



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, December 12, 2022

- Members Present: Regional Councillor M. Palleschi - Wards 2 and 6
Deputy Mayor H. Singh - Wards 9 and 10
Regional Councillor R. Santos - Wards 1 and 5
Regional Councillor P. Vicente - Wards 1 and 5
Regional Councillor N. Kaur Brar - Wards 2 and 6
Regional Councillor D. Keenan - Wards 3 and 4
Regional Councillor M. Medeiros - Wards 3 and 4
Regional Councillor P. Fortini - Wards 7 and 8
Regional Councillor G. Toor - Wards 9 and 10
City Councillor R. Power - Wards 7 and 8
Mayor Patrick Brown (ex officio)
- Staff Present: Marlon Kallideen, Chief Administrative Officer
Anthony-George D'Andrea, Legal Counsel, Real-estate and Planning Law
Allan Parsons, Director, Development Services, Planning, Building and Growth Management
Steve Ganesh, Manager, Planning Building and Economic Development
David Vanderberg, Manager, Planning Building and Economic Development
Angelo Ambrico, Acting Manager, Development Services
Peter Fay, City Clerk
Charlotte Gravlev, Deputy City Clerk
Clara Vani, Legislative Coordinator

1. **Call to Order**

The meeting was called to order at 5:04 p.m., and adjourned at 5:30 p.m.

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

Members present during roll call: Regional Councillor Palleschi, Deputy Mayor Singh, Regional Councillor Santos, Regional Councillor Vicente, Regional Councillor Kaur Brar, Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Toor, and City Councillor Power.

Members absent during roll call: Regional Councillor Keenan (Arrived 5:07 p.m.)

2. Approval of Agenda

PDC202-2022

That the agenda for the Planning and Development Committee Special Meeting of December 12, 2022 be approved as amended:

To add:

11.4 - Correspondence from the Ontario Big City Mayors, dated December 2, 2022, re: Bill 23

Carried

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

Nil

4. Consent Motion

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, 7.5, 11.1, 11.2, 11.3, and 11.4

The following motion was considered.

PDC203-2022

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

(7.1, 7.2, 7.5, 11.1, 11.2, 11.3, and 11.4).

A recorded vote was taken, with the results as follows.

Yea (10): Regional Councillor Palleschi, Deputy Mayor Singh, Regional Councillor Santos, Regional Councillor Vicente, Regional Councillor Kaur Brar, Regional Councillor Keenan, Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Toor, and City Councillor Power

Carried (10 to 0)

5. Statutory Public Meeting Reports

Nil

6. Public Delegations (5 minutes maximum)

6.1 Possible Delegations re: Amendment to Sign By-law 399-2002, Downtown Revitalization

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

Item 7.6 was brought forward and dealt with at this time.

The following motion was considered.

PDC204-2022

1. That the staff report re: **Proposed Amendment to Sign By-Law 399-2002, as amended, for the Downtown Revitalization Plan**, to the Planning and Development Committee Special Meeting of December 12, 2022, be received;
2. That a by-law be passed to amend Sign By-law 399-2002, as amended, to permit the proposed amendment.

Carried

7. Staff Presentations and Planning Reports

7.1 Staff Report re: Application to Amend the Official Plan and Zoning By-law, Digram Developments – Glen Schnarr & Associates Inc., Ward 9, File: OZS-2021-0004

The following motion was approved on consent.

PDC205-2022

1. That the report titled re: **Draft Plan of Subdivision and Application to Amend the Official Plan and Zoning By-law, Digram Developments – Glen Schnarr & Associates Inc., Part of Lot 17, Concession 5 E.H.S., Ward 9, File: OZS-2021-0004** and Planning, Building and Growth Management-2021-1151), dated November 23, 2022 to the Planning and Development Committee Special Meeting of December 12, 2022 be received;
2. That the application for a draft plan of subdivision and Applications to Amend the Official Plan and Zoning By-law, as subject to this report, be approved on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, has regard to Section 51(24) of the Planning Act, 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;
3. That the amendments to the Official Plan, as generally in accordance with the information attached as Appendix 11 to this report be adopted;
4. That the amendments to the Zoning By-law, as generally in accordance with the information attached hereto as Appendix 10 be adopted;
5. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34(17) of the Planning Act, R.S.O. c.P. 13, as amended.

Carried

- 7.2 Staff Report re: Application to amend the Zoning By-law, IBI Group – Peel Housing Corporation, 10 Knightsbridge Road, Ward 7, File: OZS-2022-0018

The following motion was approved on consent.

PDC206-2022

1. That the staff report re: **Application to amend the Zoning By-law. (To permit a twenty-storey (20) affordable rental apartment building, consisting of 200 units, one level of underground parking and outdoor amenity space). IBI Group – Peel Housing Corporation, 10 Knightsbridge Road, Ward 7, File: OZS-2022-0018**, dated November

15th, 2022, to the Planning and Development Committee Special meeting of December 12, 2022 be received;

2. That the Zoning By-law Amendment submitted by IBI Group on behalf of Peel Housing Corporation, File: OZS-2022-0018 be approved, on the basis that it represents good planning, is consistent with Section 34 of the Planning Act, is consistent with the Provincial Policy Statement, and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan and the City of Brampton's Official Plan, and for the reasons set out in this Recommendation Report;
3. That the amendments to the Zoning By-law, generally in accordance with the attached Appendix 13 to this report be adopted;
4. That no further notice of public meeting be required for the attached Zoning By-law Amendment as per Section 34(17) of the Planning Act.

Carried

7.3 Presentation re: Bill 109: More Homes for Everyone Act, 2022

David Vanderberg, Manager, Development Services, presented an overview of the application that included background, gradual refunds on application based on decisions timelines, Bill 109 - our response, key changes, proposed amendments to pre-consultation application requirements, proposed amendments to complete application requirements, and site plan applications process changes requiring subsequent official plan amendments.

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

Items 7.4 and 11.3 were brought forward at this time.

Regional Councillor M. Palleschi commented that planning staff should reach out to BILD and provide the information they require. City of Brampton is different than other levels of government in that the City undertakes technical work and provide information prior to putting forward a new policy.

The following motion was considered.

PDC207-2022

1. That the presentation from Allan Parsons, Director, Development Services, dated December 12, 2022, titled **Bill 109: More Homes for**

Everyone Act, 2022, to the Planning and Development Committee Special Meeting of December 12, 2022 be received;

2. That the staff report re: **City-Initiated Amendment to the Official Plan – Response to Bill 109, City-wide**, dated November 28, 2022, to the Planning and Development Committee Special meeting of December 12, 2022 be received;
3. That the Official Plan Amendment generally in accordance with the attached Appendix 1 be approved;
4. That staff be directed to hold a statutory public meeting to provide notice of and to seek feedback on the following proposed City-initiated amendments;
 - a. To delete the requirement that the public meeting notice shall contain language that the Council of the City of Brampton will not adopt a proposed amendment or plan of subdivision until at least 30 days after the date of the statutory public meeting;
 - b. To add policies that establish an “Approval in Principle” step in the Site Plan Application process;
5. That the correspondence from Victoria Mortelliti, Manager, Policy & Advocacy, BILD, dated December 9, 2022, re: Bill 109: More Homes More Homes for Everyone Act, 2022 to the Planning and Development Committee Special Meeting of December 12, 2022 be received.

Carried

- 7.4 Staff Report re: City-Initiated Amendment to the Official Plan – Response to Bill 109, City-wide

Dealt with under Item 7.3 - Recommendation PDC207-2022

- 7.5 Staff Report re: Application to Amend the Zoning By-law and Draft Plan of Subdivision, Maplequest Investments Inc. – KLM Planning Partners Inc., West of Torbram Road, north of Countryside Drive and south of Inspire Boulevard, Ward 9, File: OZS-2021-0022

The following motion was approved on consent.

PDC208-2022

1. That the staff report re: **Application to Amend the Zoning By-law and Draft Plan of Subdivision, Maplequest Investments Inc. – KLM**

Planning Partners Inc., West of Torbram Road, north of Countryside Drive and south of Inspire Boulevard, Ward 9, File: OZS-2021-0022 to the Planning and Development Committee Special Meeting of December 12, 2022, be received;

2. That the Zoning By-law Amendment application submitted by KLM Planning Partners Inc Incorporated on behalf of Maplequest Investments Inc., Ward: 9, File: (OZS-2021-0022 and Planning, Bld & Growth Mgt-2022-958), be approved, on the basis that it does represent good planning, including that it is consistent with the Provincial Policy Statement, conform(s) to the Grown 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, November 25, 2022;
3. That the amendments to the Zoning By-law, as generally attached as Appendix 9 to this report be adopted;
4. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34(17) of the Planning Act, R.S.O. c.P. 13, as amended.

Carried

- 7.6 Staff Report re: Proposed Amendment to the Sign By-law 399-2002, as amended, for the Downtown Revitalization Plan.

Dealt with under Item 6.1 - Recommendation PDC204-2022

8. Committee Minutes

Nil

9. Other Business/New Business

- 9.1 Discussion at the Request of Councillor Singh re: Goods Movement Road Network Expansion within the Highway 427 Industrial Secondary Plan Area

Deputy Mayor H. Singh advised Committee in Area 47 on the industrial side, road extensions are too far into the future. Mayfield Road and Hwy 50 are Regional Roads, and the road extension should not be delayed in this area given there are safety concerns.

Regional Councillor M. Palleschi suggested that an update regarding Mayfield Road and Hwy 50 expansions and the future role of goods movement on these roads.

Staff advised that the motion has been prepared that provides details that will allow City of Brampton the opportunity to work with the Region regarding Mayfield Road and Hwy 50 expansion.

A motion was introduced with the following operative clauses:

Therefore Be It Resolved

That Council for the City of Brampton directs staff to work with the Region of Peel to examine opportunities to expedite the planning and construction of the goods movement-serving roads in SP47;

And further that staff be directed to work with the Region of Peel and area employment land landowners to identify short-term opportunities to plan for, finance, and construct connections from soon-to-be developed logistics and other employment uses to the existing road network pending construction of the planned arterial road network;

And further that staff report back to Council annually on this matter;

And further that this resolution be circulated to the Regional Municipality of Peel and Town of Caledon.

PDC209-2022

Whereas there are 11,000+ employers in the logistics sector (transportation and warehousing), with over 50,000 Brampton residents working in that sector.

Whereas Transportation and Warehousing represents Brampton's largest sector of employment with over 50,000 jobs and 24,000 businesses;

Whereas the Transportation and Warehousing sector continues to fuel the demand for industrial land, contributing to historically low industrial vacancy rates in Brampton of less than 1 percent;

Whereas the City of Brampton is home to the largest trucking fleets in Canada;

Whereas Brampton's logistics sector contributes to approximately \$2 billion annually to the national GDP;

Whereas Brampton is one of the most connected cities in North America, supported by the largest intermodal railway in Canada and proximity to Canada's largest airport;

Whereas extensive areas of logistics uses are planned for the employment lands in the eastern third of the Highway 427 Industrial Secondary Plan Area (SP47), with plans for approximately 2,600 jobs on over 100 hectares of land (with a further 10,100 or so jobs on 260+ hectares of lands designated for Prestige Industrial and Business Park employment);

Whereas the City has received and 36 development applications, for 17 properties, to facilitate logistics and trucking-related development in SP47 since 2019 (see Appendix 1);

Whereas the employment lands in SP47 contain roads under the jurisdiction of the City of Brampton and the Region of Peel;

Whereas the planned development in SP47 and in the employment lands north of this area in the Town of Caledon will result in an increase in the amount of heavy truck trips to, from, and within SP47;

Whereas the employment lands in SP47 require efficient access to the Regional and Provincial highway networks;

Whereas increased truck traffic in the area will impact the condition and lifespan of roads in and adjacent to SP47;

Whereas From 2019 to 2022, 14 service requests for road quality/degradation were submitted roads in SP47.

Whereas the City of Brampton and Region of Peel are advancing Environmental Assessment studies for arterial roads that will serve the employment lands in SP47;

Therefore Be It Resolved

That Council for the City of Brampton directs staff to work with the Region of Peel to examine opportunities to expedite the planning and construction of the goods movement-serving roads in SP47;

And further that staff be directed to work with the Region of Peel and area employment land landowners to identify short-term opportunities to plan for, finance, and construct connections from soon-to-be developed logistics and other employment uses to the existing road network pending construction of the planned arterial road network;

And further that staff report back to Council annually on this matter;

And further that this resolution be circulated to the Regional Municipality of Peel and Town of Caledon.

Carried

10. Referred/Deferred Matters

11. Correspondence

- 11.1 Correspondence from City of Mississauga re: Resolution 0231-2022, adopted by Council, Bill 23, More Homes Built Faster and Implications for the City of Mississauga

The following motion was approved on consent.

PDC210-2022

1. That the correspondence from City of Mississauga re: **Resolution 0231-2022, adopted by Council, Bill 23, More Homes Built Faster and Implications for the City of Mississauga**, to the Planning and Development Committee Special meeting of December 12, 2022 be received.

Carried

- 11.2 Correspondence from the Town of Caledon re: Bill 23, More Homes Built Faster Act

The following motion was approved on consent.

PDC211-2022

1. That the correspondence from the Town of Caledon re: **Bill 23, More Homes Built Faster Act**, to the Planning and Development Committee Special meeting of December 12, 2022 be received.

Carried

- 11.3 Correspondence from Victoria Mortelliti, Manager, Policy & Advocacy, BILD, dated December 9, 2022, re: Bill 109: More Homes for Everyone Act, 2022

Dealt with under Item 7.3 - Recommendation PDC207-2022

- 11.4 Correspondence from the Ontario Big City Mayors, dated December 2, 2022, re: Bill 23

The following motion was approved on consent.

PDC212-2022

1. That the correspondence from the Ontario Big City Mayors, dated December 2, 2022, re: Bill 23, to the Planning and Development Committee Special meeting of December 12, 2022 be received.

Carried

12. Councillor Question Period

Nil

13. Public Question Period

Nil

14. Closed Session

The following motion was considered:

PDC213-2022

That Committee not proceed into Closed Session, with the direction set out in the Closed Session agenda, regarding the following item, deemed to have been given:

14.1 Open Meeting exception under Section 239 (2) (e) of the Municipal Act, 2001:

Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board - Ontario Land Tribunal matter

Carried

14.1 Open Meeting exception under Section 239 (2) (e) of the Municipal Act, 2001:

15. Adjournment

PDC214-2022

That Planning and Development Committee Special Meeting do now adjourn to meet at its Regular Meeting on Monday, December 12, 2022 at 7:00 p.m., or at the call of the Chair.

Carried

Regional Councillor M. Palleschi, Chair