

**Planning and Development Committee
The Corporation of the City of Brampton****Monday, September 11, 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
Allan Parsons, Director, Development Services
Henrik Zbogor, Director, Integrated City Planning
Shannon Brooks, Manager, Official Plan & Growth Management
Angelo Ambrico, Manager, Development Services
Emma De Melo, Planner, Development Services
Wang Kei (Edwin) Li, 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 8:13 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, 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

PDC112-2023

That the agenda for the Planning and Development Committee Meeting of September 11, 2023, be approved, as amended, as follows:

To add:

Item 6.2 re: Item 5.2 – Application to Amend the Official Plan and Zoning By-law, 69 Bramalea Holdings Ltd c/o Glen Schnarr & Associates Inc, 69 Bramalea Road, Ward 7, File: OZS-2023-0020

3. Sylvia Menezes Roberts, Brampton Resident

Item 11.2 re: Item 5.1 - Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd. c/o 2811135 Ontario Inc. & 2803832 Ontario Inc., 1286, 1298, 1300, 1306 Queen Street West, Ward 5, File: OZS-2023-0024

21. Jasbir Singh, Brampton Resident, dated September 11, 2023

22. Sami Siddiqi, Brampton Resident, dated September 11, 2023

23. Md. Imtiaz Islam, Brampton Resident, dated September 11, 2023

Item 11.3 - Correspondence from The Honorable Sean Fraser, Minister of Housing, Infrastructure and Communities, dated September 6, 2023, re: The City of Brampton's Application to the Federal Government's Housing Accelerator Fund

To withdraw

Item 6.1 re: Item 5.1 - Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd. c/o 2811135 Ontario Inc. & 2803832 Ontario Inc., 1286, 1298, 1300, 1306 Queen Street West, Ward 5, File: OZS-2023-0024

Shayista Muzaffar and Yasir Nowshahri, Brampton Residents

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 and 7.3

The following motion was considered:

PDC113-2023

That the following items to the Planning and Development Committee Meeting of September 11, 2023, be approved as part of Consent:

7.1 and 7.3

Carried

5. Statutory Public Meeting Reports

- 5.1 Staff Presentation re: Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd. c/o 2811135 Ontario Inc. & 2803832 Ontario Inc., 1286, 1298, 1300, 1306 Queen Street West, Ward 5, File: OZS-2023-0024

Items 6.1 and 11.2 were brought forward and dealt with at this time.

Edwin Li, 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, block plan designation, zoning by-law, zoning by-law amendment, issues and opportunities, and current status and next steps.

Marc De Nardis, Planner, Gagnon Walker Domes, applicant on the proposal, presented an overview of the application that included context plan, site plan, angular planes, landscape plan, sustainability score, and related technical studies, reports and plans.

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

1. Sukhi Mahal, Brampton Resident

Committee consideration of the matter included concerns and questions of clarification from the resident with respect to the following:

- increased traffic

- insufficient facilities in the surrounding area to support new units

Committee commented that questions from residents will be captured in the staff report that is to be brought to a future meeting of the Planning and Development Committee. The Committee Chair also advised that residents can contact the planner on file or the City Clerk's Office to submit additional concerns or comments.

The following motion was considered.

PDC114-2023

1. That the presentation titled: **Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd. c/o 2811135 Ontario Inc. & 2803832 Ontario Inc.**, File No.: OZS-2023-0024, 1286, 1298, 1300, 1306 Queen Street West, Ward 5 to the Planning and Development Committee meeting of September 11th, 2023, be received;
2. That the following delegations re: Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd. c/o 2811135 Ontario Inc. & 2803832 Ontario Inc., 1286, 1298, 1300, 1306 Queen Street West, Ward 5, File: OZS-2023-0024 to the Planning and Development Committee Meeting of September 11, 2023, be received;
 1. Marc DeNardis, Gagnon Walker Domes Ltd.
 2. Sukhi Mahal, Brampton Resident; and
3. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd. c/o 2811135 Ontario Inc. & 2803832 Ontario Inc., 1286, 1298, 1300, 1306 Queen Street West, Ward 5, File: OZS-2023-0024 to the Planning and Development Committee Meeting of September 11, 2023, be received:
 1. Samir Shah, Brampton Resident, dated September 10, 2023
 2. Wendy Li, Brampton Resident, dated September 10, 2023
 3. Nanda Puchimada, Brampton Resident, dated September 10, 2023
 4. Deepi Purba, Brampton Resident, dated September 11, 2023
 5. Satinder Malhotra, Brampton Resident, dated September 11, 2023
 6. Rohit Dewan, Brampton Resident, dated September 11, 2023
 7. Mahesh Lad, Brampton Resident, dated September 11, 2023

8. Hardeep Singh Kochhar, Brampton Resident, dated September 11, 2023
9. Jai Korpai, Brampton Resident, dated September 11, 2023
10. Hareesh Bhargav, Brampton Resident, dated September 11, 2023
11. Pankaj Gupta, Brampton Resident, dated September 11, 2023
12. Anna and Jorge Cardoso, Brampton Residents, dated September 11, 2023
13. Taranbir Singh, Brampton Resident, dated September 11, 2023
14. Randeep Dhillon, Brampton Resident, dated September 11, 2023
15. Aman Turna, Brampton Resident, dated September 11, 2023
16. Shanty Herod, Brampton Resident, dated September 11, 2023
17. Nash Jeevraj, Brampton Resident, dated September 11, 2023
18. Sal Chianelli, Brampton Resident, dated September 11, 2023
19. Farid Jeevraj, Brampton Resident, dated September 11, 2023
20. Bedi Dhiman, Brampton Resident, dated September 11, 2023
21. Jasbir Singh, Brampton Resident, dated September 11, 2023
22. Sami Siddiqi, Brampton Resident, dated September 11, 2023
23. Md. Imtiaz Islam, Brampton Resident, dated September 11, 2023.

Carried

- 5.2 Staff Presentation re: Application to Amend the Official Plan and Zoning By-law, 69 Bramalea Holdings Ltd., Glen Schnarr & Associates Inc., 69 Bramalea Road, Ward 7, File: OZS-2023-0020

Items 6.2 and 11.1 were brought forward and dealt with at this time.

Emma De Melo, 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, zoning by-law amendment, issues and opportunities, and next steps.

Mike Everard, Planner, Augusta National Inc., on behalf of Bank Bros., requested the matter be deferred until proposed MTSA policies for the subject area have been addressed. The following reasons were provided for a deferral request:

- The mitigation costs that would be incurred by Bank Bros as a result of the MTSA policies.
- Bank Bros request to peruse MTSA studies and reports related to noise, odour, air quality, dust, vibration and traffic impact.

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

1. Theo Grootenboer, Brampton Resident
2. Sylvia Menezes Roberts, Brampton Resident

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

- inadequate and overburdened infrastructure
- increased burden on City resources as a result of disintegration of Region of Peel
- traffic concerns and increased congestion
- increased burden on garbage collection services which can lead to an increase in rat infestation
- transit services are already inadequate for the existing community

In response to questions and concerns from the residents, Mark Condello, Planner, Glen Schnarr & Associates Inc., provided the following details with respect to the subject application:

- purpose of the application
- the secondary plan was amended to include a site specific policy that allows for the application to move forward in advance of the MTSA
- the application is under review for alignment with the MTSA policies
- results of noise and vibration studies submitted on behalf of the applicant
- results of the traffic impact study submitted on behalf of the applicant

The following motion was considered.

PDC115-2023

1. That the presentation titled: **Application to Amend the Official Plan and Zoning By-law, 69 Bramalea Holdings Ltd c/o Glen Schanrr & Associates Inc**, File:OZS-2023-0020, 69 Bramalea Road, Ward 7 to the Planning and Development Committee meeting of September 11, 2023, be received;
2. That the following delegations re: Application to Amend the Official Plan and Zoning By-law, 69 Bramalea Holdings Ltd., Glen Schnarr & Associates Inc., 69 Bramalea Road, Ward 7, File: OZS-2023-0020 to the Planning and Development Committee Meeting of September 11, 2023, be received; and
 1. Mike Everard, Augusta National Inc., on behalf of 2707193 Ontario Inc. (a.k.a. Bank Bros.)
 2. Theo Grootenboer, Brampton Resident
 3. Sylvia Roberts, Brampton Resident
 4. Mark Condello, Glen Schnarr & Associates
3. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law, 69 Bramalea Holdings Ltd., Glen Schnarr & Associates Inc., 69 Bramalea Road, Ward 7, File: OZS-2023-0020 to the Planning and Development Committee Meeting of September 11, 2023, be received:
 1. Raymond Ziembra, SGL Planning & Design Inc., on behalf of Mac Mor, Canada Ltd., dated August 29, 2023
 2. Magda Wyrebek, Brampton Resident, dated September 10, 2023.

Carried

6. Public Delegations (5 minutes maximum)

- 6.1 Delegation: Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd. c/o 2811135 Ontario Inc. & 2803832 Ontario Inc., 1286, 1298, 1300, 1306 Queen Street West, Ward 5, File: OZS-2023-0024

Dealt with under Item 5.1 - Recommendation PDC114-2023

- 6.2 Delegation re: Application to Amend the Official Plan and Zoning By-law, 69 Bramalea Holdings Ltd c/o Glen Schnarr & Associates Inc, 69 Bramalea Road, Ward 7, File: OZS-2023-0020

Dealt with under Item 5.2 - Recommendation PDC115-2023

7. Staff Presentations and Planning Reports

- 7.1 Staff Report re: Application to amend the Official Plan and Zoning By-Law, Navjot Dhani and 1000446904 Ontario Ltd. c/o King Consultants Inc., 10209 Bramalea Road, Ward 9, File: OZS-2023-0026

The following motion was approved on consent.

PDC116-2023

1. That the report from Harjot Sra, Development Planner, Development Services to the Planning and Development Committee of September 11, 2023, re: **Recommendation Report re: Application to amend the Official Plan and Zoning By-Law, Navjot Dhani and 1000446904 Ontario Ltd. c/o King Consultants Inc., 10209 Bramalea Road, Ward 9, File: OZS-2023-0026**, be received;
2. That the application for Official Plan Amendment and Zoning By-law Amendment submitted by King Consulting on behalf of Navjot Dhani & 1000446904 Ontario Ltd. Ward 9, File: OZS-2023-0026 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 amendments to the Official Plan generally in accordance with the attached Attachment 8 to this report be adopted;
4. That the amendments to the Zoning By-law generally in accordance with the attached Attachment 9 to this report be adopted; and
5. That no further notice of public meeting be required for the attached Official Plan Amendment as per Section 22(6.1) and 34(10.4) of the Planning Act, R.S.O. c.P. 13, as amended.

Carried

- 7.2 Staff Report re: Request for Funding Support from Home Opportunities Non-Profit Corporation

Committee acknowledged receipt of a letter from Infrastructure Ontario outlining the possibility of loaning money to the City of Brampton, and in turn to loan a percentage of the funds to home opportunities, allowing a portion of the funds to be returned before construction begins. The item was referred back to staff for further investigation into the matter.

In response to questions from Committee, staff provided details on queued elements that must be provided to the City before the application can move forward. These include approval from the City's Development team as well as details regarding the financial outlook.

Committee discussion included clarification in regards to potential interest charges.

The following motion was considered.

PDC117-2023

That the co-authored report from the Planning, Building and Growth Management Department and Corporate Support Services Department to the Planning and Development Committee meeting of September 11, 2023 re: **Recommendation Report: Request for Funding Support from Home Opportunities Non-Profit Corporation** be **referred** back to staff for further investigation, including opportunities for a loan from Infrastructure Ontario to the City, and a future report in October to Council.

Carried

7.3 Staff Report re: Update on Strategic Projects Supporting Growth and Development in Brampton

The following motion was approved on consent.

PDC118-2023

1. That the report from Shannon Brooks-Gupta, Manager, Official Plan & Growth Management to the Planning and Development Committee meeting of September 11, 2023, re: **Information Report: Update on Strategic Projects Supporting Growth and Development in Brampton**, be received; and
2. That staff be directed to report back to the October 23, 2023 Planning and Development Committee for Council's adoption to meet *Planning Act* requirements to conform Brampton's Official Plan to the Region of Peel Official Plan within one year from Ministerial approval.

8. **Committee Minutes**

Nil

9. **Other Business/New Business**

Nil

10. **Referred/Deferred Matters**

Nil

11. **Correspondence**

- 11.1 Correspondence re: Application to Amend the Official Plan and Zoning By-law, 69 Bramalea Holdings Ltd c/o Glen Schnarr & Associates Inc, 69 Bramalea Road, Ward 7, File: OZS-2023-0020

Dealt with under Item 5.2 - Recommendation PDC115-2023

- 11.2 Correspondence re: Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd. c/o 2811135 Ontario Inc. & 2803832 Ontario Inc., 1286, 1298, 1300, 1306 Queen Street West, Ward 5, File: OZS-2023-0024

Dealt with under Item 5.1 - Recommendation PDC114-2023

- 11.3 Correspondence re: Correspondence from The Honorable Sean Fraser, Minister of Housing, Infrastructure and Communities, dated September 6, 2023, re. The City of Brampton's Application to the Federal Government's Housing Accelerator Fund

Committee summarized the contents of the correspondence from Sean Fraser, Minister of Housing, in regards to the City's Housing Accelerator Fund application. The Minister has requested consideration of the following:

- increasing the number of Additional Residential Units (ARU's) city-wide from three to four
- expanding City reforms to enable four-storey buildings to be within 800 metres of the Brampton support corridors, whereas the current radius is 400 metres
- reducing restrictions on ARUs

Staff provided clarification to questions from Committee in regards to the details of the requests outlined in the correspondence. Committee requested staff to

include information outlining the action taken by neighbouring cities in the report to be brought forward to Council.

A motion was introduced to refer the correspondence on this matter to staff for consideration and a report thereon to the September 13, 2023 meeting of Council.

The following motion was introduced.

PDC119-2023

That the following correspondence re: **Correspondence from The Honorable Sean Fraser, Minister of Housing, Infrastructure and Communities, dated September 6, 2023, re. The City of Brampton's Application to the Federal Government's Housing Accelerator Fund** to the Planning and Development Committee Meeting of September 11, 2023, be **referred** to staff for consideration and report to the Council meeting of September 13, 2023.

Carried

12. Councillor Question Period

Nil

13. Public Question Period

Jasbir Singh, Brampton Resident, inquired regarding the following:

- sustainability of current development patterns
- lack of infrastructure
- safety concerns
- traffic congestion
- environmental constraints

Committee advised the resident to follow up with the area Councillors and school trustees to address concerns raised.

14. Closed Session

Nil

15. Adjournment

PDC120-2023

That the Planning and Development Committee do now adjourn to meet again for a Regular Meeting on Monday, September 25, 2023, at 7:00 p.m. or at the call of the Chair.

Carried

Regional Councillor M. Palleschi, Chair