



## Minutes

### Planning and Development Committee The Corporation of the City of Brampton

**Monday, January 29, 2024**

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 Henrik Zbogor, Director, Integrated City Planning Angelo Ambrico, Manager, Development Services Tejinder Sidhu, Planner, Development Services Simran Sandhu, Advisor, Special Projects Megan Fernandes, Planner, Development Services Shawnica Hans, Acting City Clerk Charlotte Gravlev, Deputy City Clerk Gagandeep Jaswal, Legislative Coordinator

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#### 1. **Call to Order**

The meeting was called to order at 7:00 p.m. and adjourned at 7:58 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 Medeiros, Regional Councillor Fortini, Regional Councillor Toor (arrived late - 7:04 p.m.), and City Councillor Power.

Members absent during roll call: Mayor Brown (ex officio).

**2. Approval of Agenda**

**PDC018-2024**

That the agenda for the Planning and Development Committee Meeting of January 29, 2024, be approved as published and circulated.

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.

(8.1)

The following motion was considered:

**PDC019-2024**

That the following items to the Planning and Development Committee Meeting of January 29, 2024, be approved as part of Consent:

8.1

Carried

**5. Statutory Public Meeting Reports**

Nil

**6. Public Delegations (5 minutes maximum)**

- 6.1 Delegation re: Application to Amend the Zoning By-law, MHBC Planning Limited - Glenshore Investments Inc., 5203 Old Castlemore Road, Ward 10, File: OZS-2023-0038

Item 7.1 was brought forward and dealt with at this time.

Katherine Rauscher, consultant on behalf of the applicant, provided a brief overview of the application that included the purpose of the application and agreement with staff recommendations.

The following motion was considered:

**PDC020-2024**

1. That the report from Megan Fernandes, Assistant Development Planner, Development Services, re: **Application to Amend the Zoning By-law, MHBC Planning Limited - Glenshore Investments Inc., 5203 Old Castlemore Road, Ward 10, File: OZS-2023-0038** to the Planning and Development Committee Meeting of January 29, 2024, be received;
2. That the application for a Zoning By-law Amendment submitted by MHBC Planning Limited - Glenshore Investments Inc. (File: OZS-2023-0038) be approved, on the basis 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 the Recommendation Report;
3. That the amendment to the Zoning By-law generally in accordance with the attached Draft Zoning By-law Amendment (Attachment 8) 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(7) of the Planning Act, R.S.O. c.P. 13, as amended; and
5. That the following delegation re: Application to Amend the Zoning By-law, MHBC Planning Limited - Glenshore Investments Inc., 5203 Old Castlemore Road, Ward 10, File: OZS-2023-0038, be received:
  1. Katherine Rauscher, MHBC, on behalf of Glenshore Investments Inc.

Carried

- 6.2 Delegation re: Application to Amend the Official Plan and Zoning By-Law, KLM Planning Partners Inc. - Metrus Central Properties Ltd., 1750 and 1735 Steeles Avenue West, Wards 4 and 6, File: OZS-2023-0014 and OZS-2023-0015

The following delegations addressed Committee:

Darren Steedman, DG Group, on behalf of Metrus Central Properties Inc., advised he was present to respond to questions.

Sylvia Roberts, Brampton Resident provided the following comments

- alignment of the proposal with the City's need for affordable housing
- increased transit potential in the area
- the application will result in increased population density in this area which can be addressed through a potential new bus terminal
- suggestion to ensure any potential transit terminals are planned in advance to maximize compatibility

The following motion was considered:

**PDC021-2024**

1. That the following delegations re: **Application to Amend the Official Plan and Zoning By-Law, KLM Planning Partners Inc. - Metrus Central Properties Ltd., 1750 and 1735 Steeles Avenue West, Wards 4 and 6, File: OZS-2023-0014 and OZS-2023-0015**, be received:
  1. Sylvia Roberts, Brampton Resident
  2. Darren Steedman, DG Group, on behalf of Metrus Central Properties Inc.

Carried

**7. Staff Presentations and Planning Reports**

- 7.1 Staff Report re: Application to Amend the Zoning By-law, MHBC Planning Limited - Glenshore Investments Inc., 5203 Old Castlemore Road, Ward 10, File: OZS-2023-0038

**Dealt with under Item 6.1 - Recommendation PDC020-2024**

- 7.2 Staff Report re: Application to Amend the Official Plan and Zoning By-Law, KLM Planning Partners Inc. - Metrus Central Properties Ltd., 1750 and 1735 Steeles Avenue West, Wards 4 and 6, File: OZS-2023-0014 and OZS-2023-0015

In response to a request from Committee, staff provided a high level overview of the application and staff recommendations. Staff commented that they intend to align the application to the Brampton Official Plan, as reinforced by the proposed mixed-use designation.

The following motion was considered:

**PDC022-2024**

1. That the report from Angelo Ambrico, Manager, Development Services, re: **Application to Amend the Official Plan and Zoning By-Law, KLM Planning Partners Inc. - Metrus Central Properties Ltd., 1750 and 1735 Steeles Avenue West, Wards 4 and 6, File: OZS-2023-0014 and OZS-2023-0015** to the Planning and Development Committee Meeting of January 29, 2024, be received;
2. That the application for an Official Plan and Zoning By-law Amendment submitted by KLM Planning Partners Inc., on behalf of Metrus Central Properties Ltd. (File: OZS-2023-0014 & OZS-2023-0015) be endorsed, for the reasons set out in this Recommendation Report;
3. That direction be received from Council for City Staff to continue to work with the Region of Peel to approve the Council Approved Brampton Plan to facilitate final approval of the subject applications identified herein;
4. That the amendment to the Official Plan and Zoning By-law, generally in accordance with Attachments 11 and 12 to this report be endorsed;
5. That final adoption of the Official Plan and Zoning By-law Amendment only be enacted once the Major Transit Station Areas - Hub-3 Steeles at Mississauga Land Use Plan and/or the Brampton Plan is approved by the Region of Peel, pursuant to subsection 24(2) of the Planning Act;
6. That the use of a Section 34(5) of the Planning Act be added to the Zoning By-law, which would restrict development until such time as appropriate servicing arrangements are made to the satisfaction of the Region of Peel and City of Brampton;
7. That Staff be directed to report back to Council, pending the Region's review and approval of the MTSA land use schedules and policies, which is anticipated to be completed in the coming months; and
8. That no further notice or public meeting be required for the attached Official Plan Amendment Application pursuant to Section 22 and Section 34 of the Planning Act, R.S.O, C.P.13 as amended.

Carried

7.3 Staff Report re: City-initiated Zoning By-law Amendments

Item 11.2 was brought forward and dealt with at this time.

Chair Palleschi commented that Attachment 3 of the report be referred to staff for further consideration.

The recommendation was amended to include Clause 3.

The following motion was considered, as amended:

**PDC023-2024**

1. That the report from Simran Sandhu, Advisor, Special Projects, Planning, Building & Growth Management, re: **City-initiated Zoning By-law Amendments** to the Planning and Development Committee Meeting of January 29, 2024, be received;
2. That the Zoning By-law Amendments attached hereto as Attachments 1, 2 and 4 be adopted, on the basis that they represent good planning for the reasons set out in the Recommendation Report dated January 12, 2024;
3. That Attachment 3 be **referred** back to staff for further consideration and report back to Council by February 2024;
4. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 22(6.1) and Section 34(17) of the Planning Act, R.S.O c.P. 13, as amended; and
5. That the following correspondence re: City-initiated Zoning By-law Amendments, be received:
  1. Mark Condello, Glen Schnarr and Associates Inc., on behalf of Landowner Group, dated January 19, 2024
  2. Mark Condello and Colin Chung, Glen Schnarr and Associates Inc., dated January 24, 2024
  3. Mary Flynn-Guglietti, McMillan LLP, on behalf of 1951 Queen Street West Inc., dated January 26, 2024
  4. Maria Jones, Candevcon Group Inc., on behalf of 2511362 Ontario Inc., dated January 25, 2024
  5. Maria Jones, Candevcon Group Inc., on behalf of Opal Valley Development Inc., dated January 25, 2024
  6. Maria Jones, Candevcon Group Inc., on behalf of Dbrand Investment Corporation., dated January 25, 2024

7. Maria Jones, Candevcon Group Inc., on behalf of Siva Rama Krishna Prasad Ari, dated January 25, 2024
8. Ryan Virtanen, KLM Planning, on behalf of Upper Mayfield Estates Inc., dated January 27, 2024
9. Victoria Mortelliti, Building Industry and Land Development Association (BILD), dated January 26, 2024
10. Keith MacKinnon, Alyssa Woods, KLM Planning, on behalf of Regal Crest Homes and Countrywide Homes, dated January 29, 2024
11. Ryan Virtanen, KLM Planning, on behalf of 2742416 Ontario Inc. co Pearl Builders, dated January 29, 2024
12. Alex Lusty, Davies Howe LLP, on behalf of Crystal Homes (Wildflowers) Corporation, dated January 29, 2024.

Carried

## 8. **Committee Minutes**

### 8.1 Minutes - Active Transportation Advisory Committee - December 12, 2023

The following motion was approved on consent:

#### **PDC024-2024**

That the Minutes of the Active Transportation Advisory Committee meeting of December 12, 2023, Recommendations ATC023-2023 - ATC030-2023, to the Planning and Development Committee Meeting of January 29, 2024, be approved as published and circulated.

The recommendations were approved as follows:

#### **ATC023-2023**

That the agenda for the Active Transportation Advisory Committee Meeting of December 12, 2023, be approved, as amended to add the following item:

5.4 Delegation by David Boone, Brampton Resident, re: Parking in Bike Lanes

#### **ATC024-2023**

That the presentation from Fernanda Soares, Project Manager, Active Transportation, Planning, Building and Growth Management, re: **Complete Streets Guidelines**, to the Active Transportation Advisory Committee Meeting of December 12, 2023, be received.

#### **ATC025-2023**

1. That the presentation from Barry Lavelle, Citizen Member, re: **Parking in Bike Lanes**, to the Active Transportation Advisory Committee Meeting of December 12, 2023, be referred to the Committee of Council meeting on January 31, 2024; and,
2. That the delegation by David Boone, Brampton Resident, re: Parking in Bike Lanes, to the Active Transportation Advisory Committee Meeting of December 12, 2023, be received; and,
3. That staff report back to Committee of Council meeting on January 31, 2024, regarding suggested improvements including and not limited to improved By-law Enforcement and increasing fines related to parking in bike lanes; and,
4. That the concerns raised in the presentation also be considered as part of the operational review of By-law Enforcement which is currently underway.

#### **ATC026-2023**

1. That the presentation from Stephane Laidlaw, Co-Chair, re: **Winter Cycling In Brampton - Lessons Learned from Finland**, to the Active Transportation Advisory Committee Meeting of December 12, 2023, be received; and,
2. That Public Works and Engineering staff report back to a future meeting of the Active Transportation Advisory Committee regarding how the new snow clearing contract will improve and address concerns.

#### **ATC027-2023**

That the **Active Transportation Advisory Committee Sub-Committee Minutes of November 2023**, to the Active Transportation Advisory Committee Meeting of December 12, 2023, be received.

#### **ATC028-2023**

That the Information from Tyron Nimalakumar, Transportation Planner, Planning, Building and Growth Management, re: **Community Rides Debrief 2023**, to the Active Transportation Advisory Committee Meeting of December 12, 2023, be received.

#### **ATC029-2023**



That the Information from Fernanda Soares, Project Manager, Active Transportation, Planning, Building and Growth Management, re: **Wards 3 and 4 Community Town Hall - Bike Lanes on Charlolais Boulevard**, to the Active Transportation Advisory Committee Meeting of December 12, 2023, be received.

**ATC030-2023**

That the Active Transportation Advisory Committee do now adjourn to meet again on Tuesday, February 13, 2023 at 7:00 p.m. or at the call of the Chair.

Carried

**9. Other Business/New Business**

Nil

**10. Referred/Deferred Matters**

Nil

**11. Correspondence**

- 11.1 Correspondence from Tara Buonpensiero, Chief Planner and Director of Planning and Development Services, Region of Peel, dated January 19, 2024, re: Adopted Brampton Official Plan - Notice of Complete Record Submission

The following motion was considered:

**PDC025-2024**

That the following correspondence from Tara Buonpensiero, Chief Planner and Director of Planning and Development Services, Region of Peel, dated January 19, 2024, re: **Adopted Brampton Official Plan - Notice of Complete Record Submission** to the Planning and Development Committee Meeting of January 29, 2024, be received.

Carried

- 11.2 Correspondence re: City-initiated Zoning By-law Amendments

**Dealt with under Item 7.3 - Recommendation PDC023-2024**

- 11.3 Correspondence re: Application to Amend the Official Plan and Zoning By-Law, KLM Planning Partners Inc. - Metrus Central Properties Ltd., 1750 and 1735 Steeles Avenue West, Wards 4 and 6, File: OZS-2023-0014 and OZS-2023-0015

The following motion was considered:

## **PDC026-2024**

That the following correspondence re: **Application to Amend the Official Plan and Zoning By-Law, KLM Planning Partners Inc. - Metrus Central Properties Ltd., 1750 and 1735 Steeles Avenue West, Wards 4 and 6, File: OZS-2023-0014 and OZS-2023-0015**, be received:

1. Sue Norton, Brampton Resident, dated January 25, 2024
2. Clive Picardo, Brampton Resident, dated January 29, 2024.

Carried

### **12. Councillor Question Period**

Nil

### **13. Public Question Period**

The public was given the opportunity to submit questions via e-mail or put forward questions at the meeting regarding any decisions made.

Several members of the public came forward during this portion of the meeting, including one email submission, with questions in reference to Item 7.2 on the agenda.

The questions pertained to concerns regarding the following:

- parking
- density
- traffic
- transit and definition of a "transit hub"
- purpose of the MTSA in that area

Committee and staff provided information in response to some of the questions. Committee directed staff to provide detailed responses to interested residents addressing the concerns raised.

### **14. Closed Session**

Nil

### **15. Adjournment**

**PDC027-2024**

That the Planning and Development Committee do now adjourn to meet again for a Regular Meeting on Monday, February 12, 2024 at 7:00 p.m. or at the call of the Chair.

Carried

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Regional Councillor M. Palleschi, Chair