



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, November 28, 2022

- 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:
- Marlon Kallideen, Chief Administrative Officer
 - Steven Ross, Deputy City Solicitor
 - Colleen Grant, Deputy City Solicitor
 - Jeffrey Humble, Manager, Policy Planning
 - Elizabeth Corazzola, Director, Planning Building and Growth Management
 - Steve Ganesh, Manager, Planning Building and Economic Development
 - Allan Parsons, Director, Development Services
 - Edward Fagan, Director, Parks Maintenance and Forestry
 - Andrew McNeill, Director, Planning and Design
 - David Vanderberg, Manager, Planning Building and Economic Development
 - Adam Hughes, Chief Information Officer
 - Peter Fay, City Clerk
 - Charlotte Gravlev, Deputy City Clerk
 - Clara Vani, Legislative Coordinator
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1. Call to Order

The meeting was called to order at 7:01 p.m., and adjourned at 8:25 p.m.

As this meeting of Planning and Development Committee was conducted with electronic and in-person participation by its 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, 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.

Members absent during roll call: Nil

2. Approval of Agenda

The following motion was considered.

PDC191-2022

That the agenda for the Planning and Development Committee Meeting of November 28, 2022 be approved as amended.

To add:

6.1 - Delegation re: Application to Amend the Zoning By-law, Hwy 50 & 7 South Equities Inc.; Pangreen Ltd Partnership; 9404635 Canada Inc.; Greycan 9 Properties Limited Partnership; Greycan 9 Properties Inc. – Weston Consulting, File: OZS-2022-0036;

1. Rajinder Saini

9.1 - Discussion at the request of Chair Palleschi re: Bill 23

Carried

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

Nil

4. Consent Motion

The Meeting Chair will review the relevant agenda items during this section of the meeting to allow Members to identify agenda items for debate and consideration,

with the balance to be approved as part of the Consent Motion given the items are generally deemed to be routine and non-controversial.

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, 8.1 and 11.2

The following motion was considered.

PDC192-2022

That the following items to the Planning and Development Committee Meeting of November 28, 2022, be approved as part of the Consent Motion:

(7.1, 8.1, and 11.2)

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 Medeiros, Regional Councillor Fortini, Regional Councillor Toor, City Councillor Power , and Mayor Patrick Brown

Absent (1): Regional Councillor Keenan

Carried (10 to 0)

5. Statutory Public Meeting Reports

- 5.1 Staff Report re: Application to Amend the Zoning By-law, Hwy 50 & 7 South Equities Inc.; Pangreen Ltd Partnership; 9404635 Canada Inc.; Greycan 9 Properties Limited Partnership; Greycan 9 Properties Inc. – Weston Consulting, File: OZS-2022-0036

Items 6.1 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 of the subject lands, area context, proposal, and next steps.

Michael Vani, Weston Consulting provided additional information regarding the proposed development, site access and noise on the proposal.

Following the presentations, the following members of the public addressed Committee and expressed their views, suggestions, concerns and questions with respect to the subject application:

1. Mario Asta, Brampton Resident
2. Franka Cautillo, Brampton Resident
3. Raj Sharma, Brampton Resident
4. Pankaj Chopra, Brampton Resident
5. Geoff Sheffrin, Brampton Resident
6. Rajinder Saini, Brampton Resident

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

- negative impact to the neighborhood including emergency vehicle delay, safety on the road, removal of access on the Gore Road, quality of air, and wellbeing of community members
- no park in the area for children
- TRCA not involved with Environment Impact Study
- residents having one entrance access from the Gore Road while the industrial unit requesting four entrance accesses
- industrial unit having 200 dock doors, reflecting truck movement at the rate of one truck every one minute or one minute thirty seconds

Regional Councillor Fortini requested the matter be deferred to the first planning meeting in the New Year to allow the developer and himself to hold a public meeting with area residents. Regional Councillor Fortini advised this would allow collaboration with the residents to resolve concerns surrounding entrances into the property.

Regional Councillor Palleschi, Committee Chair, advised the matter cannot be deferred as it is a Statutory Public Meeting item and it must follow appropriate process.

Staff advised a Special Workshop Meeting could be arranged with area residents and ward councilors prior to the Recommendation Report returning for consideration.

The following motion was considered.

PDC193-2022

1. That the staff report re: **Application to Amend the Zoning By-law, Highway 50 & 7 South Equities Inc.; Pangreen Limited Partnership;**

9404635 Canada Inc.; Greycan 9 Properties Limited Partnership; Greycan 9 Properties Inc. – Weston Consulting c/o Michael Vani, 8386, 8412 Highway 50, Ward 8, File: OZS-2022-0036 to the Planning and Development Committee Meeting of November 28, 2022, 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;
3. That the following delegations re: Application to Amend the Zoning By-law, Highway 50 & 7 South Equities Inc.; Pangreen Limited Partnership; 9404635 Canada Inc.; Greycan 9 Properties Limited Partnership; Greycan 9 Properties Inc. – Weston Consulting c/o Michael Vani, 8386, 8412 Highway 50, Ward 8, File: OZS-2022-0036 to the Planning and Development Committee Meeting of November 28, 2022, be received:
 1. Mario Asta, Brampton Resident
 2. Franka Cautillo, Brampton Resident
 3. Raj Sharma, Brampton Resident
 4. Pankaj Chopra, Brampton Resident
 5. Geoff Sheffrin, Brampton Resident
4. That the following correspondence re: Application to Amend the Zoning By-law, Highway 50 & 7 South Equities Inc.; Pangreen Limited Partnership; 9404635 Canada Inc.; Greycan 9 Properties Limited Partnership; Greycan 9 Properties Inc. – Weston Consulting c/o Michael Vani, 8386, 8412 Highway 50, Ward 8, File: OZS-2022-0036 to the Planning and Development Committee Meeting of November 28, 2022, be received:
 1. Mario Asta, Brampton Resident, dated October 16, 2022
 2. Kalpana Sippy, Brampton Resident, dated October 30, 2022
 3. Bill Singh, Brampton Resident, dated October 30, 2022
 4. Raminder Dhaliwal, Brampton Resident, dated October 30, 2022
 5. Geoff Sheffrin, Brampton Resident, dated October 28, 2022

6. Dinesh Vadher, Brampton Resident, dated November 1, 2022
7. Atul Jain, Brampton Resident, dated November 1, 2022
8. Tony Cautillo, Brampton Resident, dated November 20, 2022
9. Tony Carosi, Brampton Resident, dated November 20, 2022
10. Amrit Dhunna, Brampton Resident, dated October 30, 2022
11. Kamaldeep Cheema, Brampton Resident, dated November 15, 2022
12. Avneet Bhullar, Brampton Resident, dated November 21, 2022
13. Parveen Bansal, Brampton Resident, dated November 15, 2022
14. Seema Passi, Brampton Resident, dated November 21, 2022
15. Manny Mann, Brampton Resident, dated November 15, 2022
16. Samir Barot, Brampton Resident, dated November 15, 2022
17. Sadaf Raza, Brampton Resident, dated November 21, 2022
18. Raj Sharma, Brampton Resident, dated November 15, 2022
19. Ruby Malik, Brampton Resident, dated November 22, 2022
20. Franka Cautillo, Brampton Resident, dated November 15, 2022
21. Pankaj Chopra, Brampton Resident, dated November 15, 2022

Carried

- 5.2 Staff Report re: Application to Amend the Zoning By-law and for a Draft Plan of Subdivision, Gagnon Walker Domes LTD/ Mr. Haroon Raza and 2872374, 1206 Steeles Avenue West, Ward 4, File: OZS-2022-0037

Item 6.3 was brought forward and dealt with at this time.

Marco Gerolini, Planner, Development Services, presented an overview of the application that included location of the subject lands, area context, proposal, and next steps.

Marc DeNardis, Gagnon Walker Domes Ltd., provided additional information on the proposal.

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

The following motion was considered.

PDC194-2022

1. That the staff report re: **Application to Amend the Zoning By-law and for a Draft Plan of Subdivision, Gagnon Walker Domes LTD/ Mr. Haroon Raza and 2872374, 1206 Steeles Avenue West, Ward 4, File: OZS-2022-0037**, to the Planning and Development Committee meeting of November 28, 2022 be received;
2. That the Planning and Development Services staff be directed to report back to the Planning and Development Committee with the results of the public meeting and staff recommendation, subsequent to the completion of circulation of the application and a comprehensive review of the proposal.

Carried

6. Public Delegations (5 minutes maximum)

- 6.1 Delegations re: Application to Amend the Zoning By-law, Hwy 50 & 7 South Equities Inc.; Pangreen Ltd Partnership; 9404635 Canada Inc.; Greycan 9 Properties Limited Partnership; Greycan 9 Properties Inc. – Weston Consulting, File: OZS-2022-0036

Dealt with under Item 5.1 - Recommendation PDC193-2022

- 6.2 Delegations re: Application to Amend the Zoning By-law for a Temporary Period of Three (3) Years, SGL Planning and Design Inc. – Adesa Auctions Canada Corporation, '0' Queen Street East, Ward 8, File: OZS-2022-0027

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

Raymond Ziemba, SGL Planning and Design inc. was present to answer any questions on the proposal.

The following motion was considered.

PDC195-2022

1. That the staff report re: **Application to Amend the Zoning By-law for a Temporary Period of Three (3) Years, SGL Planning and Design Inc. – Adesa Auctions Canada Corporation, '0' Queen Street East (no municipal address), Ward 8, File: OZS-2022-0027**, to the Planning and Development Committee Meeting of November 28, 2022, be received;
2. That the Temporary Zoning By-law Amendment application submitted by SGL Planning and Design Inc. on behalf of Adesa Auctions Canada

Corporation, Ward: 8, Files: OZS-2022-0027 and 2022-932, be approved, on the basis that it is consistent with the Planning Act and the City's Official Plan for the reasons set out in the Planning Recommendation Report, dated November 9, 2022;

3. That the amendments to the Zoning By-law, generally in accordance with Appendix 7 to this report be adopted; and
4. That the delegation re: Application to Amend the Zoning By-law for a Temporary Period of Three (3) Years, SGL Planning and Design Inc. – Adesa Auctions Canada Corporation, '0' Queen Street East (no municipal address), Ward 8, File: OZS-2022-0027, to the Planning and Development Committee Meeting of November 28, 2022, be received;
1. Raymond Ziemba, Senior Planner, SGL Planning and Design Inc.

Carried

- 6.3 Delegation re: Application to Amend the Zoning By-law and for a Draft Plan of Subdivision, Gagnon Walker Domes LTD/ Mr. Haroon Raza and 2872374, 1206 Steeles Avenue West, Ward 4, File: OZS-2022-0037

Dealt with under Item 5.2 - Recommendation PDC194-2022

7. Staff Presentations and Planning Reports

- 7.1 Staff Report re: Application to Amend the Zoning By-law, Mattamy (Castlemore) Ltd. – Korsiak Urban Planning, 10417 Airport Road, Ward 10, File: OZS-2022-0006

The following motion was approved on consent.

PDC196-2022

1. That the staff report re: **Application to Amend the Zoning By-law, Mattamy Castlemore) Ltd. – Korsiak Urban Planning, 10417 Airport Road, Ward 10, File: OZS-2022-0006**, dated October 31, 2022 to the Planning and Development Committee Meeting of November 28, 2022, be received;
2. That the Zoning By-law Amendment application submitted by Korsiak Urban Planning (c/o Mattamy (Castlemore) Ltd.) 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 reasons set out in this Recommendation Report;

3. That the amendment to the Zoning By-law generally in accordance with the attached Appendix 11 to this report be adopted;
4. That the correspondence re: Application to Amend the Zoning By-law, Mattamy Castlemore) Ltd. – Korsiak Urban Planning, 10417 Airport Road, Ward 10, File: OZS-2022-0006, dated October 31, 2022 to the Planning and Development Committee Meeting of November 28, 2022, be received;

1. Jasmeet Anand, Brampton Resident

Carried

- 7.2 Staff Report re: Application to Amend the Zoning By-law for a Temporary Period of Three (3) Years, SGL Planning and Design Inc. – Adesa Auctions Canada Corporation, '0' Queen Street East, Ward 8, File: OZS-2022-0027

Dealt with under Item 6.2 - Recommendation PDC195-2022

- 7.3 Staff Report re: To help assist proponents (Alectra Convergent Development Limited Partnership and Capital Power) seeking funding for improvements to the electrical system at 1100 Steeles Avenue West, Ward 4 and 8600 Goreway Drive, Ward 8

Regional Councillor Palleschi, Chair, advised Alectra Convergent Development Limited Partnership and Capital Power was looking for support with their request.

Allan Parsons, Director, Development Services clarified that Alectra Convergent Development Limited Partnership and Capital Power was looking to receive a grant from Independent Electrical Service Organization (IESO).

A motion was introduced to amend Staff Recommendation #2 to revise Municipal Council Support Resolution provided within the subject report.

Therefore Be It Resolved:

1. The Council of the City of Brampton supports Capital Power solely for its additional Battery Energy Storage System unit proposal (i.e., Option One of Capital Power's proposal) and Alectra Convergent on their bids for the RFP issued by the IESO;

2. The Council of the City of Brampton affirms that this Resolution does not imply support for planning or other forms of approval that may be required for the proposed projects;
3. If either or both proposals are selected by the IESO for implementation, the Proponents will be required to work with City staff for the appropriate required development approvals and ensure the proposed development adhere to appropriate zoning, environmental, landscaping, urban design and other standards; and,
4. That Council affirms that this Resolution does not imply support for planning or other forms of approval that may be required for the proposed projects, as the sole purpose of this Resolution is to assist the Proponents in their submissions to the IESO Long-Term Reliability Project RFP process.

The motion, as amended, was considered as follows.

PDC197-2022

1. That the report titled: Recommendation Report – Request for a Municipal Council Support Resolution dated November 9, 2022, to the Planning and Development Committee Meeting of November 28, 2022, be received;
2. That Council approve the following Municipal Council Support Resolution, for the request to assist Alectra Convergent Development Limited Partnership and Capital Power (Goreway Generation Station) (hereinafter referred to as the Proponents) in their application to a Long-Term Reliability Project Request for Proposal (RFP) issued by the Independent Electricity System Operator (IESO):

“WHEREAS:

1. The Independent Electricity System Operator (hereinafter as the IESO) has issued the Long-Term Reliability Project Request for Proposals (hereinafter as the RFP) for new projects that will increase the capacity and reliability of the electrical system in Ontario;
2. Alectra Convergent Development Limited Partnership, a joint venture between Alectra Energy Solutions and Convergent Energy + Power (and hereinafter as Alectra Convergent), proposes to construct and operate a Battery Energy Storage System (BESS) on the Alectra-owned property at the Jim Yarrow Transformation Station on lands with municipal address of 1100 Steeles Avenue West;

3. Capital Power proposes two electricity enhancement and expansion options at the Goreway Generation Station site on lands with municipal address of 8600 Goreway Drive, with Option One entailing the construction and operation of additional BESS units and Option Two entailing the construction and operation of a new gas-powered electricity generation unit;
4. Capital Power has not indicated its preference between the two options (addition of Battery Energy Storage System units or a gas-powered electricity generation unit) in their proposal;
5. Both Alectra Convergent and Capital Power (hereinafter as the Proponents) have requested a support resolution from the Council of the City of Brampton to assist their RFP bid;
6. Pursuant to the RFP, proposals that receive the formal support of the local jurisdictional authorities of all the project communities in which a proposed project is located in the form of a support resolution will be awarded three Rated Criteria points for the purpose of ranking the proposal in relation to other proposals in Ontario for a contract under the RFP;
7. Obtaining this Resolution does not guarantee a contract will be offered to both or either Proponents by the IESO;
8. The sole purpose of this Resolution is to assist the Proponents in their submissions to the IESO Long-Term Reliability Project RFP process;
9. In the February 24, 2021 Committee of Council meeting, Council adopted Resolution No. CW098-2021 to affirm the City's commitment in achieving ambitious greenhouse gasses (GHG) reduction targets under the Community Energy and Emissions Reduction Plan (CEERP) and urge the Government of Ontario to phase out gas-fired electricity generation by 2030; and,
10. The addition of a gas-powered electricity generation unit in Brampton (Option Two of Capital Power's proposal) does not align with Council Resolution No. CW098-2021, including the City's adopted GHG reduction targets under the CEERP and the City's position to urge the Government of Ontario to phase out gas-fired electricity generation by 2030.

NOW THEREFORE BE IT RESOLVED THAT:

1. The Council of the City of Brampton supports Capital Power solely for its additional Battery Energy Storage System unit proposal (i.e., Option One

of Capital Power's proposal) and Alectra Convergent on their bids for the RFP issued by the IESO;

2. The Council of the City of Brampton affirms that this Resolution does not imply support for planning or other forms of approval that may be required for the proposed projects;
3. If either or both proposals are selected by the IESO for implementation, the Proponents will be required to work with City staff for the appropriate required development approvals and ensure the proposed development adhere to appropriate zoning, environmental, landscaping, urban design and other standards; and,
4. That Council affirms that this Resolution does not imply support for planning or other forms of approval that may be required for the proposed projects, as the sole purpose of this Resolution is to assist the Proponents in their submissions to the IESO Long-Term Reliability Project RFP process.

Carried

8. Committee Minutes

8.1 Minutes - Age-Friendly Brampton Advisory Committee - September 27, 2022

The following motion was approved on consent.

PDC198-2022

That the **Minutes of the Age-Friendly Brampton Advisory Committee Meeting of September 27, 2022**, Recommendations **AFC012-2022** to **AFC015-2022**, to the Planning and Development Committee Meeting of November 28, 2022, be approved as published and circulated.

AFC012-2022

That the agenda for the Age-Friendly Brampton Advisory Committee meeting of September 28, 2022, be approved as published and circulated.

AC013-2022

That the presentation by Bindu Shah, Principal Planner/Supervisor, to the Age-Friendly Brampton Advisory Committee meeting on September 27, 2022, re: **Housing Brampton Year 1 Update**, be received.

AFC014-2022

That the presentation by Hanu S. Dilip, Urban Designer, to the Age Friendly Brampton Advisory Committee meeting of September 27, 2022, re: **Uptown Brampton Urban Community Hub 2022-2027** be received.

AFC015-2022

That the Age-Friendly Brampton Advisory Committee meeting do now adjourn to meet again on November 29, 2022 at 7:00 p.m.

Carried

9. Other Business/New Business

9.1 Discussion at the request of Chair Palleschi re: Bill 23

Regional Councillor Palleschi, Committee Chair, advised the Third Reading Royal and Royal Assent will be taking place November 29, 2022 regarding Bill 23. The understanding is that, there is still opportunity to provide comments, specifically on financial aspects.

Regional Councillor Palleschi, Committee Chair, provided an update regarding building a quarry pit in Northwest Brampton, Ward 6, and the following motion was introduced:

That Planning and Development Services staff be directed to submit additional comments to the Province and immediately meet with Provincial staff on ERO 019-06217, to explore the potential as it relates to the signed Minutes of Settlement (April 2018) between the Corporation and Brampton Brick Ltd. for the purposes of attempting to resolve the long outstanding matter of the Norval Quarry.

Regional Councillor Santos expressed concerns with the timing. Specifically with concerns regarding various projects, control of growth in the city and residents having their say. It was suggested that a urgent task force be set in place.

A motion was introduced with the following operative clause:

Therefore Be It Resolved:

1. City of Brampton Council form a special task force comprised of the Mayor (Patrick Brown), Chair of Planning (Councillor Palleschi), Deputy Mayor/Vice-Chair Planning (Councillor Singh), Chair of Community Services and FCM Board Member (Councillor Santos), Chair of Public Works and AMO Board Member (Councillor Vicente), and City Staff as determined by the CAO to develop and deliver a plan of advocacy to the

provincial government which focuses on the City's concerns related to Bill 23 and the need for significant investments to service the growth outlined in Bill 23;

2. The plan consider the work being done with municipal advocacy groups such as AMO, FCM, the Ontario Big City Mayors, to mitigate the fiscal impacts to municipalities and address unintended consequences from Bill 23; and
3. The task force engage in a meaningful fashion with developers and key stakeholders to identify the best approach to municipal planning and growth management as it relates to Brampton's existing plans, specific needs and challenges.

The motion was considered as follows.

PDC199-2022

That Planning and Development Services staff be directed to submit additional comments to the Province and immediately meet with Provincial staff on ERO 019-06217, to explore the potential as it relates to the signed Minutes of Settlement (April 2018) between the Corporation and Brampton Brick Ltd. for the purposes of attempting to resolve the long outstanding matter of the Norval Quarry.

Carried

PDC200-2022

Whereas the Government of Ontario passed Bill 23 on November 28, 2022; and

Whereas Bill 23 removes the ability for the City of Brampton to control growth, planning and management, and provides less City Council oversight in neighbourhood redevelopment; and

Whereas Bill 23 has potential to create overcrowding and/or unsuitable living conditions for Brampton residents, while adding additional responsibility for service delivery for the City, and

Whereas Bill 23 introduces a 10-year target of 113,000 new households for the City of Brampton, representing an annual increase in total housing growth nearly three (3) times the City's historical average over the past 20 years, and;

Whereas Bill 23 amends the definition of 'affordable housing' further increasing the threshold from \$400,000 to \$800,000 at which housing options are deemed affordable and exacerbating 'entry level' housing development options; and

Whereas to service the additional infrastructure, an estimated \$2 billion will be required beyond the current needs, an equivalent to a one-time property tax increase of 40% over a 10-year period for Brampton residents.; and

Whereas the combination of reduced DC revenue tools and targeted rapid growth will shift a significant portion of these additional infrastructure costs to the Property Tax Base;

Whereas with the rapid rate of growth in Bill 23 the City of Brampton will need funding partners from higher levels of government to build the infrastructure to service this growth without immediate investments in capital planning from the federal and provincial governments;

Finance

Whereas It is estimated that Bill 23 could cost the City \$440 million in development charges alone based on current growth plans. Without corresponding provincial grants, the City of Brampton would need to recover that revenue through the tax base or by reducing service levels. In efforts to recover the DC Shortfall, the City could expect an equivalent to a one-time increase of property taxes by about 9%, and;

Whereas additional impacts to development charges may also result from the proposed threshold of 80% of average market value to define affordable housing which could result in additional loss of revenue of between \$260M and \$800M depending on what % of development meets this threshold which would be equivalent to a one-time property tax increase of between 5%-16%, and;

Whereas the estimated 'cash-in-lieu' (CIL) parkland revenue loss is estimated to be as much as \$700 million to \$1.05 billion over the next decade, equating to a potential one-time increase of property taxes by 14% -21%, and;

Whereas Bill 23 is anticipated to not only reduce revenue for parkland and recreational facilities, but also reduce parks across the City, including less parkland per development and poorer quality parkland directly impacting the quality of life of Brampton residents, and;

Healthcare

Whereas despite the announcement of the Peel Memorial Phase 2 expansion to a full-service hospital, the City of Brampton continues to face a healthcare emergency, and planning must begin immediately for a third hospital in Brampton to meet the growth assigned in Bill 23; and

Riverwalk

Whereas the City of Brampton has secured partial Federal funding while actively advocating and waiting for the Province to also provide its share of funding to advance the Riverwalk project and remove flood risk to unlock downtown Brampton for the development of thousands of new residential units and 9 million square feet of new residential and non-residential gross floor area (GFA) situated at a significant transit hub in downtown Brampton; and

Environment

Whereas Bill 23 will reduce the ability of municipalities to protect, conserve, enhance and manage the natural heritage system, leading to the loss of protected lands, further loss of natural heritage areas and wetlands potentially resulting in significant impacts such as increased risk of serious flooding and climate change risks, and;

Transit

Whereas congestion is an ongoing issue, and the Region of Peel has already determined that building more roads will not solve congestion issues; and

Whereas Brampton has the highest growth in ridership in the country; and

Whereas The City of Brampton needs funding to ensure residents and businesses can depend on transit today, and in the future, transit initiatives and vital transit infrastructure enhances regional connections and supports the growth of a diverse, dynamic and fast-growing city like Brampton; and

Whereas Brampton has not received the same level of transit funding as other comparable municipalities, the city continues to request a fair share of funding from higher levels of government for major transit infrastructure projects; and

Whereas The City of Brampton will need to partner with the province to build transportation infrastructure that best serves the needs of residents not only in

Brampton, but across Peel Region, the GTA and communities across Canada's Innovation Corridor; and

Whereas the City of Brampton will need the provincial government to expedite the approval process in major transit projects including the Highway 7/Queen Street BRT, Hurontario/Main Street LRT extension to the Brampton GO station, and GO Rail Expansion Regional Express Rail service (frequent two-way, all-day) on the Kitchener corridor west of Bramalea GO to Mount Pleasant GO and beyond to Kitchener/Waterloo; and

Whereas Bill 39 Better Municipal Governance Act, 2022 is currently at second reading in the legislature, if adopted without changes it will add further challenges as it pertains to Bill 23 and associated wide ranging changes to municipal planning and potential fiscal impact to the City of Brampton;

NOW THEREFORE BE IT RESOLVED THAT:

1. City of Brampton Council form a special task force comprised of the Mayor (Patrick Brown), Chair of Planning (Councillor Palleschi), Deputy Mayor/Vice-Chair Planning (Councillor Singh), Chair of Community Services and FCM Board Member (Councillor Santos), Chair of Public Works and AMO Board Member (Councillor Vicente), and City Staff as determined by the CAO to develop and deliver a plan of advocacy to the provincial government which focuses on the City's concerns related to Bill 23 and the need for significant investments to service the growth outlined in Bill 23;
2. The plan consider the work being done with municipal advocacy groups such as AMO, FCM, the Ontario Big City Mayors, to mitigate the fiscal impacts to municipalities and address unintended consequences from Bill 23; and
3. The task force engage in a meaningful fashion with developers and key stakeholders to identify the best approach to municipal planning and growth management as it relates to Brampton's existing plans, specific needs and challenges.

Carried

10. Referred/Deferred Matters

Nil

11. Correspondence

- 11.1 Correspondence re: Application to Amend the Zoning By-law, Hwy 50 & 7 South Equities Inc.; Pangreen Ltd Partnership; 9404635 Canada Inc.; Greycan 9 Properties Limited Partnership; Greycan 9 Properties Inc. – Weston Consulting, File: OZS-2022-0036

Dealt with under Item 5.1 - Recommendation PDC193-2022

- 11.2 Correspondence re: Application to Amend the Zoning By-law, Mattamy (Castlemore) Ltd. – Korsiak Urban Planning, 10417 Airport Road, Ward 10 (File #: OZS-2022-0006)

Dealt with under Item 7.1 - Recommendation PDC196-2022

12. Councillor Question Period

Nil

13. Public Question Period

Nil

14. Closed Session

Nil

15. Adjournment

PDC201-2022

That Planning and Development Committee do now adjourn to meet again for a Regular Meeting of Council on December 12, 2022 at 7:00 p.m. or at the call of the Mayor.

Carried

Regional Councillor P. Palleschi, Chair