



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, April 22, 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
Nelson Cadete, Manager, Transportation Planning
Carolyn Crozier, Manager, Development Services
Arjun Singh, Planner, Development Services
Harjot Sra, Planner, Development Services
Fernanda Duarte Peixoto Soares, Project Manager, Active Transportation, Integrated City Planning
Shawnica Hans, Acting City Clerk, Legislative Services
Tammi Jackson, Legislative Coordinator
Richa Ajitkumar, Legislative Coordinator
Gagandeep Jaswal, Acting Legislative Coordinator

1. **Call to Order**

The meeting was called to order at 7:02 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 Committee, 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 (arrived - 7:14 p.m.), 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

PDC073-2024

That the agenda for the Planning and Development Committee Meeting of April 22, 2024, be approved, as amended, as follows:

To add:

Item 7.5 – Staff Presentation re: Bill 185 Cutting Red Tape to Build More Homes Act, 2024, by Carolyn Crozier, Strategic Leader, Project Management, Planning, Building and Growth Management

Item 7.6 – Staff Report re: Bill 185 Cutting Red Tape to Build More Homes Act, 2024, by Carolyn Crozier, Strategic Leader, Project Management, Planning, Building and Growth Management

Item 9.1 – Discussion Item at the request of Chair Palleschi re: Bill 185 Cutting Red Tape to Build More Homes Act, 2024

Item 9.2 – Discussion Item at the request of Chair Palleschi re: Amendment to the Brampton Official Plan – Brampton Mississauga Road Corridor, Special Policy Area

Item 11.7 – Correspondence from Anna-Maria Kaneff, Kaneff Group, dated April 21, 2024, re: Amendment to the Brampton Official Plan – Brampton Mississauga Road Corridor, Special Policy Area

To refer the following items to the May 1, 2024 Council meeting:

Item 6.1 – Delegation re: Shared E-scooter Pilot Program – Update

Item 7.3 – Staff Presentation re: Shared E-scooter Pilot Program – Update

Item 7.4 – Staff Report re: Shared E-scooter Pilot Program – Update

Carried

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

Nil

4. **Consent Motion**

Nil

5. **Statutory Public Meeting Reports**

- 5.1 Staff Presentation re: Application to Amend the Official Plan and Zoning By-law, Mainline Planning, on behalf of 7835 Mississauga Road Holding Inc., 7835 Mississauga Road, Ward 6, File: OZS-2024-0009

(See Item 6.3)

In response to the Chair's query if anyone present would like to see a presentation, or delegate to this item, no one responded. Therefore, the Chair proceeded to adjourn this public meeting item.

The following motion was considered:

PDC074-2024

That the presentation from Arjun Singh, Planner, Development Services, to the Planning and Development Committee Meeting of April 22, 2024, re: **Application to Amend the Official Plan and Zoning By-law, Mainline Planning, on behalf of 7835 Mississauga Road Holding Inc., 7835 Mississauga Road, Ward 6, File: OZS-2024-0009**, be received.

Carried

- 5.2 Staff Presentation re: Application to Amend the Zoning By-law, Brutto Consulting, on behalf of Samir Dalal (c/o Highway 50 Business Park Ltd.), 11176 Highway 50, Ward 10, File: OZS-2023-0042

Item 6.2 was brought forward and dealt with at this time.

Harjot Sra, 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, Brampton plan designation, secondary plan designation, zoning by-law, zoning by-law amendment, key issues and considerations, and next steps.

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

- Jennifer Evola, Cassels Brock and Blackwell LLP, on behalf of Mary DiBiase, Brampton Resident

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

- the outdoor parking proposal does not conform with the Region of Peel Official Plan, Brampton Official Plan, or the Secondary Plan
- inadequate consideration of the Provincial Policy Statement or Growth Plan
- lack of a noise impact study
- lack of a transportation impact study
- request for the applicant to address concerns and engage in public consultation

Claudio Brutto, Brutto Consulting, on behalf of Highway 50 Business Park Ltd., noted that the intended use of the proposed application is temporary, and therefore an amendment is not required to the Official Plan or the Secondary Plan. He also noted that a traffic impact study and noise impact study has been submitted to planning staff.

The following motion was considered:

PDC075-2024

1. That the presentation from Harjot Sra, Planner, Development Services, to the Planning and Development Committee Meeting of April 22, 2024, re: **Application to Amend the Zoning By-law, Brutto Consulting, on behalf of Samir Dalal (c/o Highway 50 Business Park Ltd.), 11176 Highway 50, Ward 10, File: OZS-2023-0042**, be received; and
2. That the following delegations re: Application to Amend the Zoning By-law, Brutto Consulting, on behalf of Samir Dalal (c/o Highway 50 Business Park Ltd.), 11176 Highway 50, Ward 10, File: OZS-2023-0042 to the Planning and Development Committee Meeting of April 22, 2024, be received:
 1. Jennifer Evola, Cassels Brock and Blackwell LLP, on behalf of Mary DiBiase, Brampton Resident

2. Claudio Brutto, Brutto Consulting, on behalf of Highway 50 Business Park Ltd.

Carried

6. Public Delegations (5 minutes maximum)

- 6.1 Delegation re: Shared E-scooter Pilot Program – Update

Dealt with under Item Approval of Agenda – Recommendation PDC073-2024

- 6.2 Delegation re: Application to Amend the Zoning By-Law, Brutto Consulting, on behalf of Samir Dalal (c/o Highway 50 Business Park Ltd.), 11176 Highway 50, Ward 10, File: OZS-2023-0042

Dealt with under Item 5.2 - Recommendation PDC075-2024

- 6.3 Delegation re: Application to Amend the Official Plan and Zoning By-Law, Mainline Planning, on behalf of 7835 Mississauga Road Holding Inc., 7835 Mississauga Road, Ward 6, File: OZS-2024-0009

The delegation request was withdrawn.

- 6.4 Delegation re: Correspondence from the Honourable Paul Calandra, Minister, Municipal Affairs and Housing, dated April 10, 2024, re: Zoning Order Letter - Brampton GO

Item 6.5 was brought forward and dealt with at this time.

Sylvia Roberts, Brampton Resident, expressed the following concerns, comments, suggestions and questions with respect to the subject matter:

- transportation data needs to be collected
- public consultation is required
- the environmental assessment does not factor in how Metrolinx will complete the proposed increase to the amount of train services at the Bramalea GO station
- inadequate transportation infrastructure

The following motion was considered:

PDC076-2024

That the delegation from Sylvia Roberts, Brampton Resident, to the Planning and Development Committee Meeting of April 22, 2024, be received, re:

1. Correspondence from the Honourable Paul Calandra, Minister, Municipal Affairs and Housing, dated April 10, 2024, re: **Zoning Order Letter - Brampton GO**
2. Correspondence from the Honourable Paul Calandra, Minister, Municipal Affairs and Housing, dated April 10, 2024, re: **Zoning Order Letter - Emerald Heights**

Carried

- 6.5 Delegation re: Correspondence from the Honourable Paul Calandra, Minister, Municipal Affairs and Housing, dated April 10, 2024, re: Zoning Order Letter - Emerald Heights

Dealt with under Item 6.4 - Recommendation PDC076-2024

- 6.6 Delegation re: Active Transportation Master Plan

Sylvia Roberts, Brampton Resident, expressed support for the subject plan and noted concerns regarding the lack of action in creating biking infrastructure in a timely manner.

Committee inquired what advice the delegation would have for residents who rely heavily on biking as a mode of transportation, as well as those that believe the bike lanes are unnecessary. In response, the delegate commented that bike pathways and lanes provide a more affordable means of transportation. The delegate also suggested that use of the pathways should be made more feasible by connecting them to existing transportation infrastructure in order to increase resident awareness and usage. With respect to the implementation of the plan and bike lanes to date, the delegation added that while much development has taken place, further improvements are still required.

The following motion was considered:

PDC077-2024

That the following delegation re: **Active Transportation Master Plan** to the Planning and Development Committee Meeting of April 22, 2024, be received:

1. Sylvia Roberts, Brampton Resident

Carried

7. Staff Presentations and Planning Reports

7.1 Staff Presentation re: Active Transportation Master Plan

Item 7.2 was brought forward and dealt with at this time.

Nelson Cadete, Manager, Transportation Planning, presented an overview of the subject report that included a brief overview of the mobility framework and active transportation network in the Brampton Plan, installation progress map, 2023 implementation program map, a review of 2023, 2024 budget allocation, 2024 implementation map, and a summary of the 2024 workplan.

In response to Committee, staff advised that they anticipate the 2024 implementation program to begin after ratification at the next meeting of Council.

In response to questions of clarification from Committee, regarding the type of communication that will be provided to residents, staff commented that communication methods include social media, an interactive virtual construction map, local signage, public engagements, an information webpage, distribution of brochures, and distribution of information toolkits to Council and senior management, among others.

In response to further questions of clarification from Committee, regarding possible connections between existing and developing infrastructure, staff noted that development priority is given to areas with already existing infrastructure.

The following motion was considered:

PDC078-2024

1. That the presentation from Fernanda Duarte Peixoto Soares, Project Manager, Active Transportation, Integrated City Planning, to the Planning and Development Committee Meeting of April 22, 2024, re: **Active Transportation Master Plan**, be received; and
2. That the report from Fernanda Duarte Peixoto Soares, Project Manager, Active Transportation, Integrated City Planning, to the Planning and Development Committee Meeting of April 22, 2024, re: Active Transportation Master Plan, be received.

Carried

7.2 Staff Report re: Active Transportation Master Plan

Dealt with under Item 7.1 - Recommendation PDC078-2024

7.3 Staff Presentation re: Shared E-scooter Pilot Program – Update

Dealt with under Item Approval of Agenda – Recommendation PDC073-2024

- 7.4 Staff Report re: Shared E-scooter Pilot Program – Update

Dealt with under Item Approval of Agenda – Recommendation PDC073-2024

- 7.5 Staff Presentation re: Bill 185 Cutting Red Tape to Build More Homes Act, 2024, by Carolyn Crozier, Strategic Leader, Project Management, Planning, Building and Growth Management

Items 7.6 and 9.1 were brought forward and dealt with at this time.

Committee referred agenda items 7.5, 7.6, and 9.1 to the next meeting of Council on May 1, 2024.

The following motion was considered:

PDC079-2024

1. That the staff presentation from Carolyn Crozier, Strategic Leader, Project Management, Planning, Building and Growth Management, to the Planning and Development Committee Meeting of April 22, 2024, re: **Bill 185 Cutting Red Tape to Build More Homes Act, 2024**, be **referred** to the April 24, 2024 Committee of Council Meeting;
2. That the staff report from Carolyn Crozier, Strategic Leader, Project Management, Planning, Building and Growth Management, to the Planning and Development Committee Meeting of April 22, 2024, re: Bill 185 Cutting Red Tape to Build More Homes Act, 2024, be **referred** to the April 24, 2024 Committee of Council Meeting; and
3. That the Discussion Item at the request of Chair Palleschi re: Bill 185 Cutting Red Tape to Build More Homes Act, 2024, to the Planning and Development Committee Meeting of April 22, 2024, be **referred** to the April 24, 2024 Committee of Council Meeting.

Carried

- 7.6 Staff Report re: Bill 185 Cutting Red Tape to Build More Homes Act, 2024, by Carolyn Crozier, Strategic Leader, Project Management, Planning, Building and Growth Management

Dealt with under Item 7.5 - Recommendation PDC079-2024

8. **Committee Minutes**

Nil

9. Other Business/New Business

- 9.1 Discussion Item at the request of Chair Palleschi re: Bill 185 Cutting Red Tape to Build More Homes Act, 2024

Dealt with under Item 7.5 - Recommendation PDC079-2024

- 9.2 Discussion Item at the request of Chair Palleschi re: Amendment to the Brampton Official Plan – Brampton Mississauga Road Corridor, Special Policy Area

Item 11.7 was brought forward and dealt with at this time.

Chair Palleschi summarized the proposed update to the wording used in the "Mississauga Road Corridor, Special Policy Area" in the Brampton Official Plan.

The following motion was considered:

PDC080-2024

1. That the following correspondence from Anna-Maria Kaneff, Kaneff Group, dated April 21, 2024, re: **Amendment to the Brampton Official Plan – Brampton Mississauga Road Corridor, Special Policy Area**, to the Planning and Development Committee Meeting of April 22, 2024, be received; and
2. That the wording in the **Mississauga Road Corridor Special Policy Area** be updated as follows:

According to Schedule 12 of the new Brampton Official Plan, a section of the Mississauga Road Corridor has been designated a Special Policy Area to support major office development and limit the range of employment uses that would otherwise be permitted by the "Employment" designation. The Mississauga Road Corridor Office Centre permits the following uses:

- i. Office, research and development facilities, lab space and aerospace;
- ii. Prestige industrial with no outside storage, including light and clean advanced manufacturing that emphasizes green infrastructure, assembly, innovation and technology;
- iii. Hotels, and conference/convention centres;
- iv. Limited retail and service commercial uses that provide support to the permitted employment uses; and

- v. Opportunities for other employment uses that support and are complementary to the development of uses as noted above may be considered on a site-specific basis, whereby the overall intent of the Mixed-Use and Office Centre designations are maintained.

Carried

10. Referred/Deferred Matters

Nil

11. Correspondence

- 11.1 Correspondence from Hannah Evans, Assistant Deputy Minister, Ministry of Municipal Affairs and Housing, dated April 10, 2024, re: Minister's Zoning Order Ontario Regulation 38/22 in the City of Brampton

The following motion was considered:

PDC081-2024

That the following correspondence from Hannah Evans, Assistant Deputy Minister, Ministry of Municipal Affairs and Housing, dated April 10, 2024, re: **Minister's Zoning Order Ontario Regulation 38/22 in the City of Brampton**, to the Planning and Development Committee Meeting of April 22, 2024, be received.

Carried

- 11.2 Correspondence from the Honourable Paul Calandra, Minister, Municipal Affairs and Housing, dated April 10, 2024, re: Zoning Order Letter - Brampton GO

The following motion was considered:

PDC082-2024

That the following correspondence from the Honourable Paul Calandra, Minister, Municipal Affairs and Housing, dated April 10, 2024, re: **Zoning Order Letter - Brampton GO**, to the Planning and Development Committee Meeting of April 22, 2024, be received.

Carried

- 11.3 Correspondence from the Honourable Paul Calandra, Minister, Municipal Affairs and Housing, dated April 10, 2024, re: Zoning Order Letter - Emerald Heights

The following motion was considered:

PDC083-2024

That the following correspondence from the Honourable Paul Calandra, Minister, Municipal Affairs and Housing, dated April 10, 2024, re: **Zoning Order Letter - Emerald Heights**, to the Planning and Development Committee Meeting of April 22, 2024, be received.

Carried

- 11.4 Correspondence from the Honourable Paul Calandra, Minister, Municipal Affairs and Housing, dated April 10, 2024, re: Zoning Order Letter - 8200 Dixie Road

The following motion was considered:

PDC084-2024

That the following correspondence from the Honourable Paul Calandra, Minister, Municipal Affairs and Housing, dated April 10, 2024, re: **Zoning Order Letter - 8200 Dixie Road**, to the Planning and Development Committee Meeting of April 22, 2024, be received.

Carried

- 11.5 Correspondence from the Honourable Paul Calandra, Minister, Municipal Affairs and Housing, dated April 10, 2024, re: Zoning Order Letter - 11176 Highway 50

The following motion was considered:

PDC085-2024

That the following correspondence from the Honourable Paul Calandra, Minister, Municipal Affairs and Housing, dated April 10, 2024, re: **Zoning Order Letter - 11176 Highway 50**, to the Planning and Development Committee Meeting of April 22, 2024, be received.

Carried

- 11.6 Correspondence re: Application to Amend the Zoning By-Law, Brutto Consulting, on behalf of Samir Dalal (c/o Highway 50 Business Park Ltd.), 11176 Highway 50, Ward 10, File: OZS-2023-0042

The following motion was considered:

PDC086-2024

That the following correspondence re: **Application to Amend the Zoning By-law, Brutto Consulting, on behalf of Samir Dalal (c/o Highway 50 Business Park Ltd.), 11176 Highway 50, Ward 10, File: OZS-2023-0042** to the Planning and Development Committee Meeting of April 22, 2024, be received:

1. Melissa Winch, Cassels Brock and Blackwell LLP, on behalf of Mary DiBiase, Brampton Resident, dated April 19, 2024.

Carried

- 11.7 Correspondence from Anna-Maria Kaneff, Kaneff Group, dated April 21, 2024, re: Amendment to the Brampton Official Plan – Brampton Mississauga Road Corridor, Special Policy Area

Dealt with under Item 9.2 - Recommendation PDC080-2024

12. Councillor Question Period

Nil

13. Public Question Period

Sylvia Roberts, Brampton Resident, commented that mixed-use infrastructure for cyclists and pedestrians is only appropriate for areas with certain traffic volumes. Sylvia referenced Item 7.1 on the agenda and inquired regarding the following:

- what steps are being taken to identify bike pathways with high traffic volumes

Staff commented that work is being done to increase the number of bike pathways in order to minimize the safety issues that may arise in high traffic areas.

David Laing, Brampton Resident, referenced Item 7.1 on the agenda and inquired whether the proposed 2024 budget allocation includes the funding received from the Province of Ontario to support the revitalization of Loafer's Lake as part of the Etobicoke Creek Wetlands Enhancement Project.

Staff responded that the funding referenced by the resident is not included in the proposed 2024 budget allocation.

14. Closed Session

Nil

15. **Adjournment**

PDC087-2024

That the Planning and Development Committee do now adjourn to meet again for a Regular Meeting on Monday, May 6, 2023, at 7:00 p.m. or at the call of the Chair.

Carried

Regional Councillor M. Palleschi, Chair