



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, October 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

Staff Present: Steve Ganesh, Commissioner, Planning Building and Growth Management
Jeffrey Humble, Manager, Policy Planning
David Vanderberg, Manager, Planning Building and Economic Development
Henrik Zbogor, Director, Integrated City Planning
Shannon Brooks, Manager, Official Plan & Growth Management
Claudia LaRota, Principal Planner/Supervisor, Integrated City Planning
Angelo Ambrico, Manager, Development Services
Charlotte Gravlev, Deputy City Clerk
Tammi Jackson, Legislative Coordinator
Gagandeep Jaswal, Legislative Coordinator

1. **Call to Order**

The meeting was called to order at 1:01 p.m. and adjourned at 1:39 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 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 Fortini, and City Councillor Power.

Members absent during roll call: Mayor Brown (ex officio), Regional Councillor Medeiros (arrived late - 1:02 p.m.), and Regional Councillor Toor (arrived late - 1:06 p.m.).

2. Approval of Agenda

PDC135-2023

That the agenda for the Planning and Development Committee Special Meeting of October 23, 2023, be approved as published and circulated.

Carried

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

Nil

4. Consent Motion

Nil

5. Statutory Public Meeting Reports

Nil

6. Public Delegations (5 minutes maximum)

6.1 Delegation re: Proposed Adoption of the City of Brampton 2023 Official Plan (Brampton Plan)

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

1. Sylvia Roberts, Brampton Resident

Comments from the resident included the following:

- commended staff for their work and praised improvements made to the Brampton Plan

- concerns regarding inadequate consideration to population growth trends in Brampton

The following motion was considered.

PDC136-2023

1. That the following delegation re: Recommendation Report: Proposed Adoption of the City of Brampton 2023 Official Plan (Brampton Plan); Proposed Adoption of Major Transit Station Areas Policies to the Planning and Development Committee Meeting of October 23, 2023, be received.

1. Sylvia Roberts, Brampton Resident

Carried

7. Staff Presentations and Planning Reports

- 7.1 Staff Report: Proposed Adoption of the City of Brampton 2023 Official Plan (Brampton Plan)

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

Committee Chair Palleschi and Steve Ganesh, Commissioner, provided a brief introduction to the Brampton Plan, which included reference to a recent provincial announcement, related to municipal planning matters.

Matthew Rodrigues and Gregory Bender, WSP, and Claudia La Rota, Principal Planner/Supervisor, presented an overview of the proposed plan that included development phases, commitment to engagement, expected benefits, city structure, plan contents, designation plans, employment areas, natural heritage system, building blocks, key changes, Major Transit Station Areas (MTSAs), implementation and measurement, and next steps.

Committee proposed an amendment to Clause 6 of the recommendation.

The following motion was considered.

PDC137-2023

1. That the report from Integrated City Planning to the Planning and Development Committee Meeting of October 23, 2023, re: ; **Proposed Adoption of Major Transit Station Areas Policies**, be received;
2. That City Council authorize the passing of the By-law attached hereto as Attachment 1 to adopt the new 2023 Official Plan – *Brampton Plan*;

3. That the City Clerk be authorized and directed to make application to the Region of Peel for approval of the new City of Brampton 2023 Official Plan in accordance with *Planning Act* requirements;
4. That the City Clerk give notice of the passing of the By-law adopting the new Plan in accordance with *Planning Act* requirements;
5. That Staff Report: Proposed Adoption of the City of Brampton 2023 Official Plan (Brampton Plan) be approved in principle, subject to staff clarifying with the Province and Regional Municipality of Peel any potential implications resulting from the October 23, 2023 Provincial Announcement “Ontario Winding Back Changes to Official Plans”;
6. That Staff be directed report back to Council, including a legal opinion thereon, the findings of consultation with the Province and Regional Municipality of Peel on November 1, 2023; and
7. That the presentation from Integrated City Planning to the Planning and Development Committee Meeting of October 23, 2023, re:
Recommendation Report: Proposed Adoption of the City of Brampton 2023 Official Plan (Brampton Plan); Proposed Adoption of Major Transit Station Areas Policies, be received.

Carried

- 7.2 Staff Presentation: Proposed Adoption of the City of Brampton 2023 Official Plan (Brampton Plan)

Dealt with under Item 6.1 - Recommendation PDC137-2023

8. Committee Minutes

Nil

9. Other Business/New Business

Nil

10. Referred/Deferred Matters

Nil

11. Correspondence

- 11.1 Correspondence re: Proposed Adoption of the City of Brampton 2023 Official Plan (Brampton Plan)

The following motion was considered.

PDC138-2023

1. That the following correspondence re: Recommendation Report: Proposed Adoption of the City of Brampton 2023 Official Plan (Brampton Plan); Proposed Adoption of Major Transit Station Areas Policies to the Planning and Development Committee Meeting of October 23, 2023, be received.
 1. Gerry Tchisler, MHBC, on behalf of Morguard Corporation, dated October 19, 2023
 2. Lauren Capilongo, Malone Given Parsons Ltd., on behalf of TACC Holborn Inc., dated October 19, 2023
 3. Mauro Peverini, Solmar Development Corp., on behalf of Bristol Place Corp., dated October 20, 2023
 4. Tatjana Trebic, Urban Strategies Inc., on behalf of QuadReal Property Group, dated October 20, 2023
 5. Katie Pandey, Weston Consulting, on behalf of 375 Clark Ltd., dated October 20, 2023
 6. Jonathan Rodger, Zelinka Priamo Ltd., on behalf of Canadian tire Corporation Ltd., dated October 20, 2023
 7. Jennifer Staden, Glen Schnarr and Associates Inc., on behalf of Crestpoint Real Estate Investments Ltd., dated October 20, 2023
 8. Azar Davis, Zelinka Priamo Ltd., on behalf of Choice Properties REIT, dated October 20, 2023
 9. Azar Davis, Zelinka Priamo Ltd., on behalf of Loblaw Companies Limited, dated October 20, 2023
 10. Jenna Thibault, Weston Consulting, on behalf of Mayfield Commercial Centre Ltd., dated October 20, 2023
 11. Jenna Thibault, Weston Consulting, on behalf of Bovaird Commercial Centre Ltd., dated October 20, 2023
 12. Kevin Freeman, Kaneff Group, dated October 20, 2023
 13. Andrew Walker, Gagnon Walker Domes, on behalf of Claireville Holdings Limited, dated October 20, 2023

14. Andrew Walker, Gagnon Walker Domes, on behalf of Candeco Realty Limited, dated October 20, 2023
15. Andrew Walker, Gagnon Walker Domes, on behalf of Starbanks Developments 285 Corp., dated October 20, 2023
16. Marc DeNardis, Gagnon Walker Domes, on behalf of Essence Holdings Inc., dated October 20, 2023
17. Marc DeNardis, Gagnon Walker Domes, on behalf of Rotary Club of Brampton Glen Community Centre, dated October 20, 2023
18. Marc DeNardis, Gagnon Walker Domes, on behalf of 2811135 Ontario Inc. and 2803832 Ontario Inc., dated October 20, 2023
19. Marc DeNardis, Gagnon Walker Domes, on behalf of Mr. Mario Matteo Silvestro, Mr. Guido D'Alesio and 2088205 Ontario Ltd., Dated October 20, 2023
20. Andrew Walker, Gagnon Walker Domes, on behalf of Brampton Block Plan 40-5 Landowners Group, dated October 23, 2023
21. Andrew Walker, Gagnon Walker Domes, on behalf of Manga (Queen) Inc., dated October 23, 2023
22. Andrew Walker, Gagnon Walker Domes, on behalf of Surinder Malhi, dated October 23, 2023
23. Andrew Walker, Gagnon Walker Domes, on behalf of 7927959 Canada Corp., dated October 23, 2023
24. Andrew Walker, Gagnon Walker Domes, on behalf of Lark Investments Inc., dated October 23, 2023
25. Marc DeNardis, Gagnon Walker Domes, on behalf of 16 Lisa Street Ltd., dated October 23, 2023
26. Marc DeNardis, Gagnon Walker Domes, on behalf of HP 9131313 Inc., dated October 23, 2023
27. Onorio Rocca, Brampton Resident, dated October 23, 2023
28. Shaun R. Singh, Silcro Law Professional Corporation, on behalf of Fitzpatrick and Area Estate Residential Association, dated October 23, 2023
29. Richard Domes, Gagnon Walker Domes, on behalf of Soneil Markham Inc., dated October 22, 2023

30. Richard Domes, Gagnon Walker Domes, on behalf of Loblaw Properties Limited, dated October 22, 2023
31. Richard Domes, Gagnon Walker Domes, on behalf of AvranceCorp Developments, dated October 22, 2023
32. Richard Domes, Gagnon Walker Domes, on behalf of Hillside TO Properties Inc., dated October 23, 2023
33. Richard Domes, Gagnon Walker Domes, on behalf of Centennial Mall Brampton Ltd., dated October 22, 2023
34. Richard Domes, Gagnon Walker Domes, on behalf of Soneil Mississauga Inc. and Soneil Oakville Inc., dated October 23, 2023
35. Andrew Walker, Gagnon Walker Domes, on behalf of 23 Railroad Inc., 17595031 Railroad ME Inc., and 5519273548 Railroad ME Inc., dated October 23, 2023

Carried

12. Councillor Question Period

Nil

13. Public Question Period

Nil

14. Closed Session

Nil

15. Adjournment

PDC139-2023

That the Planning and Development Committee do now adjourn to meet again for a Regular Meeting on Monday, October 23, 2023, at 7:00 p.m. or at the call of the Chair.

Carried

Regional Councillor M. Palleschi, Chair