



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, May 15, 2023

- Members Present: Regional Councillor M. Palleschi - Wards 2 and 6
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 P. Fortini - Wards 7 and 8
Regional Councillor G. Toor - Wards 9 and 10
City Councillor R. Power - Wards 7 and 8
- Members Absent: Deputy Mayor H. Singh - Wards 9 and 10
Regional Councillor M. Medeiros - Wards 3 and 4
Mayor Patrick Brown (ex officio)
- Staff Present: Allan Parsons, Director, Development Services
Henrik Zbogor, Director, Integrated City Planning
Cindy Hammond, Director, Planning, Building & Growth
Management
David Vanderberg, Manager, Development Services
Angelo Ambrico, Manager, Development Services
Alex Sepe, Supervisor, Development Services
Claudia LaRota, Supervisor, Integrated City Planning
Michelle Gervais, Planner, Integrated City Planning
Chinoye Sunny, Planner, Development Services
Arjun Singh, Planner, Development Services
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 7:04 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), Regional Councillor Santos, Regional Councillor Vicente, Regional Councillor Keenan, Regional Councillor Brar, Regional Councillor Fortini, City Councillor Power and Regional Councillor Toor.

Members absent during roll call: Deputy Mayor Singh (personal) and Regional Councillor Medeiros (personal).

2. Approval of Agenda

PDC055-2023

That the agenda for the Planning and Development Committee Meeting of May 15, 2023, be approved as amended:

To add:

Item 11.1 re. item 7.3: Correspondence re: City-initiated Official Plan Amendment – Major Transit Station Areas – City-wide

19. Michael Gagnon, Gagnon Walker Domes, on behalf of Hillside To Properties Inc., dated May 15, 2023

20. Michael Gagnon, Gagnon Walker Domes, on behalf of Soneil Mississauga Inc. and Soneil Oakville Inc., 261 and 263 Queen Street East, dated May 15, 2023

21. Michael Gagnon, Gagnon Walker Domes, on behalf of Soneil Markham Inc., 2 County Court, dated May 15, 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:

7.1, 7.2, 7.3, 8.1, 9.1, 10.1, 11.1, and 11.2

The following motion was considered.

PDC056-2023

That the following items to the Planning and Development Committee Meeting of May 15, 2023, be approved as part of the Consent Motion:

7.1, 7.2, 7.3, 8.1, 9.1, 10.1, 11.1, and 11.2

Carried

5. Statutory Public Meeting Reports

- 5.1 Staff Presentation re: Application to Temporarily Amend the Zoning By-law, George Karathanassis c/o Glen Schnarr and Associates Inc., 9296 Highway 50, Ward 10, File: OZS-2023-0004

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

The following motion was considered.

PDC057-2023

That the staff presentation re: **Application to Temporarily Amend the Zoning By-law, George Karathanassis c/o Glen Schnarr and Associates Inc., 9296 Highway 50, Ward 10, File: OZS-2023-0004**, to the Planning and Development Committee meeting of May 15, 2023, be received.

Carried

6. Public Delegations (5 minutes maximum)

Nil

7. Staff Presentations and Planning Reports

- 7.1 Staff Report re: City-Initiated Amendment to the Official Plan – Response to Bill 109, City-wide

The following motion was approved on consent.

PDC058-2023

1. That the staff report re: **City-Initiated Amendment to the Official Plan – Response to Bill 109, City-wide**, to the Planning and Development Committee of May 15, 2023, be received;
2. That the Official Plan Amendments generally in accordance with the attached Appendices 1 and 2 be approved; and,
3. That staff report back to Planning and Development Committee in the third quarter of 2024 with an evaluation of the development review process updates that were implemented in response to Bill 109.

Carried

- 7.2 Staff Report re: Application to amend the Official Plan, Zoning By-Law, and Block Plan, Glen Schnarr & Associates Inc. – PAI Realty Inc./IMJ Keystone Holdings Inc., 2247, 2257, 2271 Mayfield Road, Ward 6, File: OZS-2020-0038

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

The following motion was approved on consent.

PDC059-2023

1. That the staff report re: **Application to amend the Official Plan, Zoning By-Law, and Block Plan, Glen Schnarr & Associates Inc. – PAI Realty Inc. / IMJ Keystone Holdings Inc., 2247, 2257, 2271 Mayfield Road, Ward 6, File: OZS-2020-0038**, to the Planning and Development Committee Meeting of May 15, 2023, be received;
2. That the application for an Amendment to the Official Plan, Zoning By-law, and Block Plan submitted by Glen Schnarr & Associates Inc., on behalf of PAI Realty Inc./ IMJ Keystone Holdings Inc., 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 Official Plan generally in accordance with the attached Appendix 11 to this report be adopted;
4. That the amendment to the Zoning By-law, generally in accordance with the attached Appendix 12 to this report be adopted;

5. That through the Site Plan Approval process, staff be directed to ensure that no vehicular access, other than for emergency vehicles, to the site be made from Callahan Court. However, if a medium density land use is proposed through the Site Plan Approval application, then a full access to Callahan Court can be considered through the evaluation of a Traffic Impact Study and subject to the approval of the Commissioner of Planning, Building and Growth Management;
6. That no further notice or public meeting be required for the attached Official Plan Amendment, and Zoning By-law Amendment pursuant to Section 22 (6) and Section 34 (10.4) of the Planning Act, R.S.O., as amended; and
7. That the following correspondence re: Application to amend the Official Plan, Zoning By-Law, and Block Plan, Glen Schnarr & Associates Inc. – PAI Realty Inc. / IMJ Keystone Holdings Inc., 2247, 2257, 2271 Mayfield Road, Ward 6, File: OZS-2020-0038, to the Planning and Development Committee Meeting of May 15, 2023, be received;
 1. Gurwinder Singh, Brampton Resident, dated March 21, 2023

Carried

7.3 Staff Report re: Supplementary Recommendation Report - City-initiated Official Plan Amendment – Major Transit Station Areas, City-wide

Items 10.1 and 11.1 were brought forward and dealt with at this time.

The following motion was approved on consent.

PDC060-2023

1. That the staff report re: **Supplementary Recommendation Report - City-initiated Official Plan Amendment – Major Transit Station Areas, City-wide** to the Planning and Development Committee meeting of May 15, 2023, be received;
2. That the staff report re: Recommendation Report – City-initiated Official Plan Amendment – Major Transit Station Areas, City-wide, to the May 15, 2023 Planning and Development Committee agenda be received;
3. That the amendments to the Official Plan, generally in accordance with the attached Appendix 1 to the “Supplementary Recommendation Report - City-initiated Official Plan Amendment – Major Transit Station Areas, City-wide be adopted.

4. That the City Clerk be directed to forward a copy of the Recommendation Report and Council resolution to the Region of Peel for information; and
5. That the following correspondence re: City-initiated Official Plan Amendment – Major Transit Station Areas – City-wide, to the Planning and Development Committee meeting of May 15, 2023, be received:
 1. Rob MacFarlane, Zelinka Priamo Ltd., on behalf of Choice Properties REIT, dated April 19, 2023
 2. Jonathan Rodger, Zelinka Priamo Ltd., on behalf of Canadian Tire Corporation, Limited, dated April 19, 2023
 3. Maggie Bassani, Aird & Berlis LLP, on behalf Mac Mor of Canada Ltd., dated April 19, 2023
 4. Mark Condello, Glen Schnarr & Associates Inc., on behalf of 60 Bramalea Holdings Limited, dated April 20, 2023
 5. Dan Kraszewski, D. J. K. Land Use Planning, on behalf of the Fifth Avenue Group, dated April 20, 2023
 6. Jennifer Staden, Glenn Schnarr & Associates Inc., on behalf of Crestpoint Real Estate Investments Ltd., dated April 24, 2023
 7. Andrew Walker, Gagnon Walker Domes, on behalf of Starbank Development Corporation, dated April 24, 2023
 8. Andrew Walker, Gagnon Walker Domes, on behalf of Lark Investments, dated April 24, 2023
 9. Andrew Walker, Gagnon Walker Domes, on behalf of Claireville Holdings Limited dated April 24, 2023
 10. Andrew Walker, Gagnon Walker Domes, on behalf of Manga Hotels, dated April 24, 2023
 11. Andrew Walker, Gagnon Walker Domes, on behalf of 17, 19, 23, 27, 31 and 35 Railroad Street, 48 and 50 Mill Street North, and 55 and 59 Elizabeth Street North, dated April 24, 2023
 12. Michael Gagnon, Gagnon Walker Domes, on behalf of Soneil Mississauga Inc. and Soneil Oakville Inc., 261 and 263 Queen Street East, dated April 24, 2023
 13. Michael Gagnon, Gagnon Walker Domes, on behalf of Soneil Markham Inc., 2 County Court, dated April 24, 2023

14. Michael Gagnon, Gagnon Walker Domes, on behalf of Centennial Mall Brampton Ltd., dated April 24, 2023
15. Marc DeNardis, Gagnon Walker Domes, on behalf of 16 Lisa Street Ltd., dated April 24, 2023
16. Marc DeNardis, Gagnon Walker Domes, on behalf of Mario Matteo, Guido D'Alesio and 2088205 Ontario Ltd., dated April 24, 2023
17. Dan Kraszewski, DJK Land Use Planning, on behalf of Fifth Avenue Group, dated May 8, 2023
18. Jenna Thibault, Weston Consulting, on behalf of Bovaird Commercial Centre Ltd., dated May 12, 2023
19. Michael Gagnon, Gagnon Walker Domes, on behalf of Hillside To Properties Inc., dated May 15, 2023
20. Michael Gagnon, Gagnon Walker Domes, on behalf of Soneil Mississauga Inc. and Soneil Oakville Inc., 261 and 263 Queen Street East, dated May 15, 2023
21. Michael Gagnon, Gagnon Walker Domes, on behalf of Soneil Markham Inc., 2 County Court, dated May 15, 2023

Carried

8. **Committee Minutes**

8.1 Minutes - Brampton Heritage Board - April 18, 2023

The following motion was approved on consent.

PDC061-2023

That the Minutes of the Brampton Heritage Board meeting of April 18, 2023, Recommendations HB029-2023 - HB032-2023, to the Planning and Development Committee Meeting of May 15, 2023, be approved as published and circulated.

The recommendations were approved as follows:

HB029-2023

That the agenda for the Brampton Heritage Board meeting of April 18, 2023, be approved as published and circulated.

HB030-2023

1. That the report from Shelby Swinfield, Heritage Planner, to the Brampton Heritage Board Meeting of April 18, 2023, re: **Scoped Heritage Impact Assessment, 9893 Torbram Road, Ward 8**, be received; and
2. That the Scoped Heritage Impact Assessment for 9893 Torbram Road, prepared by LHC Planning & Archaeology Inc., dated March 13, 2023, be approved.

HB031-2023

1. That the report from Shelby Swinfield, Heritage Planner, to the Brampton Heritage Board meeting of April 18, 2023, re: **Revised Heritage Conservation Plan – 6461 Mayfield Road (The Thompson Farmhouse), Ward 10** be received; and
2. That the addendum to the Heritage Conservation Plan be approved.

HB032-2023

That Brampton Heritage Board do now adjourn to meet again on May 16, 2022, at 7:00 p.m.

Carried

9. Other Business/New Business

- 9.1 Discussion Item at the request of Councillor Toor, re: Toronto Gore Estate Residential Area Motion

The following motion was approved on consent.

PDC062-2023

May 15, 2023, Planning and Development Committee Motion – Toronto Gore Estate Residential Area

Whereas on April 6, 2023, Ontario announced the next steps in its plan to build 1.5 million homes by 2031 including the introduction of Bill 97, the [Helping Homebuyers, Protecting Tenants Act, 2023](#) (“**Bill 97**”), and the release of a draft Provincial Planning Statement to replace the current Provincial Policy Statement and the Growth Plan;

Whereas the City of Brampton’s Housing Pledge was approved on March 8, 2023, to support the province’s direction for Brampton to accommodate 113,000 residential units by 2031, which accelerates the city’s growth targets over the next eight years;

Whereas in addition to the provincial legislative changes, there has been a growing movement across North America to re-examine the planning designations in neighbourhoods to increase opportunities for new residents;

Whereas Brampton's Official Plan designates approximately 600 hectares of land for "Estate Residential" purposes in Toronto Gore that are permitted to be developed for primarily single detached dwellings on lots ranging in area from 1.0 acre to 2.0 acres;

Whereas the Toronto Gore has access to amenities including schools, public facilities, parks and shopping, which sets Toronto Gore apart from estate residential areas in neighbouring communities, such as Caledon, Vaughan and King Township that are much more rural in character; and

Whereas there may be opportunities to add small-scale residential intensification (e.g. lot severances and new housing types) while maintaining the community attributes of the Toronto Gore estate residential area.

Therefore, Be It Resolved That Council direct staff to review and report back on the following:

1. To undertake a Toronto Gore Estate Residential Area Infill and Intensification Study to determine the feasibility of permitting and accommodating small scale residential infill and intensification (including servicing capacity).
2. To provide recommendations on the policy framework, regulations and tools that would be required to ensure the development of compatible lot sizes and housing forms in the established estate residential area.
3. To undertake a comprehensive community engagement program with residents, public agencies and the development industry.

Carried

10. Referred/Deferred Matters

- 10.1 Staff Report re: City-initiated Official Plan Amendment – Major Transit Station Areas – City-wide

Dealt with under Item 7.3 - Recommendation PDC060-2023

11. Correspondence

- 11.1 Correspondence re: City-initiated Official Plan Amendment – Major Transit Station Areas – City-wide

Dealt with under Item 7.3 - Recommendation PDC060-2023

- 11.2 Correspondence re: Application to amend the Official Plan, Zoning By-Law, and Block Plan, Glen Schnarr & Associates Inc. – PAI Realty Inc./IMJ Keystone Holdings Inc., 2247, 2257, 2271 Mayfield Road, Ward 6, File: OZS-2020-0038

Dealt with under Item 7.2 - Recommendation PDC059-2023

12. Councillor Question Period

Nil

13. Public Question Period

Nil

14. Closed Session

Nil

15. Adjournment

The following motion was considered.

PDC063-2023

That the Planning and Development Committee do now adjourn to meet again for a Regular Meeting on Monday, June 5, 2023, at 7:00 p.m. or at the call of the Chair.

Carried

Regional Councillor M. Palleschi, Chair