



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, July 31, 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:
- S. Ganesh, Commissioner, Planning Building and Growth Management
 - Allan Parsons, Director, Development Services
 - David Vanderberg, Manager, Planning Building and Economic Development
 - David DeGroot, Manager, Urban Design
 - Michelle Gervais, Planner, Integrated City Planning
 - Charlotte Gravlev, Deputy City Clerk
 - Clara Vani, Legislative Coordinator

1. **Call to Order**

The meeting was called to order at 1:02 p.m. and adjourned at 1:41 p.m.

As this Planning and Development Committee Special Meeting was conducted with electronic and in-person participation by Members of Council, the meeting started with roll call for attendance at the meeting, as follows:

Members present during roll call: Regional Councillor Palleschi (Chair), Deputy Mayor Singh, Regional Councillor Santos, Regional Councillor Toor, Regional Councillor Vicente, Regional Councillor Keenan, Regional Councillor Brar, Regional Councillor Medeiros, Regional Councillor Fortini, and City Councillor Power.

Members absent during roll call: Nil

2. **Approval of Agenda**

PDC075-2023

That the agenda for the Planning and Development Committee Special Meeting of July 31, 2023, be approved as amended:

To Defer:

Item 7.4 - Staff Report re: Application to Amend the Zoning By-law, 2820453 Ontario Inc. – Candevcon Limited, North side of Old Castlemore Road, between Clarkway Drive and Highway 50, Ward 10, File: OZS-2022-0020, to the next Planning and Development Committee Meeting of August 28, 2023.

Item 11.2 - Correspondence re: Application to Amend the Zoning By-law, 2820453 Ontario Inc. – Candevcon Limited, North side of Old Castlemore Road, between Clarkway Drive and Highway 50, Ward 10, File: OZS-2022-0020, to the next Planning and Development Committee Meeting of August 28, 2023.

Carried

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

Regional Councillor G. Toor declared a conflict of interest with respect to Item 7.11 as a member of his family owns property that will be affected by the MTSA.

Regional Councillor N. Kaur Brar declared a conflict of interest with respect to Item 7.11 as her family owns property in the downtown area.

Regional Councillor P. Vicente declared a conflict of interest with respect to Item 7.3 as he owns property on the subject street.

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, 7.5, 7.6, 7.7, 7.8, 7.9, and 7.12.

PDC076-2023

That the following items to the Planning and Development Committee Special Meeting of July 31, 2023, be approved as part of the Consent Motion:

7.1, 7.2, 7.5, 7.6, 7.7, 7.8, 7.9, and 7.12.

Carried

5. Statutory Public Meeting Reports

Nil

6. Public Delegations (5 minutes maximum)

Nil

7. Staff Presentations and Planning Reports

- 7.1 Staff Report re: Supplementary Information on Residential Driveway Widenings – RM 41/2022

The following motion was approved on consent.

PDC077-2023

1. That the Staff Report re: **Supplementary Information on Residential Driveway Widenings – RM 41/2022** to the Planning and Development Committee Meeting of July 31, 2023, be received.

Carried

- 7.2 Staff Report re: Application to Amend the Official Plan, WSP Canada Inc. / Infrastructure Ontario, Northwest and northeast corner of the Tomken Road Highway 407 Overpass, Ward 3, OZS-2021-0027

The following motion was approved on consent.

PDC078-2023

1. That the Staff Report re: **Application to Amend the Official Plan, WSP Canada Inc. / Infrastructure Ontario, Northwest and northeast corner of the Tomken Road Highway 407 Overpass, Ward 3, OZS-2021-0027** to the Planning & Development Committee Meeting of July 31, 2023, be received;
2. That the Official Plan Amendment application submitted by WSP Canada Inc. on behalf of Infrastructure Ontario, as the real estate portfolio manager of His Majesty the King in Right of Ontario as represented by the Minister of Government and Consumer Services (MGCS) be approved on the basis that the application 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 of Brampton Official Plan, and for the reasons set out in this Recommendation Report;
3. That the Official Plan Amendment generally in accordance with the attached Attachment 10 to this report be adopted; and
4. That no further notice or public meeting be required for the attached Official Plan pursuant to Section 22(6.1) of the Planning Act, R.S.O. c.P. 13, as amended.

Carried

- 7.3 Staff Report re: Main Street North Development Permit System – Comprehensive Review and Minor Amendment Process - Ward 1

Regional Councillor Vicente, having declared a pecuniary interest in this matter, exited the meeting and did not participate during this item.

Regional Councillor Medeiros inquired how future amendments in regards to the permit system will be incorporated.

Allan Parsons, Director, Development Services, advised that the intent is to apply a reduced fee to development permit system applications that are minor in nature. Larger applications will continue be processed in the regular practice.

The following motion was considered.

PDC079-2023

1. That the Staff Report re: **Main Street North Development Permit System – Comprehensive Review and Minor Amendment Process - Ward 1**, to the Planning and Development Committee Meeting of July 31, 2023, be received;
2. That an amendment to Schedule A of the “Tariff of Fees By-Law with Respect to Planning and Other Municipal Applications” (By-Law 85-96, as amended) to add a fee for a minor amendment process, generally in accordance with the Schedule attached as Attachment 2 be adopted; and
3. That staff be directed to undertake a comprehensive review of the Main Street North Development Permit System Bylaw as part of the Downtown Brampton Secondary Plan Review.

Carried

- 7.4 Staff Report re: Application to Amend the Zoning By-law, 2820453 Ontario Inc. – Candevcon Limited, North side of Old Castlemore Road, between Clarkway Drive and Highway 50, Ward 10, File: OZS-2022-0020

Dealt with (deferred) under Approval of the Agenda - Recommendation
PDC075-2023

- 7.5 Staff Report re: City-wide Community Improvement Plan for Office – Tax Increment Equivalent Grant Application for 7500/7510 Financial Drive, Kaneff Properties Limited, Ward 6.

The following motion was approved on consent.

PDC080-2023

1. That the Staff Report re: **City-wide Community Improvement Plan for Office – Tax Increment Equivalent Grant Application for 7500/7510 Financial Drive, Kaneff Properties Limited, Ward 6**, to the Planning and Development Committee meeting of July 31, 2023, be received;
2. That staff move forward with the CIP application for 7500/7510 Financial Drive and the City property tax grant being requested through the TIEG incentive program be approved in principal. The amounts are subject to

change based on the final MPAC assessment and the dissolution of Peel Region in 2025:

3. The total grant amount approximated over ten (10) years representing the tax difference between pre and post-development is \$884,204, of the City property tax portion;
4. The first year of the property tax grant, compensating one hundred percent (100%) of the tax difference is approximately \$160,764;
5. That staff work with the City's Finance and Legal Departments to prepare a financial incentives agreement for the TIEG incentive through the City-wide CIP program for Office Employment;
6. That the City be authorized to sign the financial incentives agreement for the TIEG incentive when the content is satisfactory to Commissioner of Planning, Building and Growth Management or designate and City Treasurer, and in a form acceptable to the City Solicitor or its designate;
7. That staff bring forward a report with the final rebate/grant amount for the TIEG incentive once the applicant provides the City with the MPAC assessment for the office development, and final TIEG payment plan to be approved by Council;
8. That staff include the approved annual payment as part of the annual budget process, pending Council approval; and,
9. That the administration of the program is managed by the Commissioner of Planning, Building and Growth Management.

Carried

- 7.6 Staff Report re: Application to Amend the Official Plan and Zoning By-law, Glen Schnarr & Associates Inc. – First Gulf Business Park Inc., 535 Steeles Avenue East, Ward 3, File: OZS-2022-0047

The following motion was approved on consent.

PDC081-2023

1. That the Staff Report re: **Application to Amend the Official Plan and Zoning By-law, Glen Schnarr & Associates Inc. – First Gulf Business Park Inc., 535 Steeles Avenue East, Ward 3, File: OZS-2022-0047**, to the Planning and Development Committee Meeting of July 31, 2023, be received;

2. That the application for an Amendment to the Official Plan and Zoning By-law submitted by Glen Schnarr & Associates Inc., on behalf of First Gulf Business Park Inc. (File: OZS-2022-0047) 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 Attachment 10 to this report be adopted;
4. That the amendment to the Zoning By-law generally in accordance with the attached Attachment 11 to this report be adopted; and
5. 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.

Carried

7.7 Staff Report re: City-wide Community Improvement Plan for Office – Tax Increment Equivalent Grant Application for 7600 Financial Drive, Kaneff Properties Limited, Ward 6

The following motion was approved on consent.

PDC082-2023

1. That the Staff Report re: **City-wide Community Improvement Plan for Office – Tax Increment Equivalent Grant Application for 7600 Financial Drive, Kaneff Properties Limited, Ward 6** to the Planning and Development Committee Meeting of July 31, 2023, be received;
2. That staff move forward with the CIP application for 7600 Financial Drive and the City property tax grant being requested through the TIEG incentive program be approved in principle. The amounts are subject to change based on the final MPAC assessment and the dissolution of Peel Region in 2025:
 1. The total grant amount approximated over ten (10) years representing the tax difference between pre and post-development is \$220,120, of the City property tax portion;

2. The first year of the property tax grant, compensating one hundred percent (100%) of the tax difference is \$40,022;
3. That staff work with the City's Finance and Legal Departments to prepare a financial incentives agreement for the TIEG Incentive through the City-wide CIP program for Office Employment;
4. That the City be authorized to sign the financial incentives agreement for the TIEG incentive when the content is satisfactory to Commissioner of Planning, Building and Growth Management or designate and City Treasurer, and in a form acceptable to the City Solicitor or its designate;
5. That staff bring forward a report with the final rebate/grant amount for the TIEG incentive once the applicant provides the City with the MPAC assessment for the office development, and final TIEG payment plan to be approved by Council;
6. That staff include the approved annual payment as part of the annual budget process, pending Council approval; and
7. That the administration of the program is managed by the Commissioner of Planning, Building and Growth Management.

Carried

- 7.8 Staff Report re: Application to amend the Zoning By-law, Airport Highway 7 Developments Ltd. c/o Glen Schnarr and Associated Inc., 9125 Airport Road, Ward 8, File: OZS-2023-0012

The following motion was approved on consent.

PDC083-2023

1. That the Staff Report re: **Application to amend the Zoning By-law, Airport Highway 7 Developments Ltd. c/o Glen Schnarr and Associated Inc., 9125 Airport Road, Ward 8**, to the Planning and Development Committee of July 31, 2023, be received;
2. That the application for Zoning By-law Amendment submitted by Glen Schnarr and Associates Inc. on behalf of Airport Highway 7 Developments Ltd. Ward 8, File: OZS-2023-0012 be approved on the basis that it is consistent with the Provincial Policy Statement, and conforms to A Place to Grow: 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 Attachment 10 to this report be adopted; and
4. That no further notice of public meeting be required for the attached Zoning By-law Amendment as per Section 34 of the Planning Act, R.S.O. c.P. 13, as amended.

Carried

7.9 Staff Report re: Response to Request for Development Charges Relief from Holland Christian Homes

The following motion was approved on consent.

PDC084-2023

1. That the Staff Report re: **Response to Request for Development Charges Relief from Holland Christian Homes**, to the Planning and Development Committee meeting of July 31, 2023, be received;
2. That the request from Holland Christian Homes regarding waiving the Development Charges for their recently built 160 bed Long Term Care Facility (New Faith Manor) be reviewed;
3. That any development charges waived, to a maximum of \$832,963 be funded from internal borrowing from the applicable Development Charges Reserves with the repayment terms of 10 years at a rate of return consistent with the City's investment portfolio, currently at 3.5% interest;
4. That the remaining \$170,607 of development charges be paid to the City by Holland Christian Homes and deposited to the Development Charges Reserve; and
5. That the annual internal loan repayment amount be included in the 2024 budget submission, subject to Council approval.

Carried

7.10 Staff Presentation re: Reasons and Methodology Behind Pedestrian-Level Wind Studies

David DeGroot, Manager, Urban Design, outlined the reasons for pedestrian-level wind studies and noted that they may be required for development applications submitted under the Planning Act and Brampton Official Plan.

Mr. DeGroot introduced Saba Saneinejad, Associate Principal, RWDI, a wind engineering and environmental consulting company. Ms. Saneinejad provided a presentation entitled, 'Reasons and Methodology Behind Pedestrian-Level Wind Studies', highlighting wind tunnels, importance of pedestrian level wind (PLW) analysis, pedestrian wind levels, guidelines for wind, responsive design, assessment approach, and case studies from recent implementation of PLW.

Regional Councillor Palleschi commented on the importance of completing a wind study on future developments.

The following motion was considered.

PDC085-2023

1. That the Staff Presentation re: **Reasons and Methodology Behind Pedestrian-Level Wind Studies**, to the Planning and Development Committee meeting of July 31, 2023 be received.

Carried

7.11 Staff Report re: "Primary" Major Transit Station Areas – Preliminary Land Use Plans, City-wide

Item 11.3 was brought forward and dealt with at this time.

Regional Councillor Brar and Regional Councillor Toor, both having declared a pecuniary interest in this matter, exited the meeting and did not participate during this item.

Regional Councillor Palleschi commented that lands zoned for office space in the MTSA should be reviewed for best use possible, and requested amendments to the recommendation as follows:

1. Clause 2 to remove: 'be endorsed in - principle'; and
2. Clause 4 to change: 'September 2023' to 'August 2023'.

The following motion was considered.

PDC086-2023

1. That the Staff Report re: **"Primary" Major Transit Station Areas – Preliminary Land Use Plans**, **City-wide**, to the Planning and Development Committee meeting of July 31, 2023, be received;
2. That the preliminary land use plans for Brampton's 14 "Primary" Major Transit Station Areas, attached as Appendix 2 to this report, be received;

3. That staff be directed to develop City-initiated Official Plan Amendments substantially in accordance with the preliminary land use plans attached as Appendix 2 to this report, to add Major Transit Station Area policies and land use schedules to the applicable Secondary Plans;
4. That staff be directed to hold a statutory public meeting in August 2023, to provide notice of and to seek feedback on the Major Transit Station Area City-initiated Official Plan Amendments in order to meet Provincial timelines;
5. 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
6. That the correspondence re: **“Primary” Major Transit Station Areas – Preliminary Land Use Plans”, City-wide**, to the Planning and Development Committee meeting of July 31, 2023, be received;
 1. Mark Condello, Glen Schnarr & Associates Inc., on behalf of 69 Bramalea Holdings Limited (69 Bramalea)
 2. Andrew Ferancik, WND Associates, on behalf of County Court Centre Ltd., dated July 26, 2023
 3. Andrew Walker, Gagnon Walker Domes, on behalf of Lark Investments, dated July 18, 2023
 4. Marc DeNardis, Gagnon Walker Domes, on behalf of JTS Properties Inc. operating as Maebrook Scott Inc., dated July 17, 2023
 5. Richard Domes, Gagnon Walker Domes, on behalf of Soneil Markham, dated July 18, 2023
 6. Richard Domes, Gagnon Walker Domes, on behalf of Centennial Mall Brampton Ltd. (Davpart), dated July 17, 2023
 7. Marc DeNardis, Gagnon Walker Domes, on behalf of Mario Matteo Silvestro, Guido D'Alesio and 2088205 Ontario Ltd., dated July 17, 2023
 8. Richard Domes, Gagnon Walker Domes, on behalf of Soneil Mississauga Inc. and Soneil Oakville Inc., dated July 18, 2023
 9. Marc DeNardis, Gagnon Walker Domes, on behalf of 16 Lisa Street Ltd., dated July 17, 2023
 10. Andrew Walker, Gagnon Walker Domes, on behalf of Manga (Queen) Inc., dated July 18, 2023

11. Richard Domes, Gagnon Walker Domes, on behalf of Amexon Holdings Ltd., dated July 17, 2023
12. Andrew Walker, Gagnon Walker Domes, on behalf of Starbank Developments 285 Corp., dated July 17, 2023
13. Andrew Walker, Gagnon Walker Domes, on behalf of 23 Railroad Inc., 17595031 Railroad ME Inc., and 5519273548 Railroad ME Inc., dated July 17, 2023
14. Andrew Walker, Gagnon Walker Domes, on behalf of Candeco Realty Limited, dated July 20, 2023
15. Jonathan Rodger, Zelinka Priamo Ltd., on behalf of Canadian Tire Corporation Limited, dated July 26, 2023
16. Gerry Tchisler, MHBC, on behalf of Morguard Corporation, dated July 27, 2023
17. Jennifer Staden, Glen Schnarr and Associates Inc., on behalf of Crestpoint Real Estate Investments Ltd., dated July 27, 2023
18. Carmen Jandu, Arcadis Inc., on behalf of LEV Living, dated July 27, 2023
19. Maurizio Rogato, Blackthorn Development Corp., on behalf of Sugrim Enterprises Inc., dated July 28, 2023
20. Colin Chung, Glen Schnarr and Associates Inc., on behalf of 2548859 Ontario Ltd., 2571340 Ontario Ltd., and 2 Mill Inc., dated July 28, 2023
21. Lauren Capilongo, Malone Given Parsons Ltd., on behalf of TACC Holborn (Block 140) Inc., dated July 28, 2023
22. Lincoln Lo, Malone Given Parsons, on behalf of Greenwin Corp and Sweeney Holdings Inc., dated July 28, 2023
23. Colin Chung, Glen Schnarr and Associates Inc., on behalf of 1493951 Ontario Inc., dated July 27, 2023
24. Jenna Thibault, Weston Consulting, on behalf of Bovaird Commercial Centre Ltd., dated July 27, 2023
25. J. Craig Hunter, Triage Development Corp., on behalf of Amdev Property Group, dated July 28, 2023
26. Keith MacKinnon, KLM Planning Partners Inc., on behalf of Metrus Central Properties, dated July 28, 2023

27. Maurizio Rogato, Blackthorn Development Corp., on behalf of 55, 57, 59, 61, 63 and 65 Park Street, dated July 28, 2023

28. Alexander Suriano, Aird Berlis, on behalf of Hillside TO Properties Inc., dated July 31, 2023

Carried

7.12 Staff Presentation re: City Comment on Natural Heritage Policy within the Proposed Provincial Planning Statement, 2023

Item 11.1 was brought forward and dealt with at this time.

The following motion was approved on consent.

PDC087-2023

1. That the Staff Presentation re: **City Comment on Natural Heritage Policy within the Proposed Provincial Planning Statement, 2023**, to the Planning and Development Committee Meeting of July 31, 2023, be received; and
2. That the correspondence re: **City Comment on Natural Heritage Policy within the Proposed Provincial Planning Statement, 2023**, to the Planning and Development Committee Meeting of July 31, 2023, be received;
 1. Steve Ganesh, Commissioner Development Services, City of Brampton

Carried

8. **Committee Minutes**

Nil

9. **Other Business/New Business**

Nil

10. **Referred/Deferred Matters**

Nil

11. **Correspondence**

- 11.1 Correspondence re: City Comment on Natural Heritage Policy within the Proposed Provincial Planning Statement, 2023

Dealt with under Item 7.12 - Recommendation PDC087-2023

- 11.2 Correspondence re: Application to Amend the Zoning By-law, 2820453 Ontario Inc. – Candevcon Limited, North side of Old Castlemore Road, between Clarkway Drive and Highway 50, Ward 10, File: OZS-2022-0020

Dealt with (deferred) under Approval of the Agenda - Recommendation PDC075-2023

- 11.3 Correspondence re: "Primary" Major Transit Station Areas – Preliminary Land Use Plans, City-wide

Dealt with under Item 7.11 - Recommendation PDC086-2023

12. Councillor Question Period

Nil

13. Public Question Period

Sylvia Roberts, Brampton Resident, inquired, whether the development is in line with the MTSA and whether the MTSA would accommodate intensification as set out by the Province, for example, in the City's Downtown core.

Michelle Gervais, Planner, Integrated City Planning, advised the location in the Downtown core is a Heritage property and the City will relook at implementing higher density in that area. City of Brampton MTSA locations are beyond the targets prescribed by the Province and MTSA corridors are the key focus area for intensification.

14. Closed Session

Nil

15. **Adjournment**

The following motion was considered.

PDC088-2023

That the Planning and Development Committee Special Meeting do now adjourn to meet again for a Regular Meeting on Monday, July 31, 2023, at 7:00 p.m. or at the call of the Chair.

Carried

Regional Councillor M. Palleschi, Chair