



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, January 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
Mayor Patrick Brown (ex officio)

Staff Present: Steve Ganesh, Commissioner, Planning, Building & Growth Management
Allan Parsons, Director, Planning, Building & Growth Management
Harry Persaud, Director, Public Works and Engineering
Matthew Rea, Legal Counsel, Real Estate and Planning Law, Legislative Services
Jeffrey Humble, Manager, Planning, Building & Growth Management
David Vanderberg, Manager, Planning Building and Economic Development
Cindy Hammond, Manager, Plans & Permits, Planning, Building and Growth Management
Peter Fay, City Clerk
Charlotte Gravlev, Deputy City Clerk
Clara Vani, Legislative Coordinator

1. **Call to Order**

The meeting was called to order at 7:00 p.m. and adjourned at 8:05 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 the City Clerk 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 Keenan, Regional Councillor Brar, Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Toor, and City Councillor Power.

Members absent during roll call: Nil

2. **Approval of Agenda**

The following motion was considered.

PDC001-2023

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

To add:

11.4 Correspondence re: Item 7.4 - 2023 Fee Changes for Development and Site Plan Applications - Planning, Bld & Growth Mgt-2023-043

1. Victoria Mortelliti, Building Industry and Land Development Association (BILD), dated January 23, 2023

11.2 Correspondence re: Item 7.5 - Application to Amend the Zoning By-Law and for a proposed Draft Plan of Subdivision, Glen Schnarr & Associates Inc. – 13172589 Canada Inc., 9224 & 9230 Creditview Road, Ward 5, File: OZS-2022-0013

2. Andrew Orr, President/Trustee, Springbrook Community Management Inc., dated January 20, 2023.

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:

7.2, 7.3, 7.4, 7.5, 8.1, 11.2 and 11.4

The following motion was considered.

PDC002-2023

That the following items to the Planning and Development Committee Meeting of January 23, 2023, be approved as part of the Consent Motion:

(7.2, 7.3, 7.4, 7.5, 8.1, 11.2 and 11.4)

A recorded vote was taken, with the results as follows.

Yea (10): Regional Councillor Palleschi, Deputy Mayor Singh, Regional Councillor Santos , Regional Councillor Vicente, Regional Councillor Kaur Brar , Regional Councillor Keenan , Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Toor, and City Councillor Power

Carried (10 to 0)

5. **Statutory Public Meeting Reports**

- 5.1 Staff Report re: City-Initiated Amendments to the Official Plan – A Response to Bill 109, Planning, Bldg & Growth Mgt-2023-007

Michelle Gervais, Policy Planner, City Planning & Design, presented an overview of the application that included location, background, key elements of Bill 109, proposed amendment to the site plan, proposed amendment to the public meeting official plan section, and next steps.

P. Fay, City Clerk, confirmed that no delegation requests or correspondence was received for this item.

The following motion was considered.

PDC003-2023

1. That the report re: **City-Initiated Amendments to the Official Plan – A Response to Bill 109, Planning, Bldg & Growth Mgt-2023-007**, dated December 15, 2022 to the Planning and Development Committee meeting of January 23, 2023 be received;

2. That Planning, Building and Growth Management staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation.

Carried

- 5.2 Staff Report re: Application to Amend the Official Plan and Zoning By-law, J.L. Richards & Associates – 2849150 Ontario Inc., 150 First Gulf Boulevard, Ward 3, File: OZS-2022-0043

Nitika Jagtiani, Development Planner, Development Services, presented an overview of the application that included location of the subject lands, area context, proposal, official plan designation, zoning bylaw amendment, planning framework summary, issues and opportunities, and next steps.

Jennifer Gaudet, Planner, J.L. Richards & Associates Limited, presented an overview of the subject property location, amendments to the official plan, secondary plan designation, proposed development, zoning bylaw amendments, supporting studies and summary.

P. Fay, City Clerk, confirmed that no correspondence was received for this item.

The following motion was considered.

PDC004-2023

1. That the report re: **Application to Amend the Official Plan and Zoning By-law, J.L. Richards & Associates – 2849150 Ontario Inc., 150 First Gulf Boulevard, Ward 3, File: OZS-2022-0043**, dated December 8, 2022 to the Planning and Development Committee Meeting of January 23, 2023, be received;
2. That Development Services staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal; and
3. That the following delegation re: Application to Amend the Official Plan and Zoning By-law, J.L. Richards & Associates – 2849150 Ontario Inc., 150 First Gulf Boulevard, Ward 3, File: OZS-2022-0043, to the Planning and Development Committee Meeting of January 23, 2023, be received:
 1. Jennifer Gaudet, Planner, J.L. Richards and Associates.

6. Public Delegations (5 minutes maximum)

- 6.1 Delegation re: Application to Amend the Official Plan and Zoning By-law, MPLAN Inc. – Ivory Group, 227 and 229 Main Street, Ward 3, File: OZS-2021-0056

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

1. Vaibhav Sharma, Brampton Resident - Video Presentation
2. Tony Linardi, Brampton Resident
3. Sandra Linardi, Brampton Resident
4. Tanya Sidhu, Brampton Resident - Video Presentation

Committee consideration of the matter included concerns from the residents with respect to following:

- building exceeds the 45 angular plane
- scale and height and size major impact on area residents
- blocks sideview
- shadowing effects
- insufficient parking spots available, which will cause overflow to the residential streets
- concern over same road access with retirement building

The following registered delegation was not present at the meeting:

1. Jasmohan Singh Mankoo, Brampton Resident

Committee questioned why the guidelines regarding the 45 degree angular plane did not meet the criteria and suggested that the report be referred back to staff for further consideration on the concerns expressed on this feature.

Staff advised that 45 degree angular plane is only a guideline.

Committee introduced a motion to refer the report back to staff to ensure the project meets the 45-degree angular plane guideline, and to provide the

opportunity for the area councillors to convene a 'Town Hall' meeting with respect to the application.

The following motions were considered.

PDC005-2023

1. That the following delegations re: **Application to Amend the Official Plan and Zoning By-law, MPLAN Inc. – Ivory Group, 227 and 229 Main Street, Ward 3, File: OZS-2021-0056**, to the Planning and Development Committee Meeting of January 23, 2023, be received:
 1. Vaibhav Sharma, Brampton Resident
 2. Tony Linardi, Brampton Resident
 3. Sandra Linardi, Brampton Resident
 4. Tanya Sidhu, Brampton Resident
 5. Jasmohan Singh Mankoo, Brampton Resident
2. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law, MPLAN Inc. – Ivory Group, 227 and 229 Main Street, Ward 3, File: OZS-2021-0056, to the Planning and Development Committee Meeting of January 23, 2023, be received:
 1. Tony Linardi, Brampton Resident, dated December 14, 2022
 2. Jessi Sidhu, Brampton Resident, dated January 15, 2023
 3. Vishal Devgan, Brampton Resident, dated January 17, 2023
 4. Vaibhav Sharma, Brampton Resident, dated January 17, 2023
 5. Arshdeep Dhanjal, Brampton Resident, dated January 17, 2023
 6. Michael Mannett, MPLAN Inc., dated January 17, 2023
 7. Hardial Sidhu, Brampton Resident, dated January 15, 2023
 8. Nina Sidhu, Brampton Resident, dated January January 16, 2023

Carried

PDC006-2023

1. That the report re: **Application to Amend the Official Plan and Zoning By-law, MPLAN Inc. – Ivory Group, 227 and 229 Main Street, Ward 3,**

File: OZS-2021-0056, be **referred** back to staff, to work with the applicant to ensure the project meets the 45-degree angular plane guideline, and to provide for opportunity for the area councillors to convene a ‘Town Hall’ meeting with respect to the application.

Carried

- 6.2 Delegation re: Application to Amend the Official Plan and Zoning By-law, J.L. Richards & Associates – 2849150 Ontario Inc., 150 First Gulf Boulevard, Ward 3, File: OZS-2022-0043

Dealt with under Item 5.2 - Recommendation PDC004-2023

7. Staff Presentations and Planning Reports

- 7.1 Staff Report re: Application to Amend the Official Plan and Zoning By-law, MPLAN Inc. – Ivory Group, 227 and 229 Main Street, Ward 3, File: OZS-2021-0056

Dealt with under Item 6.1 - Recommendation PDC005-2023 and PDC006-2023

- 7.2 Staff Report re: Continuous Improvements Update – Audit and Accountability Funded Projects - Planning, Bld & Growth Mgt-2023-036

The following motion was approved on consent.

PDC007-2023

1. That the report re: **Continuous Improvements Update – Audit and Accountability Funded Projects - Planning, Bld & Growth Mgt-2023-036** at the Planning and Development Committee meeting of January 23, 2022, be received for information.

Carried

- 7.3 Staff Report re: The Impacts of Bill 23, More Homes Built Faster Act, 2022 on Brampton Plan - Planning, Bld & Growth Mgt-2023-041

The following motion was approved on consent.

PDC008-2023

1. That the report re: **2023 Fee Changes for Development and Site Plan Applications - Planning, Bld & Growth Mgt-2023-043** to the Planning and Development Committee Meeting of January 23, 2023 be received;

2. That Council request the Province provide an update as to when the remaining elements of Bill 23 will come into effect to allow the City to plan for the timely and efficient adoption of *Brampton Plan*;
3. That Council direct staff to return with an update on timelines for *Brampton Plan* once further information from the Province is received;
4. That Council direct staff to bring forward housekeeping and other amendments to Brampton's 2006 Official Plan in light of impacts to *Brampton Plan* timelines, including policy updates to guide development in Major Transit Station Areas, amongst others; and
5. That the correspondence re: 2023 Fee Changes for Development and Site Plan Applications - Planning, Bld & Growth Mgt-2023-043 to the Planning and Development Committee Meeting of January 23, 2023, be received:
 1. Ministry of Municipal Affairs and Housing, dated October 25, 2022

Carried

7.4 Staff Report re: 2023 Fee Changes for Development and Site Plan Applications - Planning, Bld & Growth Mgt-2023-043

The following motion was approved on consent.

PDC009-2023

1. That the report re: **2023 Fee Changes for Development and Site Plan Applications - Planning, Bld & Growth Mgt-2023-043**, to the Planning and Development Committee meeting of January 23, 2023, be received;
2. That Schedule A to the Tariff of Fees By-law with respect to Planning and Other Municipal Applications By-law 85-96, as amended, be amended to reflect the fee changes as set out in Appendix A of this report, effective February 1, 2023; and
3. That the correspondence re: 2023 Fee Changes for Development and Site Plan Applications - Planning, Bld & Growth Mgt-2023-043, to the Planning and Development Committee Meeting of January 23, 2023, be received:
 1. Victoria Mortelliti, Building Industry and Land Development Association (BILD), dated January 23, 2023

Carried

- 7.5 Staff Report re: Application to Amend the Zoning By-Law and for a proposed Draft Plan of Subdivision, Glen Schnarr & Associates Inc. – 13172589 Canada Inc., 9224 & 9230 Creditview Road, Ward 5, File: OZS-2022-0013

The following motion was approved on consent.

PDC010-2023

1. That the report re: **Application to Amend the Zoning By-Law and for a proposed Draft Plan of Subdivision, Glen Schnarr & Associates Inc. – 13172589 Canada Inc., 9224 & 9230 Creditview Road, Ward 5, File: OZS-2022-0013**, dated December 1, 2022 to the Planning and Development Committee Meeting of January 23, 2022, be received;
2. That the application for a Zoning By-law Amendment and Draft Plan of Subdivision submitted by Glen Schnarr & Associates Inc., on behalf of 13172589 Canada Inc. (File: OZS-2022-0013 and 21T-22002B) 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 Appendix 13 to this report be adopted; and
4. That the correspondence re: Application to Amend the Zoning By-Law and for a proposed Draft Plan of Subdivision, Glen Schnarr & Associates Inc. – 13172589 Canada Inc., 9224 & 9230 Creditview Road, Ward 5, File: OZS-2022-0013, to the Planning and Development Committee Meeting of January 23, 2023, be received:
 1. Frank Marchio, Director, Land Development, Lakeview Homes, dated January 17, 2023
 2. Andrew Orr, President/Trustee, Springbrook Community Management Inc., dated January 20, 2023

Carried

8. Committee Minutes

- 8.1 Minutes - Brampton Heritage Board - December 13, 2022

The following motion was approved on consent.

PDC011-2023

That the Minutes of the Brampton Heritage Board Committee meeting of December 13, 2022, Recommendations HB068-2022 - HB076-2022, to the Planning and Development Committee Meeting of January 23, 2023, be approved as published and circulated.

The recommendations were approved as follows:

HB068-2022

That the agenda for the Brampton Heritage Board meeting of December 13, 2022 be approved, as amended as follows:

To defer to a future meeting:

13.1 - Report by Shelby Swinfield, Heritage Planner, re: Cultural Heritage Evaluation Report – Creation of Standalone Terms of Reference

13.3 - Discussion re: Re-establishment of Research Committee

To withdraw:

13.4 - Discussion at the request of Ken Wilde, Member, re: 30 McLaughlin Road

HB069-2022

1. That the presentation from Charlton Carscallen, Principal Planner/Supervisor, Planning, Building and Growth Management, to the Brampton Heritage Board meeting of December 13, 2022, re: **Changes to Ontario Heritage Act resulting from the Implementation of the More Homes Built Faster Act (Bill 23)** be received;
2. That the report by Charlton Carscallen, Principal Planner/Supervisor, Planning, Building and Growth Management, dated December 6, 2022, to the Brampton Heritage Board meeting of December 13, 2022, re: **Changes to Ontario Heritage Act resulting from the implementation of the More Homes Built Faster Act (Bill 23)** be received; and,
3. That staff be directed by Council to implement the changes to the Heritage Act and provide a report on the outcome to the Brampton Heritage Board at a later date.

HB070-2022

1. That the delegation by Michael Gagnon and Marc De Nardis, Gagnon Walker Domes Ltd., Mark Driedger and Jason Truelove, ATA Architects, re: **22, 24, 26, 28 and 32 John Street – Heritage Impact Assessment -**

Ward 3 (File H.EX.) to the Brampton Heritage Board meeting of December 13, 2022 be received; and

2. That the report by Harsh Padhya, Heritage Planner, re: **Heritage Impact Assessment of the properties at 22, 24, 26, 28 and 32 John Street**, dated December 6, 2022, prepared by ATA Architects Inc., and attached as Appendix A to the report (“HIA”) to the Brampton Heritage Board meeting of December 13, 2022 be received.

HB071-2022

1. That the resignation of Ken Wilde, Member, from the Brampton Heritage Board be accepted;
2. That Mr. Wilde be thanked for his contributions to the Board;
3. That the resignation of Janet Millington, Member, from the Brampton Heritage Board be accepted; and
4. That Ms. Millington be thanked for her contributions to the Board.

HB072-2022

1. That the report from Anastasia Abrazhevich, Assistant Heritage Planner, dated November 25, 2022 to the Brampton Heritage Board meeting of December 12, 2022, re: **Heritage Permit Application and Designated Heritage Property Incentive Grant Application – 160 Salvation Rd – Ward 6**, be received;
2. That the Heritage Permit application for 160 Salvation Road to repair the roof and insert black asphalt shingles be approved;
3. That the Designated Heritage Property Incentive Grant application for the repair of the roof and re-shingling of 160 Salvation Road be approved, to a maximum of \$10,000.00, and;
4. That the owner shall enter into a designated Heritage Property Incentive Grant Agreement with the City after City Council agrees to support the Grant.

HB073-2022

That the Brampton Heritage Board organize and participate in the **Board’s Annual “Highlights on Heritage” Event** during the current Term of Council (2022-2026).

HB074-2022

1. That the report from Merissa Lompart, Assistant Heritage Planner, dated September 12, 2022, to the Brampton Heritage Board Meeting of December 13, 2022, re: **Heritage Conservation Plan, 10244 Mississauga Road, Part of Lot 12, Concession 5 West of Center Road, Chinguacousy Township, Now City of Brampton, Regional Municipality of Peel – Ward 6** be received;
2. That the recommendations and requirements as detailed in the Heritage Conservation Plan by Parslow Heritage Consultancy Inc. be fulfilled; and
3. That any alterations to the Heritage Conservation Plan must be approved in written form by the Principal Planner/ Supervisor of Heritage.

HB075-2022

That the report by Harsh Padhya, Heritage Planner, to the Brampton Heritage Board meeting of December 13, 2022, re: **11690 Chinguacousy Road – Project Completion Report - Ward 6 (File H.EX.)** be received.

HB076-2022

That Brampton Heritage Board do now adjourn to meet again on a date to be determined.

Carried

9. Other Business/New Business

10. Referred/Deferred Matters

Nil

11. Correspondence

- 11.1 Correspondence re: Application to Amend the Official Plan and Zoning By-law, MPLAN Inc. – Ivory Group, 227 and 229 Main Street, Ward 3, OZS-2021-0056

Dealt with under Item 6.1 - Recommendation PDC005-2023

- 11.2 Correspondence re: Application to Amend the Zoning By-Law and for a proposed Draft Plan of Subdivision, Glen Schnarr & Associates Inc. – 13172589 Canada Inc., 9224 & 9230 Creditview Road, Ward 5, File: OZS-2022-0013

Dealt with under Item 7.5 - Recommendation PDC010-2023

- 11.3 Correspondence re: The Impacts of Bill 23, More Homes Built Faster Act, 2022 on Brampton Plan - Planning, Bld & Growth Mgt-2023-041

Dealt with under Item 7.3 - Recommendation PDC008-2023

- 11.4 Correspondence re: 2023 Fee Changes for Development and Site Plan Applications - Planning, Bld & Growth Mgt-2023-043

Dealt with under Item 7.4 - Recommendation PDC009-2023

12. Councillor Question Period

Nil

13. Public Question Period

During question period, Robert Ahola, Brampton resident, asked a question re. Item 7.1 – staff report: Application to Amend the Official Plan and Zoning By-law, MPLAN Inc. – Ivory Group, 227 and 229 Main Street, Ward 3, File: OZS-2021-0056, as to why condominiums are being constructed, and if the proposed 400 units will increase congestion. Staff responded to the question.

14. Closed Session

Nil

15. Adjournment

Next Regular Meeting:

PDC012-2023

That the Planning and Development Committee do now adjourn to meet again for a Regular Meeting on Monday, February 13, 2023 at 7:00 p.m. or at the call of the Chair.

Carried

Regional Councillor P. Palleschi, Chair