

---

# RESULTS OF PUBLIC MEETING

---

## **RESULTS OF PUBLIC MEETING**

Planning and Development Committee  
Regular Meeting – October 23<sup>rd</sup>, 2023  
City File Number – OZS-2023-0027

### **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  
Jeffrey Humble, Manager, Policy Planning  
David Vanderberg, Manager, Planning Building and Economic Development  
Henrik Zbogor, Director, Integrated City Planning  
Angelo Ambrico, Manager, Development Services  
Tristan Costa, Planner, Integrated City Planning  
Arjun Singh, Planner, Development Services  
Charles Ng, Planner, Development Services  
Francois Hemon-Morneau, Planner, Development Services  
Samantha Dela Pena, Planner, Development Services  
Wang Kei (Edwin) Li, Planner, Development Services  
Nasir Mahmood, Planner, Development Services  
Alex Sepe, Planner, Development Services  
Peter Fay, City Clerk  
Charlotte Gravlev, Deputy City Clerk  
Gagandeep Jaswal, Legislative Coordinator

### **Staff Report:**

Items 6.8 and 11.2 were brought forward and dealt with at this time.

Arjun Singh, Planner, Development Services, presented an overview of the application that included location overview, area context, site photos, development proposal, planning framework summary, official plan designation, secondary plan designation, zoning by-law, official planning amendment, zoning by-law amendment, issues and considerations, and next steps.

Amy Shepherd, Arcadis Architects, consultant on behalf of the Region of Peel, presented an overview of the application that outlined the need for a new youth shelter, potential services and opportunities the shelter can provide, code of conduct that will address safety and crime concerns, overall goal of

the shelter, proposed site and site selection process, required amendments.

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

1. Alicia Booth, Prasad Nair, Sylvia Kolitsopoulos and Beverley Bedeau, Peel CAS
2. Ramaljit Sandhu, Brampton Resident
3. Sylvia Roberts, Brampton Resident
4. Cheryl Roy, Brampton Resident
5. Satinder Malhotra, Brampton Resident

Committee consideration of the matter included concerns, comments, requests and suggestions from the delegates with respect to the following:

- the potential reduced risk of human trafficking and reduced rates of homelessness for at risk youth
- providing increased accessibility to basic needs
- helping youth during a time of vulnerability
- concerns regarding the proposed location and the lack of necessary facilities nearby (including transit stations, schools, restaurants, etc.)
- safety and crime concerns
- potential amenities that could alternatively be provided at this location
- request that the applicant or city staff provide reports detailing the following:
  - which sites were considered for this proposal and the site selection criteria
  - any and all consultations that have taken place with the neighbouring daycare center
  - consultations that have taken place, or will take place, with relevant parties, such as emergency services and neighbouring residents

Committee commented that resident questions will be captured in the forthcoming staff report. The following motion was considered.

PDC143-2023

1. That the staff presentation re: Application to Amend the Official Plan and Zoning By-law, Arcadis c/o Region Municipality of Peel, 1358 Queen Street West, Ward 5, File: OZS-2023-0027 to the Planning and Development Committee meeting of October 23, 2023, be received;
2. That the following delegations re: Application to Amend the Official Plan and Zoning By-law, Arcadis c/o Region Municipality of Peel, 1358 Queen Street West, Ward 5, File: OZS-2023-0027 to the Planning and Development Committee meeting of October 23, 2023, be received; and
  1. Amy Shepherd, Arcadis Architects, on behalf of Region of Peel
  2. Alicia Booth, Prasad Nair, Sylvia Kolitsopoulos and Beverley Bedeau, Peel CAS
  3. Ramaljit Sandhu, Brampton Resident
  4. Sylvia Roberts, Brampton Resident
  5. Cheryl Roy, Brampton Resident
  6. Satinder Malhotra, Brampton Resident
3. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law, Arcadis c/o Region Municipality of Peel, 1358 Queen Street West, Ward 5, File: OZS-2023-0027 to the Planning and Development Committee meeting of October 23, 2023, be received:
  1. Ene Underwood, CEO, Habitat for Humanity GTA, dated October 18, 2023
  2. Credit Valley Residents Association, dated October 23, 2023

3. Bhupi Turna, Brampton Resident, dated October 23, 2023
4. Cheryl Roy, Brampton Resident, dated October 23, 2023.

Carried

### Staff Response to Comments Received

Through correspondence received from members of the public and delegations at the Public Meeting for the application held on October 23<sup>rd</sup>, 2023 concerns were raised with the following matters:

<b>Concern Raised</b>	<b>Staff Response</b>
Concerns regarding the proposed location and the lack of necessary facilities nearby (including transit stations, schools, restaurants, etc.)	The site is located along Queen Street West between James Potter Road and Creditview Road. A commercial plaza is existing within 1 KM of the site. A large park (Teramoto Park) is located within 1KM of the site. A Catholic Elementary School (St. Jacinta Marto Catholic Elementary School) is located within 700 metres of the site. A Public School (Ingleborough Public School) is located within 1 KM of the site. The site is serviced by both ZUM and Brampton Transit with future increased servicing for ZUM anticipated. The site is also located along the Queen Street where future Bus Rapid Transit (BRT) is planned, which will provide additional transit service to and from the site. Staff also note that as part of the Springbrook Tertiary Plan area to the west, higher densities are envisioned in the form of mid-rise buildings along the Queen Street corridor.
Safety and Crime concerns	The site will maintain professional staff on-site 24 hours a day, 7 days a week. This will include 24-hour desk monitoring and entrance monitoring. Video surveillance and alarms are also planned for the site.
Potential amenities that could alternatively be provided at this location	The site is Regionally owned. As per the Brampton Housing Strategy and Action Plan (April 2021) staff are directed to utilize existing publicly owned land for review of potential sites for affordable housing. The site is serviced by transit with further opportunities for increased service contemplated in both the short term (increased ZUM frequency at Creditview and James Potter) and long term (BRT).
Which sites were considered for this proposal and the site selection criteria	City Staff defer to the Region of Peel with respect to site selection. Their response is as follows: <ul style="list-style-type: none"> <li>• Central location within Brampton.</li> <li>• Proximity to existing public and planned rapid transit and a range of services and amenities for youth.</li> <li>• The site being vacant and owned by Peel Region.</li> <li>• Comparable built form and ongoing urban diversification in the area.</li> <li>• Trees will provide privacy, aesthetic, and environmental benefits.</li> <li>• Access to specific programming and supports to address health challenges, housing needs, employment services, and education for youth residents.</li> </ul>

Any and all consultations that have taken place with the neighbouring daycare center.	A statutory public meeting was held for this application on October 23 <sup>rd</sup> , 2023. The application was posted online and circulated through post to all landowners within 240 metres of the subject lands, exceeding Planning Act requirements of 120 metres.
Consultations that have taken place, or will take place, with relevant parties, such as emergency services and neighbouring residents.	<p>A statutory public meeting was held for this application on October 23<sup>rd</sup>, 2023. The application was posted online and circulated through post to all landowners within 240 metres of the subject lands, exceeding Planning Act requirements of 120 metres.</p> <p>The Region of Peel has also posted additional information on their plans for the Brampton youth shelter at the following link:  <a href="https://peelregion.ca/housing/development/brampton-youth-shelter/questions-answers/">https://peelregion.ca/housing/development/brampton-youth-shelter/questions-answers/</a></p>
Residents Code of Conduct and requirements	<p>City Staff defer to the Region of Peel. Their response is as follows:</p> <ul style="list-style-type: none"> <li>• All residents must abide by the residents' code of conduct. Harassment and violence will not be tolerated, and violation of these rules may result in immediate discharge. Peel Region and the shelter provider have a good neighbourhood policy which informs proper behaviours around noise, avoiding loitering, smoking only in designated areas, and an evening curfew.</li> <li>• Youth attending the site will be subject to a curfew.</li> <li>• Youth may use the facilities at the shelter during the day but are not to be in their sleeping quarters during the day unless they work night shifts or due to illness.</li> <li>• Alcohol and cannabis are not allowed on the property.</li> <li>• Youth cannot smoke inside the building or near the entrance of the building but there will be a designated smoking outdoor area, proposed at the rear of the facility, for youth to smoke or vape to prevent youth from smoking in residential areas.</li> </ul>
Tree conservation and woodlot concerns	The site proposed to re-designate lands that are currently designated as 'Open Space', 'Valleyland/Watercourse Corridor' and 'Woodland' in the Brampton Official Plan. The current Official Plan designation does not account for culvert upgrades along Queen Street West. Through consultation with the Credit Valley Conservation Authority, it has been confirmed that the site is no longer within a floodplain and does not contain any significant woodlands. Staff have implemented an increased rear yard setback to the building to protect the remaining woodlot in the North-West corner to the site north. Minimum landscape strips are also required and regulated within the draft zoning by-law amendment.
Lack of access to Medical Facility	The site is located within 1 KM of a walk in clinic (Chinguacousy Road and Queen Street West) the nearest hospital is 5KM away at Peel Memorial Hospital (the hospital currently maintains an active development application for a phase 2 development). The full-service hospital is located 11.5 KM away at Brampton Civic Hospital. A variety of support workers and service providers will visit the shelter such as health care practitioners.

Lack of Post Secondary institutions	<ul style="list-style-type: none"> <li>• Algoma University is located within Downtown Brampton (3.8 KM from site)</li> <li>• Sheridan College (4KM from the subject site)</li> <li>• The proposed Toronto Metropolitan University Medical School (8.5KM from the subject site)</li> <li>• University of Toronto Mississauga (16 KM)</li> </ul> <p>Based on the fact that many students in a post-secondary institution cross multiple jurisdictions to get to school the site is well served by post-secondary institutions.</p>
-------------------------------------	--

Staff also note that the Region of Peel has also provided additional information on their proposal site which is linked below. The applicant responses to concerns raised have also been appended to this report.

<https://www.peelregion.ca/housing/development/brampton-youth-shelter/questions-answers/>