDC076-2020
1. That the staff report re: **Application to Amend the Official Plan and Zoning By-Law, and Proposed Draft Plan of Subdivision (to permit for infill redevelopment of the existing property into eight (8) semi-detached dwelling units.) – 2639509 Ontario Ltd. – Candevcon Ltd. – 10783 Creditview Road – East of Creditview Road, South of Buick Boulevard – Ward 6 (I 41/2020 and File C03W14.008)**, to the Planning and Development Committee Meeting of July 6, 2020, be received;
  2. That Planning and Development Services staff be directed to report back to the Planning and Development Committee

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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 correspondence from Shaji Varghese, Brampton resident, dated July 2, 2020, re: **Application to Amend the Official Plan and Zoning By-Law, and Proposed Draft Plan of Subdivision (to permit for infill redevelopment of the existing property into eight (8) semi-detached dwelling units.) – 2639509 Ontario Ltd. – Candevcon Ltd. – 10783 Creditview Road – East of Creditview Road, South of Buick Boulevard – Ward 6 (I 41/2020 and File C03W14.008)** to the Planning and Development Committee Meeting of July 6, 2020, be received.

Carried

**6. Delegations**

- 6.1. Delegations re: **Application to Amend the Official Plan and Zoning By-Law (to permit the development of a stepped, seven (7) storey condominium apartment building with 72 residential units, two (2) townhouse blocks comprised of six (6) residential units per block for a total of twelve (12) residential townhouse units, and the addition of one (1) commercial retail unit to an existing commercial building on site.) – Jindal Developments Ltd. – GForce Planners – 1965-1975 Cottrelle Boulevard – West of McVean Drive, south of Cottrelle Boulevard – Ward 8 (I 42/2020 and File C08E08.008):**
  1. Manni Chauhan, Jindal Developments
  2. Nisha Sandhu, Brampton resident, via pre-recorded video
  3. Geetesh Bhatt, Brampton resident
  4. Amit Gupte, Brampton resident
  5. Rajesh Rathi, Brampton resident
  6. Snehal Kantawala, Brampton resident
  7. Ravi Virk, Brampton resident
  8. Cynthia Sri Pragash, Brampton resident
  9. Rupinder Singh, Brampton resident, via pre-recorded video
  10. Jasbeer Kaur Kharbanda, Brampton resident, via pre-recorded video
  11. Ranjit Saini, Brampton resident, via pre-recorded video
  12. Gurrinder Singh, Brampton resident, via pre-recorded video
  13. Shadab Manzar, Brampton resident

**Dealt with under Item 5.9 – Recommendation PDC075-2020**

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- 6.2. Delegations re: Staff report re: **Application to Amend the Official Plan and Zoning By-law (to permit 90-unit townhouse development) – The Biglieri Group Ltd. – Landmark Clarence Inc. – 17, 19, 21, 23, 27 and 29 Clarence Street – Ward 3 (R 35/2020 and File C01E04.015):**
1. Michael Testaguzza, The Biglieri Group Ltd.
  2. Chetal Vichare, Brampton resident

**Dealt with under Item 8.3 – Recommendation PDC080-2020**

- 6.3. Delegations re: **Phase One Interim Fee Increase for Development and Site Plan Applications (R 131/2020):**
1. Jennifer Jaruczek, BILD

**Dealt with under Item 8.2 – Recommendation PDC078-2020**

- 6.4. Delegations re: **Application to Amend the Zoning By-Law (to permit a commercial and office development consisting of 14 buildings) – Brampton (Northeast) – Weston Consulting – 5085 Mayfield Road – East of Airport Road and South of Mayfield Road – Ward 10 (I 34/2020 and File OZS-2020-0005):**
1. Kurt Franklin, Weston Consulting

**Dealt with under Item 5.3 – Recommendation PDC069-2020**

- 6.5. Delegations re: **Application to Amend the Zoning By-Law and Draft Plan of Subdivision (to permit approximately 1102 residential dwelling units, portions of two institutional blocks, valley lands with associated buffers, a commercial block, four open space blocks, four wetland compensation areas, and three stormwater management ponds) – Casa-North Investments Inc., Sandringham Place Inc., Berkinfield Management Inc. & Wolverleigh Construction Ltd. – KLM Planning Partners Inc. – 5603 Mayfield Road and 11825 Torbram Road – East of Torbram Road, South of Mayfield Road, North of Countryside Drive, and West of Airport Road – Ward 10 (I 54/2020 and File OZS-2019-0013):**
1. Alistair Shields, KLM Planning Partners Inc.

**Dealt with under Item 5.4 – Recommendation PDC070-2020**

- 6.6. Delegations re: **Application to Amend the Zoning By-Law and Draft Plan of Subdivision, (to permit a 601 residential dwelling units, portions of two institutional blocks, valley lands, and a portion of open space block) – Berkinfield Management Inc. – KLM Planning Partners Inc. – West of**

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**Torbram Road between Mayfield Road and Countryside Drive – Ward 9 (I 53/2020 and File OZS-2019-0012):**

1. Alistair Shields, KLM Planning Partners Inc.

**Dealt with under Item 5.5 – Recommendation PDC071-2020**

- 6.7. Delegations re: Staff report re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision (to permit the development of a residential neighbourhood with a secondary school, a stormwater management block and a road system) – 695904 Ontario Inc. (DG Group) – KLM Planning Partners Inc. – 2050 Countryside Drive – Northwest of Countryside Drive and Torbram Road; within the Countryside Villages Block Plan Area 48-2 – Ward 9 (I 9/2020 and File OZS-2019-0010):**

1. Alistair Shields, KLM Planning Partners Inc.

**Dealt with under Item 5.7 – Recommendation PDC073-2020**

**7. Staff Presentations**

- 7.1. Staff presentation by Tristan Costa, Planner, Community Innovation and Resilience, Planning and Development Services, re: **Nurturing Neighbourhoods Program**

**Dealt with under Approval of Agenda – Recommendation PDC066-2020**

**8. Planning**

- 8.1. Staff report re: **Nurturing Neighbourhoods Program Partnerships (RM 64/2019)**

**Dealt with under Approval of Agenda – Recommendation PDC066-2020**

- 8.2. Staff report re: **Phase One Interim Fee Increase for Development and Site Plan Applications (R 131/2020)**

Jennifer Jaruczek, BILD, reiterated the comments outlined in the correspondence dated July 3, 2020, and requested that consideration of the proposed fee increases be deferred until after the provincial emergency order has been lifted.

Committee consideration of the matter included the following:

- Development and building permit application and review process
- Potential impact to business attraction and retention
- Municipal benchmarking



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- Anticipated return date for the phase two report

A motion was introduced to defer the matter back to staff for further consideration and report back in conjunction with phase two.

The following motion was considered:

PDC077-2020  
Lost

*That the staff report re: **Phase One Interim Fee Increase for Development and Site Plan Applications (R 131/2020)** be **referred** back to staff for further consideration and report back thereon in conjunction with reporting with respect to Phase Two.*

*A recorded vote was requested and the motion lost as follows:*

<u>Yea</u>	<u>Nay</u>	<u>Absent</u>
Whillans	Santos	nil
Palleschi	Vicente	
Bowman	Medeiros	
Williams	Fortini	
	Singh	
	Dhillon	

*Lost  
4 Yeas  
6 Nays  
0 Absent*

The following motion was considered:

PDC078-2020

1. That the staff report re: **Phase One Interim Fee Increase for Development and Site Plan Applications (R 131/2020)**, to the Planning and Development Committee Meeting of July 6, 2020, be received;
2. That Schedule A to the Tariff of Fees By-law with respect to Planning and Other Municipal Applications By-law 85-96, as amended, be further amended to include the approved fees as set out in Appendix A of the report;
3. That staff be directed to report back to Council with the results of the Phase Two comprehensive fee review as part of the current Planning and Development Services Department Renewal Project;
4. That the delegation from Jennifer Jaruczek, BILD re: **Phase One Interim Fee Increase for Development and Site Plan**

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**Applications (R 131/2020)**, to the Planning and Development Committee Meeting of July 6, 2020, be received; and,

5. That the correspondence from Jennifer Jaruczek, BILD, dated July 3, 2020, re: **Phase One Interim Fee Increase for Development and Site Plan Applications (R 131/2020)**, to the Planning and Development Committee Meeting of July 6, 2020, be received.

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

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

- 8.3. Staff report re: **Application to Amend the Official Plan and Zoning By-law (to permit 90-unit townhouse development) – The Biglieri Group Ltd. – Landmark Clarence Inc. – 17, 19, 21, 23, 27 and 29 Clarence Street – Ward 3 (R 35/2020 and File C01E04.015)**

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

1. Michael Testaguzza, The Biglieri Group Ltd.
2. Chetal Vichare, Brampton resident
3. Bea Hannivan, Brampton resident
4. Nicole Burrell, Brampton resident

A procedural motion to extend the meeting beyond 11:55 p.m. was considered as follows:

- PDC079-2020 That the Planning and Development Committee Meeting of July 6, 2020, be extended to continue beyond 11:55 p.m. in accordance with Section 2.10 of the Procedure By-law.

Carried

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Committee consideration of the matter included:

- Compatibility of the proposed development
- Surrounding land uses
- Population density
- Traffic and transit considerations
- Request to prohibit short-term rental of the units
- Alignment with the City's 2040 Vision

The following motion was considered:

- PDC080-2020
1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law (to permit 90-unit townhouse development) – The Biglieri Group Ltd. – Landmark Clarence Inc. – 17, 19, 21, 23, 27 and 29 Clarence Street – Ward 3 (R 35/2020 and File C01E04.015)**, to the Planning and Development Committee Meeting of July 6, 2020, be received;
  2. That the Official Plan and Zoning By-law Amendment applications submitted by The Biglieri Group on behalf of Landmark Clarence Inc., Ward: 3, File: C01E04.015, as revised be approved, on the basis that they represent good planning, including that they are 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 11 to the report be adopted, subsequent to the acceptance and approval of the Urban Design Brief by the Commissioner, Planning and Development Services;
  4. That the amendments to the Zoning By-law, generally in accordance with the Appendix 12 attached to the report be adopted;
  5. That no further notice or public meeting be required for the attached Zoning B-law Amendment pursuant to Section 34(17) of the Planning Act, R.S.O. c.P. 13, as amended;
  6. That the following delegations re: Staff report re: **Application to Amend the Official Plan and Zoning By-law (to permit 90-unit townhouse development) – The Biglieri Group Ltd. – Landmark Clarence Inc. – 17, 19, 21, 23, 27 and 29 Clarence Street – Ward 3 (R 35/2020 and File C01E04.015)** to the Planning and Development Committee Meeting of July 6, 2020, be received:

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1. Michael Testaguzza, The Biglieri Group Ltd.
  2. Chetal Vichare, Brampton resident
  3. Bea Hannivan, Brampton resident
  4. Nicole Burrell, Brampton resident;
7. That the following correspondence re: **Application to Amend the Official Plan and Zoning By-law (to permit 90-unit townhouse development) – The Biglieri Group Ltd. – Landmark Clarence Inc. – 17, 19, 21, 23, 27 and 29 Clarence Street – Ward 3 (R 35/2020 and File C01E04.015)** to the Planning and Development Committee Meeting of July 6, 2020, be received:
1. Chris Bejnar, Brampton resident, dated July 26, 2020
  2. Alexis MacLeod, Brampton resident, dated July 2, 2020
  3. Carol-Lyn Fobert, Brampton resident, dated July 2, 2020
  4. Sandra Strangis, Brampton resident, dated July 2, 2020
  5. Margaret McLuckie, Brampton resident, dated July 2, 2020, including petition of objection containing approximately 112 signatures
  6. Magdalena Kolomycew, Brampton resident, dated July 3, 2020
  7. Karen Pilon and Michael Atkins, Brampton residents, dated July 4, 2020
  8. Lynn Fraser, Brampton resident, dated July 4, 2020
  9. Monica Ghose, Brampton resident, dated July 5, 2020
  10. Alicja and Peter Protasiewicz, Brampton residents, dated July 5, 2020
  11. Chris Bejnar, Brampton resident, dated July 6, 2020
  12. Bea Hannivan, Brampton resident, dated July 6, 2020
  13. Susan Jackson, Brampton resident, dated July 4, 2020
  14. Shawn Ferrie, Brampton resident, dated July 6, 2020

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

<u>Yea</u>	<u>Nay</u>	<u>Absent</u>
Santos	Whillans	nil
Vicente	Palleschi	
Williams	Bowman	
Fortini	Medeiros	
Williams		
Singh		

Carried  
6 Yeas  
4 Nays  
0 Absent

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- 8.4. Staff report re **Application to Amend the Official Plan and the Zoning By-law (to permit a 17-story structure containing 379 dwelling units) – JTS Properties Inc. – Gagnon Walker Domes Ltd. – 80 Scott St – Ward 1 (R 77/2020 and File C01E06.054)**

Committee consideration of the matter included a proposed motion with the operative clause as follows:

**“NOW THEREFORE** staff are directed to ensure and confirm that two meetings are held during the site plan approval process between the applicant and selected area residents that are identified by staff to share information about the proposed site alterations, building location and elevations, landscape plans and tree protection plans. One of the meetings is to be held prior to the submission of a formal site plan application, and another during the formal review period, prior to any approval being issued. Minutes of the meeting shall be provided to staff for consideration in the municipal review and approval of the subject Site Plan and Site Plan agreement.”

The following motion was considered:

- PDC081-2020
1. That the staff report re **Application to Amend the Official Plan and the Zoning By-law (to permit a 17-story structure containing 379 dwelling units) – JTS Properties Inc. – Gagnon Walker Domes Ltd. – 80 Scott St – Ward 1 (R 77/2020 and File C01E06.054)**, to the Planning and Development Committee Meeting of July 6, 2020, be received;
  2. That the Official Plan Amendment and Zoning By-law Amendment application submitted by Gagnon Walker Domes Ltd. on behalf of JTS Properties Inc., Ward 1, File: C01E06.054, 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, and for the reasons set out in the Recommendation Report;
  3. That the amendment to the Official Plan generally in accordance with the attached Appendix 12 to the report be adopted;
  4. That the amendment to the Zoning By-law, generally in accordance with the attached Appendix 13 to the report be adopted;

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5. That the following correspondence re: **Application to Amend the Official Plan and the Zoning By-law (to permit a 17-story structure containing 379 dwelling units) – JTS Properties Inc. – Gagnon Walker Domes Ltd. – 80 Scott St – Ward 1 (R 77/2020 and File C01E06.054)** to the Planning and Development Committee Meeting of July 6, 2020, be received:
1. Chris and Melanie McDonald, Brampton residents, dated July 2, 2020
  2. Tauseef Riaz, Brampton resident, dated July 2, 2020
  3. Margaret Hawley Johnston, Brampton resident, dated July 2, 2020
  4. Stephanie Vega, Brampton resident, dated July 2, 2020
6. **WHEREAS** GWD Ltd. on behalf of JTS Properties Inc. has made an application to amend the Official Plan and the Zoning By-law to permit the development of a 17-storey tiered residential building located at 80 Scott Street;

**AND WHEREAS** it is desirable that the application to amend the Official Plan and the Zoning By-law be approved on the basis that it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan and the City's Official Plan and represents good planning;

**AND WHEREAS** development of the subject property is subject to Site Plan Control By-law 96-86, as amended;

**AND WHEREAS**, By-law 96-89 requires the owner to submit a Site Plan Application under Section 41 of the Planning Act;

**AND WHEREAS** the review of a Site Plan Application is not subject to a public process;

**AND WHEREAS** residents in the vicinity of 80 Scott Street may have concerns with the impact that the proposed development will have on their properties and may wish to provide comments on the proposed Site Plan Control Application.

**NOW THEREFORE** staff are directed to ensure and confirm that two meetings are held during the site plan approval process between the applicant and selected area residents that are identified by staff to share information about the proposed site alterations, building location and elevations,

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landscape plans and tree protection plans. One of the meetings is to be held prior to the submission of a formal site plan application, and another during the formal review period, prior to any approval being issued. Minutes of the meeting shall be provided to staff for consideration in the municipal review and approval of the subject Site Plan and Site Plan agreement.

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

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

9. **Minutes** – nil

10. **Other/New Business** – nil

10.1. Discussion at the request of City Councillor Singh, re: **Sustainable Development**

Committee consideration of the matter included a request that staff report back on increasing the minimum sustainability threshold required by new development applications as part of the Sustainability Matrix Scoring System.

The following motion was considered:

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PDC082-2020      That staff be requested to report back on increasing the minimum sustainability threshold sought and required by new development applications as part of the Sustainability Matrix Scoring System.

Carried

11.      **Referred Matters** – nil

12.      **Deferred Matters**

^ 12.1.      Staff report re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision – to facilitate a new residential subdivision development (single detached dwelling lots, park, stormwater management pond, environmental lands and a local road system) – 2185715 Ontario Inc. – Candevcon Ltd. – Southwest corner of Mayfield Road and McVean Drive – Ward 10 (R 67/2020 and File C08E17.011)**

Note: deferred to this meeting pursuant to Recommendation PDC062-2020, as follows:

PDC062-2020      That the staff report re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision – to facilitate a new residential subdivision development (single detached dwelling lots, park, stormwater management pond, environmental lands and a local road system) – 2185715 Ontario Inc. – Candevcon Ltd. – Southwest corner of Mayfield Road and McVean Drive – Ward 10 (R 67/2020 and File C08E17.011)** to the Planning and Development Committee Meeting of June 22, 2020, be **deferred** to the Planning and Development Committee Meeting of July 6, 2020.

The following motion was considered:

PDC083-2020      1.      That the staff report titled: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision – to facilitate a new residential subdivision development (single detached dwelling lots, park, stormwater management pond, environmental lands and a local road system) – 2185715 Ontario Inc. – Candevcon Ltd. – Southwest corner of Mayfield Road and McVean Drive – Ward 10 (R 67/2020 and File C08E17.011)**, dated May 29, 2020, to the Planning and Development Committee Meeting of June 22, 2020, be received;



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2. That the Zoning By-law Amendment 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 May 29, 2020;
3. That the amendments to the Zoning By-law, generally in accordance with the attached Appendix 9 to the report be adopted;
4. That Council authorize the Mayor and Clerk to sign the subdivision agreement; and,
5. That pursuant to Section 34 (17) of the Planning Act, R.S.O. c. P13 no further notice of public meeting is required.

Carried

**13. Notice of Motion – nil**

**14. Correspondence**

**14.1. Correspondence re: Application to Amend the Zoning By-law and Draft Plan of Subdivision (to permit the development of a subdivision of 20 single detached residential lots and 2 residential part blocks) – KLM Planning Partners Inc. – Muirland Holdings Inc. – 8403 Creditview Road – Southerly Extension of Porter Creek Hollow and Vernosa Drive – Ward 4 (I 66/2020 and File C03W03.016):**

1. Vikas Girdhar, Brampton resident, dated June 24, 2020
2. Biju Thayilchira, Brampton resident, dated June 30, 2020
3. Inderjeet Singh, Brampton resident, dated June 29, 2020

**Dealt with under Item 5.8 – Recommendation PDC074-2020**

**14.2. Correspondence re: Application to Amend the Zoning By-Law (to permit a commercial and office development consisting of 14 buildings) – Brampton (Northeast) – Weston Consulting – 5085 Mayfield Road – East of Airport Road and South of Mayfield Road – Ward 10 (I 34/2020 and File OZS-2020-0005):**

1. Ryan Virtanen, KLM Planning Partners Inc., dated June 26, 2020
2. Marvin Boothe, Brampton resident, dated July 3, 2020

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**Dealt with under Item 5.3 – Recommendation PDC069-2020**

- 14.3. Correspondence re: **Application to Amend the Official Plan and Zoning By-law (to permit 90-unit townhouse development) – The Biglieri Group Ltd. – Landmark Clarence Inc. – 17, 19, 21, 23, 27 and 29 Clarence Street – Ward 3 (R 35/2020 and File C01E04.015):**
1. Chris Bejnar, Brampton resident, dated July 26, 2020
  2. Alexis MacLeod, Brampton resident, dated July 2, 2020
  3. Carol-Lyn Fobert, Brampton resident, dated July 2, 2020
  4. Sandra Strangis, Brampton resident, dated July 2, 2020
  5. Margaret McLuckie, Brampton resident, dated July 2, 2020, including petition of objection containing approximately 112 signatures

**Dealt with under Item 8.3 – Recommendation PDC080-2020**

- 14.4. Correspondence re: **Comprehensive Zoning By-law Review: Proposed Amendments to the City’s Zoning By-law Parking Standards – City-Wide (I 35/2020):**
1. Colin Chung, Glen Schnarr & Associates Inc., dated June 30, 2020

**Dealt with under Item 5.1 – Recommendation PDC067-2020**

- 14.5. Correspondence re: **Phase One Interim Fee Increase for Development and Site Plan Applications (R 131/2020):**
1. Jennifer Jaruczek, BILD, dated July 3, 2020

**Dealt with under Item 8.2 – Recommendation PDC078-2020**

- 14.6. Correspondence re: **Application to Amend the Official Plan and the Zoning By-law (to permit a 17-story structure containing 379 dwelling units) – JTS Properties Inc. – Gagnon Walker Domes Ltd. – 80 Scott St – Ward 1 (R 77/2020 and File C01E06.054)**
1. Chris and Melanie McDonald, Brampton residents, dated July 2, 2020
  2. Tauseef Riaz, Brampton resident, dated July 2, 2020
  3. Margaret Hawley Johnston, Brampton resident, dated July 2, 2020
  4. Stephanie Vega, Brampton resident, dated July 2, 2020

**Dealt with under Item 8.4 – Recommendation PDC081-2020**

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- 14.7. Correspondence re: **Application to Amend the Zoning By-Law and Draft Plan of Subdivision (to permit approximately 1102 residential dwelling units, portions of two institutional blocks, valley lands with associated buffers, a commercial block, four open space blocks, four wetland compensation areas, and three stormwater management ponds) – Casa-North Investments Inc., Sandringham Place Inc., Berkinfield Management Inc. & Wolverleigh Construction Ltd. – KLM Planning Partners Inc. – 5603 Mayfield Road and 11825 Torbram Road – East of Torbram Road, South of Mayfield Road, North of Countryside Drive, and West of Airport Road – Ward 10 (I 54/2020 and File OZS-2019-0013):**

1. Carmen Jandu, Ventawood Management Inc., dated June 30, 2020

**Dealt with under Item 5.4 – Recommendation PDC070-2020**

- 14.8 Correspondence re: **Application to Amend the Official Plan and Zoning By-Law (to permit the development of a stepped, seven (7) storey condominium apartment building with 72 residential units, two (2) townhouse blocks comprised of six (6) residential units per block for a total of twelve (12) residential townhouse units, and the addition of one (1) commercial retail unit to an existing commercial building on site.) – Jindal Developments Ltd. – GForce Planners – 1965-1975 Cottrelle Boulevard – West of McVean Drive, south of Cottrelle Boulevard – Ward 8 (I 42/2020 and File C08E08.008):**

1. Tony Moracci, Brampton resident, dated July 2, 2020
2. Amit Gupte, Brampton resident, dated July 2, 2020
3. Sandeep Kaur Sandhu, Brampton resident, dated July 2, 2020
4. Cynthia Sri Pragash, Brampton resident, dated July 2, 2020
5. Mayank Bhatt, Brampton resident, dated July 2, 2020
6. Gurdev and Jatinder Kenth, Brampton residents, dated July 2, 2020
7. Manpreet Panesar, Brampton resident, dated June 26, 2020
8. B. Moore, Brampton resident, dated June 17, 2020
9. Nisha Sandhu, Brampton resident, dated June 25, 2020
10. Joe Kwok, Brampton resident, dated June 17, 2020
11. Linda Sookram, Brampton resident, dated June 25, 2020
12. Aeysha Ahmad, Brampton resident, dated June 19, 2020
13. Dhaval Mehta, Brampton resident, dated June 24, 2020
14. Lalit Ahluwalia, Brampton resident, dated June 17, 2020
15. Andriett Ebanks, Brampton resident, dated June 17, 2020
16. Ravina Sangha, Brampton resident, dated June 28, 2020
17. Geeta Gupte, Brampton resident, dated July 2, 2020
18. Jyoti Singh, Brampton resident, dated July 2, 2020
19. Ravi Virk, Brampton resident, dated July 2, 2020
20. Gurdev and Jatinder Kenth, Brampton residents, dated July 2, 2020
21. Paresh Naik, Brampton resident, dated July 1, 2020
22. Rawel Riar, Brampton resident, dated June 30, 2020
23. Snehal Kantawala, Brampton resident, dated July 2, 2020

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- 24. Chaudhary Shahzad, Brampton resident, dated July 2, 2020
- 25. Geetesh Bhatt, Brampton resident, dated July 2, 2020
- 26. Shedab Manzar, Brampton resident, dated June 29, 2020
- 27. Rupinder Singh, Brampton resident, dated July 2, 2020

**Dealt with under Item 5.9 – Recommendation PDC075-2020**

- 14.9. Correspondence re: **Application to Amend the Official Plan and Zoning By-Law, and Proposed Draft Plan of Subdivision (to permit for infill redevelopment of the existing property into eight (8) semi-detached dwelling units.) – 2639509 Ontario Ltd. – Candevcon Ltd. – 10783 Creditview Road – East of Creditview Road, South of Buick Boulevard – Ward 6 (I 41/2020 and File C03W14.008):**
  - 1. Shaji Varghese, Brampton resident, dated July 2, 2020

**Dealt with under Item 5.10 – Recommendation PDC076-2020**

- 15. **Councillor Question Period** – nil

- 16. **Public Question Period**

In response to a question from Sylvia Roberts, Brampton resident, staff noted that development applications are reviewed by transit staff to ensure adequate transit service levels for high density development proposals.

In response to a question from Chris McDonald, Brampton resident, staff noted that City staff, the applicant and area residents are engaged in the site plan approval process to ensure compatibility of new development within existing neighbourhoods.

- 17. **Closed Session** – nil

- 18. **Adjournment**

The following motion was considered:

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PDC084-2020      That the Planning and Development Committee do now adjourn to meet again on Monday, July 27, 2020, at 7:00 p.m., or at the call of the Chair.

Carried

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Regional Councillor M. Medeiros (Chair)