

December 8, 2014

Members Present: Regional Councillor E. Moore – Wards 1 and 5, **Chair**
Regional Councillor M. Palleschi – Wards 2 and 6
Regional Councillor M. Medeiros – Wards 3 and 4
Regional Councillor G. Miles – Wards 7 and 8
Regional Councillor J. Sprovieri – Wards 9 and 10
City Councillor G. Gibson – Wards 1 and 5
City Councillor D. Whillans – Wards 2 and 6
City Councillor J. Bowman – Wards 3 and 4
City Councillor P. Fortini – Wards 7 and 8
City Councillor G. Dhillon – Wards 9 and 10

Members Absent: nil

Staff Present:

Planning and Infrastructure Services Department
M. Ball, Chief, Planning and Infrastructure Services
D. Kraszewski, Senior Executive Director, Planning and Building
M. Won, Executive Director, Engineering and Development
P. Snape, Director, Development Services, Planning and Building
H. MacDonald, Director, Planning Policy and Growth
Management
M. Viveiros, Administrative Assistant, Planning and Building

Office of the Chief Operating Officer
D. VanderBerg, Central Area Planner, Office of the Central Area

Corporate Services Department
J. Zingaro, Legal Counsel, Real Estate
E. Evans, Deputy City Clerk
S. Danton, Legislative Coordinator
S. Pacheco, Legislative Coordinator

Minutes
Planning, Design and Development Committee

The meeting was called to order at 7:00 p.m., and adjourned at 7:35 p.m.

After due consideration of the matters placed before this Committee, the members beg leave to present its report as follows:

Item	Recommendation
A. PDD170-2014 PDD171-2014	Appointment of Chair Approval of Agenda
B.	Declarations of Pecuniary Interest
C.	Consent
D 1. PDD172-2014	Application to Amend the Official Plan and Zoning By-law – Gagnon & Law Urban Planners Ltd. – Yorkshire Holdings Brampton Inc. Et Al – 17, 19, 21, 23, 25, 27, 29 Clarence Street – Ward 3 (File C01E04.013)
D 2. PDD173-2014	Application to Amend the Official Plan and Zoning By-law – Glen Schnarr & Associates Inc. – Kaneff Properties Ltd. and Erin Mills Development – South of Financial Drive, West of Mississauga Road – Ward 6 (File C05W03.008)
E.	Delegations/Presentations
F 1. PDD174-2014	Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision – Candevcon Ltd. – Hans Holdings Inc. – West of Chinguacousy Road, North of Botavia Downs Drive – Ward 6 (File C03W15.007)
F 2. PDD175-2014	Central Area Improvement Plan – Extension to Deadline for 23/27 Queen Street East Façade and Building Improvement Project – Ward 3 (Files P75CE FA13-007 and P75CE BU 13-007)
G.	Policy Planning Reports
H.	Committee of Adjustment Reports
I 1. PDD176-2014	Application for a Permit to Demolish a Residential Property – 578 Conservation Drive – Ward 2 (File G33 LA)
J.	Engineering and Development Services Reports
K 1. PDD177-2014	Minutes – Brampton Heritage Board – November 18, 2014

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- L. Other/New Business/Unfinished Business**
- M 1. PDD178-2014 List of Referred Reports – Planning, Design and Development Committee**
- N. Deferred Matters**
- O. Notice of Motion**
- P. Correspondence**
- Q. Councillors Question Period**
- R. Public Question Period**
- S. Closed Session**
- T. PDD179-2014 Adjournment**

Regional Councillor E. Moore, Chair

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A. Approval of the Agenda

Earl Evans, Deputy City Clerk, Corporate Services, called the meeting to order and noted that as the new Council has yet to determine the 2014-2018 Committee structure, a Chair will be appointed for this meeting only. Mr. Evans opened the floor for nominations for a Chair.

Regional Councillor Gibson nominated Regional Councillor Moore.

Mr. Evans called for nominations a second and third time. No further nominations were put forward.

Regional Councillor Moore confirmed her acceptance of the nomination.

The following motion was considered:

PDD170-2014 That the Planning, Design and Development Committee hereby appoint Regional Councillor Moore as Chair of the Planning, Design and Development Committee for the Meeting of December 8, 2014.

Carried

Regional Councillor Moore assumed the position of the Chair.

The following motion was considered:

PDD171-2014 That the agenda for the Planning, Design and Development Committee Meeting of December 8, 2014, be approved, as printed and circulated.

Carried

The following was received by the City Clerk's Office after the agenda was printed and relates to published items on the Agenda (Committee approval is not required for addition of this item in accordance with Procedure By-law 160-2004, as amended):

Re: Item D 1. (Application to Amend the Official Plan and Zoning By-law – Gagnon & Law Urban Planners Ltd. – Yorkshire Holdings Brampton Inc. Et Al – 17, 19, 21, 23, 25, 27, 29 Clarence Street – Ward 3 File C01E04.013)

Correspondence from:

1. Alicja and Peter Protasiewicz, dated November 28, 2014
2. Margaret McLuckie, dated December 8, 2014 (includes petition containing 10 signatures)
3. Helen Burn, dated December 8, 2014

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B. Declarations of Pecuniary Interest – nil

C. Consent

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

(F 1, F 2, I 1, K 1, M 1)

D. Statutory Public Meeting Reports

- D 1. Report from D. VanderBerg, Central Area Planner, Office of the Central Area, dated November 6, 2014, re: **Application to Amend the Official Plan and Zoning By-law – Gagnon & Law Urban Planners Ltd. – Yorkshire Holdings Brampton Inc. Et Al – 17, 19, 21, 23, 25, 27, 29 Clarence Street – Ward 3** (File C01E04.013)

Paul Snape, Director, Development Services, Planning and Building, noted that the *Planning Act* states that notice of an application must be sent to all properties within 120 metres of the subject lands. As a courtesy, the City of Brampton exceeds the *Planning Act* requirement and sends notice to all properties within 240 metres of the subject lands. However, due to a mapping and application discrepancy, notice of the application was not sent to nine properties surrounding the subject lands. Staff will ensure delivery of all necessary information, including the minutes of tonight's Planning, Design and Development Committee Meeting, and invite the residents to provide comments and attend future meetings.

Members of the public requested a presentation on this item.

Marc DeNardis, Gagnon and Law Urban Planners Ltd., provided details on the location and size of the subject land, vehicular access and parking provisions, and the architectural details of the proposed dwellings. Mr. DeNardis noted that an Official Plan and Zoning By-law Amendment application was approved in 2013 for a 14 unit townhouse development on 17, 19, and 21 Clarence Street. The new proposal would add lots 23, 25, 27 and 29 Clarence Street to the previously approved development proposal.

David VanderBerg, Central Area Planner, provided details on the technical aspects and the planning process. Mr. VanderBerg confirmed that staff will conduct a technical review of the application, the studies submitted and the comments provided at this meeting, and report back with a future recommendation report to Committee.

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Following the presentation, members of the public addressed Committee as follows:

Margaret McLuckie, Clarence Street, stated that she is speaking on behalf of area residents who signed a petition submitted to Committee, dated December 8, 2014. Ms. McLuckie expressed concern with the potential traffic increase and noted that the proposed size of the dwellings is not a good match for the neighbourhood.

Laura Jonozzo, Clarence Street, requested that provisions be made to bury the power wires in the area and that the proposed frontage of the dwellings be increased.

Chetal Vichare, Etobicoke Drive, requested that every effort be made to preserve the natural heritage and numerous mature trees that surround the subject lands. Ms. Vichare expressed concern with the proposed height of the dwellings and the potential traffic impact.

Amber DaSilva, Main Street South, noted that her property abuts the lower half of the subject lands and expressed concern over the potential loss of her fencing. Ms. DaSilva requested lot surveys to ensure property lines are understood by both the developer and neighbouring residents. Ms. DaSilva requested that construction dates be communicated to area residents and expressed concern over traffic increases.

Rochelle Douris, Clarence Street, stated that Clarence Street is unable to accommodate the additional traffic during rush hour and requested consideration for traffic monitoring and calming measures. Ms. Douris noted that the proposed development will change the atmosphere of the neighbourhood and surrounding community.

Bill Douris, Clarence Street, stated that traffic in the subject area is already quite heavy and mitigation measures need to be taken.

Kevin Montgomery, Bartley Bull Parkway, expressed concern over the potential traffic impact and requested that a pedestrian and bicycle connection to the Etobicoke Creek be included in the development plans.

Chris Hayes, Clarence Street, stated that the proposed height of the dwellings is too high for the neighbourhood and questioned if access for service trucks has been considered.

Staff noted that service vehicle access into the proposed complex, traffic studies, tree inventories, and numerous technical reviews will be considered by staff while processing the application.

The following motion was considered:

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- PDD172-2014
1. That the report from D. VanderBerg, Central Area Planner, Office of the Central Area, dated November 6, 2014, to the Planning, Design and Development Committee Meeting of December 8, 2014, re: **Application to Amend the Official Plan and Zoning By-law – Gagnon & Law Urban Planners Ltd. – Yorkshire Holdings Brampton Inc. Et Al – 17, 19, 21, 23, 25, 27, 29 Clarence Street – Ward 3** (File C01E04.013) be received; and,
 2. That staff be directed to report back to Planning, Design 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 correspondence to the Planning, Design and Development Committee Meeting of December 8, 2014, re: **Application to Amend the Official Plan and Zoning By-law – Gagnon & Law Urban Planners Ltd. – Yorkshire Holdings Brampton Inc. Et Al – 17, 19, 21, 23, 25, 27, 29 Clarence Street – Ward 3** (File C01E04.013) be received:
 1. Alicja and Peter Protasiewicz, dated November 28, 2014
 2. Margaret McLuckie, dated December 8, 2014 (includes petition containing 10 signatures)
 3. Helen Burn, dated December 8, 2014

Carried

- D 2. Report from J. Kwan, Development Planner, Planning and Building Division, dated November 12, 2014, re: **Application to Amend the Official Plan and Zoning By-law – Glen Schnarr & Associates Inc. – Kaneff Properties Ltd. and Erin Mills Development – South of Financial Drive, West of Mississauga Road – Ward 6** (File C05W03.008)

No members of the public requested a presentation on this item.

The following motion was considered:

- PDD173-2014
1. That the report from J. Kwan, Development Planner, Planning and Building Division, dated November 12, 2014, to the Planning, Design and Development Committee Meeting of December 8, 2014, re: **Application to Amend the Official Plan and Zoning By-law – Glen Schnarr & Associates Inc. – Kaneff Properties Ltd. and Erin Mills**

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Development – South of Financial Drive, West of Mississauga Road – Ward 6 (File C05W03.008), be received; and,

2. That staff be directed to report back to Planning, Design 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

E. Delegations/Presentations - nil

F. Development Team Reports

- * F 1. Report from N. Grady, Development Planner, Planning and Building Division, dated November 18, 2014, re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision – Candevcon Ltd. – Hans Holdings Inc. – West of Chinguacousy Road, North of Botavia Downs Drive – Ward 6** (File C03W15.007)

The following motion was considered:

- PDD174-2014
1. That the report from N. Grady, Development Planner, Planning and Building Division, dated November 18, 2014, to the Planning, Design and Development Committee Meeting of December 8, 2014, re: **Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision – Candevcon Ltd. – Hans Holdings Inc. – West of Chinguacousy Road, North of Botavia Downs Drive – Ward 6** (File C03W15.007) be received; and,
 2. That the applications be approved in principle and staff be directed to give notice of draft plan approval and prepare the appropriate amendment to the Zoning By-law.
 3. That the Zoning By-law as it applies to the property be changed from “Agricultural (A)” to an appropriate site-specific Residential Semi-Detached E-14.4 zone that includes encroachment requirements and restrictions and an appropriate site-specific Residential Single Detached C-11.6 zone that confirms a minimum lot depth requirement.
 4. That draft plan approval include:

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- 4.1 any necessary red-line revisions identified by staff and/or in comments received; and,
 - 4.2 the conditions of the *City of Brampton List of Standard Conditions of Draft Approval for Residential Plan of Subdivision*, or derivatives or special conditions thereof and any other appropriate conditions in accordance with the intent of the approval in principle of this plan of subdivision application, to the satisfaction of the Chief Planning and Infrastructure Services Officer.
5. That the street name of “Islip Court” be approved.
 6. That the following shall be satisfied, prior to the issuance of draft plan approval:
 - 6.1 Outstanding final comments from City departments, divisions, and external commenting agencies shall be received and any appropriate conditions of approval resulting from these comments shall be included as part of draft plan approval.
 - 6.2 The applicant shall prepare a preliminary homebuyer’s information map to be posted in a prominent location in each sales office where homes in the subdivision are being sold. This map shall contain the applicable information prescribed within the City of Brampton List of Standard Conditions of Draft Approval for Residential Plans of Subdivision as it pertains to Sales Office Homebuyer’s Information Maps.
 - 6.3 The applicant shall execute a preliminary subdivision agreement to the satisfaction of the City Solicitor, which shall include a schedule identifying notice or warning clauses.
 - 6.4 The Trustee for the Developer Cost Sharing Agreement for the Fletchers Meadow Secondary Plan is to confirm that the applicant is in good standing relative to the cost sharing agreement.
 - 6.5 That development allocation is granted for 13 residential units.

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- 6.6 Dwelling unit siting plans shall be submitted for the approval of the Engineering and Development Services Division to ensure that driveways can be provided in accordance with City requirements.
 - 6.7 A Phase 1 Environmental Site Assessment in compliance with the most current regulations shall approved by the Chief Building Official for approval.
 - 6.8 The provision of a pedestrian connection to Chinguacousy Road shall be evaluated to the satisfaction of the Chief Planning and Infrastructure Services Officer, and the subdivision plan shall be amended accordingly to provide the connection if it is required.
 - 6.9 The applicant shall agree in writing to the form and content of an implementing zoning by-law for the subject application.
7. That the decision of approval of this application be null and void and a new development application be required, unless a zoning by-law is passed within 36 months of the decision, or within an extended time, to the satisfaction of the Chief Planning and Infrastructure Services Officer.

Carried

- * F 2. Report from D. VanderBerg, Central Area Planner, Office of the Central Area, dated November 24, 2014, re: **Central Area Improvement Plan – Extension to Deadline for 23/27 Queen Street East Façade and Building Improvement Project – Ward 3** (Files P75CE FA13-007 and P75CE BU 13-007)

The following motion was considered:

- PDD175-2014 1. That the report from D. VanderBerg, Central Area Planner, Office of the Central Area, dated November 24, 2014, to the Planning, Design and Development Committee Meeting of December 8, 2014, re: **Central Area Improvement Plan – Extension to Deadline for 23/27 Queen Street East Façade and Building Improvement Project – Ward 3** (Files P75CE FA13-007 and P75CE BU 13-007) be received; and,

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2. That Council approve an extension for the completion of the works under applications P75CE FA13-007 and P75CE BU13-007 (23/27 Queen Street East), to June 30, 2015.

Carried

G. Policy Planning Reports - nil

H. Committee of Adjustment Reports - nil

I. Building and Zoning Reports

- * I 1. Report from B. Campbell, Director of Building and Chief Building Official, Planning and Building Division, dated November 4, 2014, re: **Application for a Permit to Demolish a Residential Property – 578 Conservation Drive – Ward 2** (File G33 LA)

The following motion was considered:

- PDD176-2014
1. That the report from B. Campbell, Director of Building and Chief Building Official, Planning and Building Division, dated November 4, 2014, to the Planning, Design and Development Committee Meeting of December 8, 2014, re: **Application for a Permit to Demolish a Residential Property – 578 Conservation Drive – Ward 2** (File G33 LA) be received; and,
 2. That the application for a permit to demolish the residential property located at 578 Conservation Drive be approved; and,
 3. That Peel Regional Police be advised of the issuance of a demolition permit for the property; and,
 4. That the demolition of the dwelling must commence within six months of the issuance of the demolition permit otherwise the approval shall be deemed null and void.

Carried

J. Engineering and Development Services Reports - nil

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K. Minutes

* **K 1. Brampton Heritage Board – November 18, 2014**

The following motion was considered:

PDD177-2014 That the **Minutes – Brampton Heritage Board – November 18, 2014**, to the Planning, Design and Development Committee Meeting of December 8, 2014, Recommendations HB086-2014 to HB096-2014, be approved as printed and circulated.

Carried

The recommendations were approved as follows:

HB086-2014 That the agenda for the Brampton Heritage Board Meeting of November 18, 2014 be approved as amended as follows:

To add:

N 2. Information from Ken Wilde, Board Member, re:
**Planning, Design and Development Committee
Public Meeting – 17, 19, 21, 23, 25, 27 and 29
Clarence Street – Ward 3**

HB087-2014 That the **Minutes of the Heritage Resources Sub-Committee Meeting of October 6, 2014** (File G33), to the Brampton Heritage Board Meeting of November 18, 2014, be received.

HB088-2014 That the **Minutes of the Heritage Resources Sub-Committee Meeting of November 3, 2014** (File G33), to the Brampton Heritage Board Meeting of November 18, 2014, be received.

HB089-2014 That the **Minutes of the Outreach and Marketing Sub-Committee Meeting of August 27, 2014** (File G33), to the Brampton Heritage Board Meeting of November 18, 2014, be received.

HB090-2014 That the **Minutes of the Outreach and Marketing Sub-Committee Meeting of October 29, 2014** (File G33), to the Brampton Heritage Board Meeting of November 18, 2014, be received.

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- HB091-2014 That the Staff Memorandum dated November 3, 2014, to the Brampton Heritage Board Meeting of November 18, 2014, re: **Cultural Heritage Impact Assessment – 11962 The Gore Road – Ward 10** (File G33), be received.
- HB092-2014 1. That the Staff Comments from Stavroula Kassaris, Heritage Coordinator, Planning and Infrastructure Services, dated October 31, 2014, to the Brampton Heritage Board Meeting of November 18, 2014, re: **Heritage Permit Application – 563 Bovaird Drive East – Historic Bovaird House – Ward 1** (File G33) be received; and,
2. That the Heritage Permit Application from Robert Hornblow, Project Manager, Public Services, dated October 31, 2014, to the Brampton Heritage Board Meeting of November 18, 2014, re: **563 Bovaird Drive East – Historic Bovaird House – Ward 1** (File G33) be received; and,
3. That the subject application to amend Heritage Permit #31-a for 563 Bovaird Drive East be approved.
- HB093-2014 That the Staff Information Report from Katrina Guy, Heritage Coordinator, Planning and Infrastructure Services, dated November 18, 2014, to the Brampton Heritage Board Meeting of November 18, 2014, re: **Heritage Permit Application – 285 Steeles Avenue West – Ward 3** (File G33), be received.
- HB094-2014 1. That the Staff Comments from Katrina Guy, Heritage Coordinator, Planning and Infrastructure Services, dated November 18, 2014, to the Brampton Heritage Board Meeting of November 18, 2014, re: **Heritage Permit Application – 44 Lampman Crescent – Ward 6** (File G33) be received; and,
2. That the Heritage Permit Application from Ella M. Fabrizio and J. Daniel Fabrizio, on behalf of Minto Brampton (Credit Ridge) Inc. and Tanyaville Development Inc., undated, to the Brampton Heritage Board Meeting of November 18, 2014, re: **44 Lampman Crescent – Ward 6** (File G33) be received; and,
3. That the subject application be approved; and,
4. That it is understood that plans for the garage have not yet been finalized and will need to be addressed through a second heritage permit application in the future.

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- HB095-2014
1. That the **Heritage Report: Reasons for Heritage Designation – 19 John Street – Former St. Mary’s Catholic Church – Ward 3** (File G33), dated September 2014, to the Brampton Heritage Board Meeting of November 18, 2014, be received; and,
 2. That the Board confirms its endorsement for heritage designation of the subject property; and,
 3. That staff be directed to continue proceeding with heritage designation of the property.

- HB096-2014
1. That the Brampton Heritage Board Meeting of December 16, 2014 be cancelled; and,
 2. That the Brampton Heritage Board do now adjourn to meet again on Tuesday, January 20, 2015 or at the call of the Chair.

L. Other/New Business/Unfinished Business - nil

M. Referred Matters

* M 1. **List of Referred Reports – Planning, Design and Development Committee**

The following motion was considered:

- PDD178-2014
- That the **List of Referred Reports – Planning, Design and Development Committee**, to the Planning, Design and Development Committee Meeting of December 8, 2014, be received.

Carried

N. Deferred Matters - nil

O. Notice of Motion - nil

P. Correspondence - nil

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Q. Councillors Question Period - nil

R. Public Question Period - nil

S. Closed Session - nil

T. Adjournment

PDD179-2014

That the Planning, Design and Development Committee do now adjourn to meet again on January 12, 2015, at 7:00 p.m.

Carried