



BRAMPTON

Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, November 6, 2023

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
Staff Present:	Steve Ganesh, Commissioner, Planning Building and Growth Management Allan Parsons, Director, Development Services David Vanderberg, Manager, Planning Building and Economic Development Angelo Ambrico, Manager, Development Services Chinoye Sunny, Planner, Development Services Arjun Singh, Planner, Development Services Peter Fay, City Clerk Charlotte Gravlev, Deputy City Clerk Gagandeep Jaswal, Legislative Assistant

1. **Call to Order**

The meeting was called to order at 1:00 p.m. and adjourned at 1:18 p.m.

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

Members present during roll call: Regional Councillor Palleschi (Chair), Deputy Mayor Singh, Regional Councillor Santos, Regional Councillor Vicente, Regional Councillor Brar, Regional Councillor Keenan, Regional Councillor Fortini, Regional Councillor Toor, and City Councillor Power.

Members absent during roll call: Regional Councillor Medeiros (late - technical issues), Mayor Brown (ex officio)

2. Approval of Agenda

PDC154-2023

That the agenda for the Planning and Development Committee Meeting of November 6, 2023, be approved, as amended, as follows:

To add:

Item 11.3 re: Item 7.3 - Application to Amend the Zoning By-law, Weston Consulting, c/o Avalon Developments Inc., 137 Steeles Avenue West, Ward 4, File: OZS-2023-0018

2. Alexander J. Suriano, Aird & Berlis LLP, on behalf of Hillside TO Properties Inc., dated November 6, 2023

Item 11.4 - Correspondence re: Announcement Impacting Provincial Decisions on Municipal Official Plans/Official Plan Amendments, from the Honourable Paul Calandra, Minister, Municipal Affairs and Housing, dated November 2, 2023

To withdraw:

Item 6.2 re: Item 7.1 - Building Improvement Grant Applications for 25 & 27 Main Street North, Ward 1, File: BFIP-2023-0004 and BFIP-2023-0005:

1. Mohamad Hanif and Rehana Khan, Brampton Residents.

Carried

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

Nil

4. Consent Motion

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

(7.3, 11.1, and 11.3)

The following motion was considered.

PDC155-2023

That the following items to the Planning and Development Committee Meeting of November 6, 2023, be approved as part of Consent:

7.3, 11.1, and 11.3

Carried

5. Statutory Public Meeting Reports

Nil

6. Public Delegations (5 minutes maximum)

- 6.1 Delegation re: Application to Amend the Zoning By-law, Weston Consulting, c/o Avalon Developments Inc., 137 Steeles Avenue West, Ward 4, File: OZS-2023-0018

Dealt with under Item 7.3 - Recommendation PDC158-2023

- 6.2 Delegation re: Building Improvement Grant Applications for 25 & 27 Main Street North, Ward 1, File: BFIP-2023-0004 and BFIP-2023-0005

The delegation request was withdrawn.

- 6.3 Delegation re: Application to Amend the Official Plan, Calloway REIT (Bramport) Inc., c/o SmartCentres REIT, 2959-2989 Bovaird Drive East and 9960-9990 Airport Road, Ward 8, File: OZS-2022-0039

Dealt with under Item 7.2 - Recommendation PDC157-2023

7. Staff Presentations and Planning Reports

- 7.1 Staff Report re: Building Improvement Grant Applications for 25 & 27 Main Street North, Ward 1, File: BFIP-2023-0004 and BFIP-2023-0005

In response to a comment from Committee, staff provided details regarding the work completed to address concerns.

The following motion was considered.

PDC156-2023

1. That the report from Arjun Singh, Development Planner, Development Services and Design, re: **Building Improvement Grant Applications for 25 & 27 Main Street North, Ward 1, File: BFIP-2023-0004 and BFIP-**

2023-0005 to the Planning and Development Committee Meeting of November 6, 2023, be received;

2. That the applications BFIP-2023-0004 (25 Main Street North) and BFIP-2023-0005 (27 Main Street North) in the amount of \$20,000.00 for each be approved under the Downtown Building Improvement Program, for a total grant of \$40,000.00, subject to the applicant maintaining the rules of the programs as set out in the approved Implementation Guidelines and meeting the following conditions on or before May 6, 2024, unless extended by the Director of Development Services, failing which this approval shall be null and void:
 - a. That satisfactory revised drawings and information on materials for the patio, including appropriate fencing, be submitted;
 - b. That the cost estimates be updated in accordance with the submitted drawings and required materiality of the pavers;
 - c. That the owner obtain minor variances for the gazebos, failing which the gazebos will be removed from the items eligible for the grant; and
 - d. That the applicant enters into the necessary agreements with the City of Brampton.
3. That the Commissioner of Planning, Building and Growth Management be authorized to sign the Building Improvement Program Agreements in relation to the approved project in a form approved by the City Solicitor, or designate, and that staff be authorized to take the next steps to implement the terms of the agreement.
4. That staff be directed to continue to actively work with property owners to activate laneways in the Downtown.

Carried

- 7.2 Staff Report re: Application to Amend the Official Plan, Calloway REIT (Bramport) Inc., c/o SmartCentres REIT, 2959-2989 Bovaird Drive East and 9960-9990 Airport Road, Ward 8, File: OZS-2022-0039

Item 6.3 was brought forward and dealt with at this time.

In response to concerns from Committee regarding the lack of a community hub in this area, staff commented that they will work with the applicant to address concerns raised.

The following motion was considered.

PDC157-2023

1. That the report from Chinoye Sunny, Development Planner, Development Services, re: **Application to Amend the Official Plan, Calloway REIT (Bramport) Inc., c/o SmartCentres REIT, 2959-2989 Bovaird Drive East and 9960-9990 Airport Road, Ward 8, File: OZS-2022-0039** to the Planning and Development Committee Meeting of November 6, 2023, be received;
2. That the Official Plan amendment application submitted by SmartCentres REIT on behalf of Calloway REIT (Bramport) Inc. Ward 8, File: OZS-2022-0039 be approved on the basis that it 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's Official Plan, and for the reasons set out in the Recommendation Report dated August 28, 2023 attached to this report as Attachment 1;
3. That the amendments to the Official Plan generally in accordance with the attached Attachment 2 to this report be adopted;
4. That no further notice of public meeting be required for the attached Official Plan Amendment as per Section 22 (6.1) of the Planning Act, R.S.O. c.P. 13, as amended; and
5. That the following delegation re: Application to Amend the Official Plan, Calloway REIT (Bramport) Inc., c/o SmartCentres REIT, 2959-2989 Bovaird Drive East and 9960-9990 Airport Road, Ward 8, File: OZS-2022-0039 to the Planning and Development Committee Meeting of November 6, 2023, be received.
 1. Ed Sajecki, Sajecki Planning, on behalf of Calloway REIT (Bramport) Inc.

Carried

- 7.3 Staff Report re: Application to Amend the Zoning By-law, Weston Consulting, c/o Avalon Developments Inc., 137 Steeles Avenue West, Ward 4, File: OZS-2023-0018

Items 6.1 and 11.3 were brought forward and dealt with at this time.

The following motion was approved on consent.

PDC158-2023

1. That the report from Angelo Ambrico, Manager, Development Services, re: **Application to Amend the Zoning By-law, Weston Consulting, c/o Avalon Developments Inc., 137 Steeles Avenue West, Ward 4, File: OZS-2023-0018** to the Planning and Development Committee Meeting of November 6, 2023, be received;
2. That the application for an Amendment to the Zoning By-law submitted by Weston Consulting., on behalf of Avalon Developments Inc. (File: OZS-2023-0018) 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 this Recommendation Report;
3. That the amendment to the Zoning By-law, generally in accordance with the attached Attachment 10 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 (10.4) of the Planning Act, R.S.O., as amended;
5. That the following delegations re: Application to Amend the Zoning By-law, Weston Consulting, c/o Avalon Developments Inc., 137 Steeles Avenue West, Ward 4, File: OZS-2023-0018 to the Planning and Development Committee Meeting of November 6, 2023, be received; and
 1. Martin Quarcoopome, Weston Consulting
 2. Marko Juricic, Avalon Developments
6. That the following correspondence re: Application to Amend the Zoning By-law, Weston Consulting, c/o Avalon Developments Inc., 137 Steeles Avenue West, Ward 4, File: OZS-2023-0018 to the Planning and Development Committee Meeting of November 6, 2023, be received.
 1. Gabriel Virag, Brampton Resident, dated November 3, 2023
 2. Alexander J. Suriano, Aird & Berlis LLP, on behalf of Hillside TO Properties Inc., dated November 6, 2023

Carried

8. Committee Minutes

Nil

9. **Other Business/New Business**

Nil

10. **Referred/Deferred Matters**

Nil

11. **Correspondence**

- 11.1 Correspondence from the Hon. Paul Calandra, Minister of Municipal Affairs and Housing, dated October 16, 2023, re: Proposed Legislation to Return Lands to the Greenbelt and Oak Ridges Moraine

The following motion was approved on consent.

PDC159-2023

That the following correspondence from the Hon. Paul Calandra, Minister of Municipal Affairs and Housing, dated October 16, 2023, re: **Proposed Legislation to Return Lands to the Greenbelt and Oak Ridges Moraine**, to the Planning and Development Committee Meeting of November 6, 2023, be received.

Carried

- 11.2 Correspondence from the Hon. Paul Calandra, Minister of Municipal Affairs and Housing, dated October 23, 2023, re: Housing Targets

Chair Palleschi commented that this matter be referred to staff for further consideration.

The following motion was considered.

PDC160-2023

That the following correspondence from the Hon. Paul Calandra, Minister of Municipal Affairs and Housing, dated October 23, 2023, re: **Housing Targets**, to the Planning and Development Committee Meeting of November 6, 2023, be **referred** to staff for a response to the Minister.

Carried

- 11.3 Correspondence re: Application to Amend the Zoning By-law, Weston Consulting, c/o Avalon Developments Inc., 137 Steeles Avenue West, Ward 4, File: OZS-2023-0018

Dealt with under Item 7.3 - Recommendation PDC158-2023

- 11.4 Correspondence from the Honourable Paul Calandra, Minister, Municipal Affairs and Housing, dated November 2, 2023, re: Announcement Impacting Provincial Decisions on Municipal Official Plans/Official Plan Amendments

No comments were provided on this item.

The following motion was considered.

PDC161-2023

That the following correspondence from the Honourable Paul Calandra, Minister, Municipal Affairs and Housing, dated November 2, 2023, re: **Announcement Impacting Provincial Decisions on Municipal Official Plans/Official Plan Amendments** to the Planning and Development Committee Meeting of November 6, 2023, be received.

Carried

12. Councillor Question Period

Deputy Mayor Singh requested staff to ensure sustainability metrics for all future recommendation reports are considered. Chair Palleschi suggested that staff work toward a Silver (+) sustainability score.

13. Public Question Period

Sylvia Roberts, Brampton Resident, inquired regarding the following:

- what steps are in place to ensure adequate parkland in appropriate areas
- inadequate bike parking

In response to the questions, staff commented that efforts to maximize parkland through the Planning Act are undertaken by working with applicants on all development applications. Staff commented that they will work with the applicant and resident to further address their concerns.

14. Closed Session

Nil

15. Adjournment

PDC162-2023

That the Planning and Development Committee do now adjourn to meet again for a Regular Meeting on Monday, November 20, 2023, at 7:00 p.m. or at the call of the Chair.

Carried

Regional Councillor M. Palleschi, Chair