



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, April 25, 2022

- Members Present: Regional Councillor M. Medeiros - Wards 3 and 4
Regional Councillor P. Fortini - Wards 7 and 8
Regional Councillor R. Santos - Wards 1 and 5
Regional Councillor P. Vicente - Wards 1 and 5
City Councillor D. Whillans - Wards 2 and 6
Regional Councillor M. Palleschi - Wards 2 and 6
City Councillor J. Bowman - Wards 3 and 4
City Councillor C. Williams - Wards 7 and 8
City Councillor H. Singh - Wards 9 and 10
- Members Absent: Regional Councillor G. Dhillon - Wards 9 and 10
Mayor Patrick Brown (ex officio)
- Staff Present: Paul Morrison, Acting Chief Administrative Officer
Jason Schmidt-Shoukri, Commissioner, Planning, Building and Economic Development
Allan Parsons, Director, Development Services, Planning, Building and Economic Development
Bob Bjerke, Director, Policy Planning, Planning, Building and Economic Development
Jeffrey Humble, Manager, Policy Planning
Steve Ganesh, Manager, Planning Building and Economic Development
David Vanderberg, Manager, Planning Building and Economic Development
Cynthia Owusu-Gyimah, Manager, Planning Building and Economic Development
Sameer Akhtar, City Solicitor
Peter Fay, City Clerk
Charlotte Gravlev, Deputy City Clerk
Tammi Jackson, Legislative Coordinator

1. **Call to Order**

The meeting was called to order at 7:00 p.m. and adjourned at 8:32 p.m.

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: Regional Councillor Santos, Regional Councillor Vicente, Regional Councillor Palleschi, Regional Councillor Medeiros, City Councillor Bowman, Regional Councillor Fortini, City Councillor Williams, Regional City Councillor Whillans and City Councillor Singh

Members absent during roll call: Councillor Dhillon (personal)

Note: Public notice was given regarding Application to Amend the Zoning By-law and for a Draft Plan of Subdivision, Glen Schnarr & Associates Inc. – 13172589 Canada Inc., 39224 & 9230 Creditview Road, Ward 5, File: OZS-2022-0013 prior to publication of the meeting agenda. The application has since been withdrawn by the applicant with an appropriate public meeting cancellation notice issued by the City.

2. **Approval of Agenda**

PDC070-2022

That the Agenda for the Planning and Development Committee Meeting of April 25, 2022, be approved as amended to **withdraw** the following item:

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

Carried

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

Nil

4. Consent Motion

In keeping with Council Resolution C019-2021, agenda items will no longer be pre-marked for Consent Motion approval. The Meeting Chair will review the relevant agenda items during this section of the meeting to allow Members to identify agenda items for debate and consideration, with the balance to be approved as part of the Consent Motion given the items are generally deemed to be routine and non-controversial.

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

(7.1, 7.2, 7.4, 7.5, 7.6, 8.1, 11.1, 11.5)

The following motion was considered:

PDC071-2022

That the following items to the Planning and Development Committee Meeting of April 25, 2022, be approved as part of the Consent Motion:

(7.1, 7.2, 7.4, 7.5, 7.6, 8.1, 11.1, 11.5)

Yea (9): Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Santos , Regional Councillor Vicente, City Councillor Whillans, Regional Councillor Palleschi, City Councillor Bowman, City Councillor Williams, and City Councillor Singh

Absent (2): Regional Councillor Dhillon , and Mayor Patrick Brown

Carried (9 to 0)

5. Statutory Public Meeting Reports

- 5.1 Staff report re: Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision, KLM Planning Associates Inc. – Greenvale Homes Ltd.

Item 6.3 were brought forward at this time.

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.

In response to questions from the Committee, staff provided information regarding the implementation of sustainability scores beyond the Bronze threshold, and clarified the location on the application site.

P. Fay, City Clerk, confirmed that no delegations or correspondence were received for this item.

The following motion was considered.

PDC072-2022

1. That the staff report re: **Application to Amend the Zoning By-law and Draft Plan of Subdivision – KLM Planning Associates Inc. – Greenvale Homes Ltd – 2648 Countryside Drive (east side of Torbram Road north of Countryside Drive) – Ward 10 (Planning Building and Economic Development-2022-165 and City File OZS-2021-0065)**, to the Planning and Development Committee Meeting of April 25, 2022, be received; and

2. That Planning and Development Services staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

3. That the following delegations re: **Application to Amend the Zoning By-law and Draft Plan of Subdivision – KLM Planning Associates Inc. – Greenvale Homes Ltd – 2648 Countryside Drive (east side of Torbram Road north of Countryside Drive) – Ward 10 (Planning Building and Economic Development-2022-165 and City File OZS-2021-0065)**, to the Planning and Development Committee meeting of April 25, 2022 be received:

1. Alistair Shields, Senior Planner, KLM Planning Partners Inc.

Carried

5.2 Staff report re: Application to Amend the Official Plan, Zoning By-law and for a Draft Plan of Subdivision, Glen Schnarr & Associates Inc. – Branthaven Creditview Inc.,

P. Fay noted that this item was re-ordered on the agenda to be listed under the appropriate section as 5.2.

Items 6.1 and 11.2 were brought forward at this time.

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.

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

1. Satinder Malhotra & Gurpreet Malhotra, Brampton Resident
2. Nash Jeevraj, Brampton Resident
3. Paramjit Chahal, Brampton Resident
4. Philip Lee, Brampton Resident
5. Denis Leger, Brampton Resident
6. Cheryl Roy, Brampton Resident
7. Peter Baxter, Brampton Resident
8. Vipul Shah, Brampton Resident
9. Arya Patel, Brampton Resident

Staff responded to questions of clarification from Committee with respect to the Planning process, next steps and final recommendation report to Council.

The following motion was considered.

PDC073-2022

1. That the staff report re: Application to Amend the Official Plan, Zoning By-law and for a Draft Plan of Subdivision, **Glen Schnarr & Associates Inc. – Branthaven Creditview Inc.**, 8940 Creditview Road, Ward: 4, (File: OZS-2022-0014), dated March 8, 2022 to the Planning and Development Committee Meeting of April 25, 2022, be received; and,

2. That Development Services staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

3. That the following delegations re: **Application to Amend the Official Plan, Zoning By-law and for a Draft Plan of Subdivision, Glen Schnarr & Associates Inc. – Branthaven Creditview Inc., 8940 Creditview Road, Ward: 4, (File: OZS-2022-0014)**, to the Planning and Development Committee meeting of April 25, 2022 be received:

1. Satinder Malhotra & Gurpreet Malhotra, Brampton Resident
2. Nash Jeevraj, Brampton Resident

3. Paramjit Chahal, Brampton Resident
4. Philip Lee, Brampton Resident
5. Denis Leger, Brampton Resident
6. Cheryl Roy, Brampton Resident
7. Peter Baxter, Brampton Resident
8. Vipul Shah, Brampton Resident
9. Arya Patel, Brampton Resident

4. That the following correspondence re:Application to Amend the Official Plan, Zoning By-law and for a Draft Plan of Subdivision, Glen Schnarr & Associates Inc. – Branthaven Creditview Inc., 8940 Creditview Road, Ward: 4, (File: OZS-2022-0014),to the Planning and Development Committee meeting of April 25, 2022 be received:

1. Satinder Malhotra, Brampton Resident, dated April 18, 2022
2. Nash Jeevraj, Brampton Resident, dated April 19, 2022
3. Paramjit Chahal, Brampton Resident, dated April 18, 2022
4. Philip Lee, Brampton Resident, dated April 19, 2022
5. Sachin and Meghna Kankran, Brampton Residents, dated April 19, 2022
6. Anton Rajeev Amirthanathan, Abiramy Ravindran Bernard and Manchula Joseph, Brampton Residents, dated April 17, 2022
7. Anna & Jorge Cardoso, Brampton Residents, dated April 7, 2022
8. Khalid Latif Khokhar, Brampton Resident, dated April 18, 2022
9. Mahesh Lad, Brampton Resident, dated April 17, 2022
10. Sukhija Sumit, Brampton Resident, dated April 14, 2022

Carried

6. Public Delegations (5 minutes maximum)

- 6.1 Delegations re: Application to Amend the Official Plan, Zoning By-law and for a Draft Plan of Subdivision, Glen Schnarr & Associates Inc. – Branthaven Creditview Inc.,

Dealt with under Item 5.2 - Recommendation PDC073-2022

6.2 Delegations re: Application to Amend the Official Plan and Zoning By-law, 1317675 Ontario Inc. – Glen Schnarr & Associates Inc., Southwest of Kings Cross Road and

Items 7.3 and 11.1 were brought forward at this time.

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

1. Michael Gagnon, Managing Partner, Gagnon Walker Domes Inc., and,
2. Sylvia Roberts, Brampton Resident;

Councillor Williams suggested the following amendment be made to staff recommendation # 7 in the report:

- That the amendments to the Zoning By-law, as generally attached as Appendix 10 to this report, **as amended to prohibit grocery/supermarket and pharmacy/drug dispensary uses**, be adopted;

There was Committee consensus to refer the matter to the May 4, 2022 City Council meeting for further consideration.

Jason Smidht-Soukri, Commissioner, Planning, Building and Economic Development, suggested the report be referred to the City Council meeting of May 4, 2022 to allow staff and Legal Services to review the request and provide feedback.

Correspondence from Michael Gagnon, Gagnon Walker Domes Ltd., dated December 9, 2019 and June 7, 2021, were acknowledged by Committee.

The following motion was considered.

PDC074-2022

1. That the staff report re: Application to Amend the Official Plan and Zoning By-law, 1317675 Ontario Inc. – Glen Schnarr & Associates Inc., Southwest of Kings Cross Road and Kensington Road, Ward 7 (File: C04E05.032), to the Planning and Development Committee Meeting of April 25, 2022, be referred to the City Council meeting of May 4, 2022.
2. That the following delegations re: **Application to Amend the Zoning By-law and Draft Plan of Subdivision – KLM Planning Associates Inc. – Greenvale Homes Ltd – 2648 Countryside Drive (east side of Torbram Road north of Countryside Drive) – Ward 10 (Planning Building and Economic Development-2022-165 and City File OZS-2021-0065)**, to the

Planning and Development Committee meeting of April 25, 2022 be received;

1. Michael Gagnon, Managing Partner, Gagnon Walker Domes Inc., and,
2. Sylvia Roberts, Brampton Resident;
3. That the correspondence from Michael Gagnon, Gagnon Walker Domes Ltd., dated December 9, 2019 and June 7, 2021, re: **Application to Amend the Official Plan and Zoning By-law, 1317675 Ontario Inc. – Glen Schnarr & Associates Inc., Southwest of Kings Cross Road and Kensington Road, Ward 7, File: C04E05.032** be received.

Carried

- 6.3 Delegations re: Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision, KLM Planning Associates Inc. – Greenvale Homes Ltd., File: OZS-2021-0065

Dealt with under Item 5.1 - Recommendation PDC072-2022

7. Staff Presentations and Planning Reports

- 7.1 Staff report re: City-initiated Zoning By-law Amendment (7, 11, and 15 Sun Pac Blvd.) Ward 8

The following motion was considered.

PDC075-2022

1. That the staff report re: **City-initiated Zoning By-law Amendment (7, 11, and 15 Sun Pac Blvd.) Ward 8**, to the Planning and Development Committee meeting of April 25, 2022, be received; and,
2. That the City-initiated Zoning By-law Amendment, Ward 8, file: OZS-2022-007, be approved, on the basis that it represents good planning, including that it is consistent with the Provincial Polity 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 this report; and,
3. That the amendments to the Zoning By-law are generally in accordance with the attached Appendix 12 be adopted; and,

4. That the following correspondence re: City-initiated Zoning By-law Amendment (7, 11, and 15 Sun Pac Blvd.) Ward 8, to the Planning and Development Committee meeting of April 25, 2022 be received:
 1. Frank Vani, President B/A, Amalgamated Transit Union Local 1573, dated April 20, 2022.
 2. Sakeena Kaley, Property Manager, dated April 20, 2022

Carried

- 7.2 Staff report re: Application to Amend the Official Plan, Zoning By-law and for a Draft Plan of Subdivision, Glen Schnarr & Associates Inc. – Branthaven Creditview Inc.,

Note: This item was re-ordered on the agenda to be listed under the appropriate section as 5.2.

See Items 6.1 and 11.2

Dealt with under Item 5.2 - Recommendation PDC073-2022

- 7.3 Staff report re: Application to Amend the Official Plan and Zoning By-law, 1317675 Ontario Inc. – Glen Schnarr & Associates Inc., Southwest of Kings

Dealt with under Item 6.2 - Recommendation PDC074-2022

- 7.4 Staff report re: Application to Amend the Official Plan and Zoning By-law, Sunfield Investments (Church) Inc. – Weston Consulting, 172 Church Street East , Ward: 1

The following motion was considered.

PDC076-2022

1. That the staff report re: **Application to amend the Official Plan and Zoning By-law Weston Consulting – Sunfield Investments (Church) Inc. Ward: 1 (Report No.: Planning, Bld & EcDev-2022-375 And File OZS-2020-0026)** to the Planning and Development Committee Meeting of April 25, 2022, be received; and,
2. That the Official Plan Amendment and Zoning By-law Amendment submitted by Weston Consulting on behalf of Sunfield Investments (Church) Inc., Ward:

- 1, File: OZS-2020-0026, 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 and the Region of Peel Official Plan and the City's Official Plan, for the reasons set out in this Recommendation Report; and,
3. That the amendments to the Official Plan, attached as Appendix 13 to this report be adopted; and,
4. That the amendments to the Zoning By-law, generally in accordance with the attached Appendix 14 to this report be adopted; and,
5. That no further notice or public meeting be required for the attached Zoning Bylaw Amendment to Section 34(17); and.
6. That the Owner submits a revised Urban Design Brief to the satisfaction of the Commissioner, Planning and Development Services, prior to the enactment of the implementing By-laws as per recommendations 3 and 4.

Carried

7.5 Staff report re: Implementation of Approved 2022 Budget Fee Increase for Development and Site Plan Applications

The following motion was considered.

PDC077-2022

1. That the staff report re: **Implementation of Approved 2022 Budget Fee Increase for Development and Site Plan Applications**, to the Planning and Development Committee meeting of April 25, 2022, be received; and,
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 amended to reflect the Council approved budget increase amount of 23% as set out in Appendix A of this report; and,
3. That staff be directed to report back to Council with a Phase Two Comprehensive Fee Policy and By-law report.

Carried

7.6 Staff report re: Updating the Sustainable New Communities Program (RM 43/2020)

The following motion was considered.

PDC078-2022

1. That the staff report re: **Updating the Sustainable New Communities Program** to the Planning and Development Committee meeting of April 25, 2022, be received;
2. That Council approve the new Sustainability Score Thresholds, as outlined in Appendix 3 of this report, for new Block Plan, Draft Plan of Subdivision, and Site Plan applications submitted as of July 1, 2022;
3. That new Block Plan, Draft Plan of Subdivision, and Site Plan applications submitted as of July 1, 2022 achieve a minimum Sustainability Score that falls within the new Bronze Sustainability Score Threshold;
4. That new Draft Plan of Subdivision and Site Plan applications submitted as of January 1, 2023 demonstrate a minimum “Good” level building performance, as outlined in Appendix 4 of this report;
5. That Council endorse, in principle, the future increase in Sustainability Score Thresholds shown in Appendix 5 and the incremental enhancements to the minimum building performance targets as outlined in Appendix 4 of this report;
6. That staff report back to Planning and Development Services Committee prior to the end of 2023 regarding increasing the minimum building performance requirement, and requiring new Block Plan, Draft Plan of Subdivision, and Site Plan applications within designated urban/town centres and intensification corridors to achieve a minimum Sustainability Score that falls within the Silver Sustainability Score Threshold.
7. That staff report back to Planning and Development Services Committee on a proposed incentives strategy that would support the Sustainable New Communities Program.
8. That the following correspondence re: **Updating the Sustainable New Communities Program (RM 3/2020)**, to the Planning and Development Committee meeting of April 25, 2022 be received:
 1. Gabriella Kalapos, Executive Director, Clean Air Partnership., dated April 21, 2022

2. Bryan Purcell, VP of Policy and Program, The Atmospheric Fund, dated April 22, 2022

Carried

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

Note: As advised by staff, this item is withdrawn from the agenda to allow staff to consider additional information received from the applicant.

8. Committee Minutes

- 8.1 Minutes - Age-Friendly Brampton Advisory Committee - March 29, 2022

The following motion was considered.

PDC079-2022

That the Minutes of Age-Friendly Brampton Advisory Committee meeting of March 29, 2022, Recommendations AFC006-2022 - AFC011-2022, to the Planning and Development Committee Meeting of March 7, 2022, be approved as published and circulated.

The recommendations were approved as follows:

AFC006-2022

That the agenda for the Age-Friendly Brampton Advisory Committee meeting of March 29, 2022 be approved.

AFC007-2022

That the delegation by Raymond Applebaum, CEO of Peel Senior Link, to the Age-Friendly Brampton Advisory Committee meeting of March 29, 2022, re: Development of the Newly Formed Peel Council on Aging and Alignment with the Committee's work on Age-Friendly Communities be received.

AFC008-2022

That the presentation by Mirella Palermo, Policy Planner, to the Age-Friendly Brampton Advisory Committee meeting of March 29, 2022, re: Age-Friendly Directory & Video Testimonials – Staying Connected: Video Resource & Directory for Seniors and Caregivers, be received.

AFC009-2022

That the presentation by Mirella Palermo, Policy Planner, to the Age-Friendly Brampton Advisory Committee meeting of March 29, 2022, re: Designing Spaces

for Seniors – Laneway Activation Pilot Program – New Horizons for Seniors Program 2022 Grant, be received.

AFC010-2022

That the presentation by Tristan Costa, Planner, to the Age-Friendly Brampton Advisory Committee meeting of March 29, 2022, re: Brampton Plan – Draft Policies Update be received.

AFC011-2022

That the Age-Friendly Brampton Advisory Committee do now adjourn to meet again on May 24, 2022 at 7:00 p.m.

Carried

9. Other Business/New Business

Nil

10. Referred/Deferred Matters

Nil

11. Correspondence

- 11.1 Correspondence re: Application to Amend the Official Plan and Zoning By-law, 1317675 Ontario Inc. – Glen Schnarr & Associates Inc., Southwest of Kings

Dealt with under Item 6.2 - Recommendation PDC074-2022

- 11.2 Correspondence re: Application to Amend the Official Plan, Zoning By-law and for a Draft Plan of Subdivision, Glen Schnarr & Associates Inc. – Branthaven Creditview Inc., 8940 Creditview Road, Ward: 4, (File: OZS-2022-0014)

Dealt with under Item 5.2 - Recommendation PDC073-2022

- 11.3 Correspondence re: City-initiated Zoning By-law Amendment (7, 11, and 15 Sun Pac Blvd.) Ward 8

Dealt with under Item 7.1 - Recommendation PDC075-2022

- 11.4 Correspondence from Peter Fay, City Clerk, dated April 22, 2022, re: Cycling Advisory Committee Recommendation on Funding for the Ontario Active School Travel Program

The following motion was considered.

PDC080-2022

1. That the correspondence from Peter Fay, City Clerk, dated April 22, 2022, re: **Cycling Advisory Committee Recommendation on Funding for the Ontario Active School Travel Program**, to the Planning and Development Committee meeting of April 25, 2022, be received; and,
2. That the correspondence from Dayle Laing, Citizen Member, Cycling Advisory Committee, re: **Ontario Active Travel Program Continuation**, be sent to all Brampton MPP's to request that the funding for the Ontario Active School Travel Program be included in the Government of Ontario's 2022/2023 budget.

Carried

- 11.5 Correspondence re: Updating the Sustainable New Communities Program (RM 43/2020)

Dealt with under Item 7.6 - Recommendation PDC078-2022

- 11.6 Correspondence from Infrastructure Ontario, dated April 25, 2022, re: Request to Update Notice Review Distribution List for Infrastructure Ontario

The following motion was considered.

PDC081-2022

That the correspondence from Infrastructure Ontario, dated April 25, 2022, re: Request to Update Notice Review Distribution List for Infrastructure Ontario be received.

Carried

12. Councillor Question Period

Nil

13. Public Question Period

The public was given the opportunity to submit questions via e-mail to the City Clerk's Office regarding any decisions made under this section of the agenda. P. Fay, City Clerk, confirmed that no questions were submitted.

14. Closed Session

Nil

15. Adjournment

PDC082-2022

That Planning and Development Committee do now adjourn to meet again on Monday, May 16, 2022, at 7:00 p.m., or at the call of the Chair.

Carried

Regional Councillor M. Medeiros, Chair