



Minutes

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

Monday, October 23, 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
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

1. **Call to Order**

The meeting was called to order at 7:01 p.m. and adjourned at 9:45 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, and City Councillor Power.

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

2. **Approval of Agenda**

PDC140-2023

That the agenda for the Planning and Development Committee Meeting of October 23, 2023, be approved, as amended, as follows:

To add:

Item 11.2 re: Item 5.2 - 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

3. Bhupi Turna, Brampton Resident, dated October 23, 2023

4. Cheryl Roy, Brampton Resident, dated October 23, 2023

Carried

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

Nil

4. **Consent Motion**

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

(8.1)

The following motion was considered:

PDC141-2023

That the following item to the Planning and Development Committee Meeting of September 25, 2023, be approved as part of Consent:

8.1

Carried

5. Statutory Public Meeting Reports

5.1 Staff Presentation re: City-Initiated Official Plan Amendment to the Vales of Castlemore North Secondary Plan (Area 49), Ward 10

Items 6.7, 7.1 and 11.3 were brought forward and dealt with at this time.

In response to the Chair's query if anyone present would like to see a presentation, no one responded.

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

1. Ryan Virtanen, KLM Planning Partners Inc.

Committee consideration of the matter included concerns and suggestions from the delegate with respect to the following:

- concerns of inadequate office space in the area
- suggestion to consider mid-rise residential and mixed use designations for increased flexibility

The following motion was considered.

PDC142-2023

1. That the staff presentation re: **City-Initiated Official Plan Amendment to the Vales of Castlemore North Secondary Plan (Area 49), Ward 10** to the Planning and Development Committee Meeting of October 23, 2023, be received;
2. That the report from Tristan Costa, Policy Planner, Official Plan and Growth Management, re: City-Initiated Official Plan Amendment to the Vales of Castlemore North Secondary Plan (Area 49), Ward 10 to the Planning and Development Committee Meeting of October 23, 2023, be received;

3. That Planning staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation;
4. That the following delegation re: City-Initiated Official Plan Amendment to the Vales of Castlemore North Secondary Plan (Area 49), Ward 10 to the Planning and Development Committee Meeting of October 23, 2023, be received; and
 1. Ryan Virtanen, KLM Planning Partners Inc.
5. That the following correspondence re: City-Initiated Official Plan Amendment to the Vales of Castlemore North Secondary Plan (Area 49), Ward 10 to the Planning and Development Committee Meeting of October 23, 2023, be received:
 1. Peter Norman, Altus Group, on behalf of Upper Mayfield Estates Inc and Royal Empire Group Inc, dated October 18, 2023.

Carried

- 5.2 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

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