



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

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



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, December 12, 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
Anthony-George D'Andrea, Legal Counsel, Real-estate and Planning Law
Allan Parsons, Director, Development Services, Planning, Building and Growth Management
Steve Ganesh, Manager, Planning Building and Economic Development
David Vanderberg, Manager, Planning Building and Economic Development
Angelo Ambrico, Acting Manager, 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 5:04 p.m., and adjourned at 5:30 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 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 Medeiros, Regional Councillor Fortini, Regional Councillor Toor, and City Councillor Power.

Members absent during roll call: Regional Councillor Keenan (Arrived 5:07 p.m.)

2. Approval of Agenda

PDC202-2022

That the agenda for the Planning and Development Committee Special Meeting of December 12, 2022 be approved as amended:

To add:

11.4 - Correspondence from the Ontario Big City Mayors, dated December 2, 2022, 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, 7.2, 7.5, 11.1, 11.2, 11.3, and 11.4

The following motion was considered.

PDC203-2022

That the following items to the Planning and Development Committee Special Meeting of December 12, 2022, be approved as part of the Consent Motion:

(7.1, 7.2, 7.5, 11.1, 11.2, 11.3, and 11.4).

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 Keenan, Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Toor, and City Councillor Power

Carried (10 to 0)

5. Statutory Public Meeting Reports

Nil

6. Public Delegations (5 minutes maximum)

6.1 Possible Delegations re: Amendment to Sign By-law 399-2002, Downtown Revitalization

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

Item 7.6 was brought forward and dealt with at this time.

The following motion was considered.

PDC204-2022

1. That the staff report re: **Proposed Amendment to Sign By-Law 399-2002, as amended, for the Downtown Revitalization Plan**, to the Planning and Development Committee Special Meeting of December 12, 2022, be received;
2. That a by-law be passed to amend Sign By-law 399-2002, as amended, to permit the proposed amendment.

Carried

7. Staff Presentations and Planning Reports

7.1 Staff Report re: Application to Amend the Official Plan and Zoning By-law, Digram Developments – Glen Schnarr & Associates Inc., Ward 9, File: OZS-2021-0004

The following motion was approved on consent.

PDC205-2022

1. That the report titled re: **Draft Plan of Subdivision and Application to Amend the Official Plan and Zoning By-law, Digram Developments – Glen Schnarr & Associates Inc., Part of Lot 17, Concession 5 E.H.S., Ward 9, File: OZS-2021-0004** and Planning, Building and Growth Management-2021-1151), dated November 23, 2022 to the Planning and Development Committee Special Meeting of December 12, 2022 be received;
2. That the application for a draft plan of subdivision and Applications to Amend the Official Plan and Zoning By-law, as subject to this report, be approved on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, has regard to Section 51(24) of the Planning Act, conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City’s Official Plan for the reasons set out in this report;
3. That the amendments to the Official Plan, as generally in accordance with the information attached as Appendix 11 to this report be adopted;
4. That the amendments to the Zoning By-law, as generally in accordance with the information attached hereto as Appendix 10 be adopted;
5. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34(17) of the Planning Act, R.S.O. c.P. 13, as amended.

Carried

- 7.2 Staff Report re: Application to amend the Zoning By-law, IBI Group – Peel Housing Corporation, 10 Knightsbridge Road, Ward 7, File: OZS-2022-0018

The following motion was approved on consent.

PDC206-2022

1. That the staff report re: **Application to amend the Zoning By-law. (To permit a twenty-storey (20) affordable rental apartment building, consisting of 200 units, one level of underground parking and outdoor amenity space). IBI Group – Peel Housing Corporation, 10 Knightsbridge Road, Ward 7, File: OZS-2022-0018**, dated November

15th, 2022, to the Planning and Development Committee Special meeting of December 12, 2022 be received;

2. That the Zoning By-law Amendment submitted by IBI Group on behalf of Peel Housing Corporation, File: OZS-2022-0018 be approved, on the basis that it represents good planning, is consistent with Section 34 of the Planning Act, 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 of Brampton's Official Plan, and for the reasons set out in this Recommendation Report;
3. That the amendments to the Zoning By-law, generally in accordance with the attached Appendix 13 to this report be adopted;
4. That no further notice of public meeting be required for the attached Zoning By-law Amendment as per Section 34(17) of the Planning Act.

Carried

7.3 Presentation re: Bill 109: More Homes for Everyone Act, 2022

David Vanderberg, Manager, Development Services, presented an overview of the application that included background, gradual refunds on application based on decisions timelines, Bill 109 - our response, key changes, proposed amendments to pre-consultation application requirements, proposed amendments to complete application requirements, and site plan applications process changes requiring subsequent official plan amendments.

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

Items 7.4 and 11.3 were brought forward at this time.

Regional Councillor M. Palleschi commented that planning staff should reach out to BILD and provide the information they require. City of Brampton is different than other levels of government in that the City undertakes technical work and provide information prior to putting forward a new policy.

The following motion was considered.

PDC207-2022

1. That the presentation from Allan Parsons, Director, Development Services, dated December 12, 2022, titled **Bill 109: More Homes for**

Everyone Act, 2022, to the Planning and Development Committee Special Meeting of December 12, 2022 be received;

2. That the staff report re: **City-Initiated Amendment to the Official Plan – Response to Bill 109, City-wide**, dated November 28, 2022, to the Planning and Development Committee Special meeting of December 12, 2022 be received;
3. That the Official Plan Amendment generally in accordance with the attached Appendix 1 be approved;
4. That staff be directed to hold a statutory public meeting to provide notice of and to seek feedback on the following proposed City-initiated amendments;
 - a. To delete the requirement that the public meeting notice shall contain language that the Council of the City of Brampton will not adopt a proposed amendment or plan of subdivision until at least 30 days after the date of the statutory public meeting;
 - b. To add policies that establish an “Approval in Principle” step in the Site Plan Application process;
5. That the correspondence from Victoria Mortelliti, Manager, Policy & Advocacy, BILD, dated December 9, 2022, re: Bill 109: More Homes More Homes for Everyone Act, 2022 to the Planning and Development Committee Special Meeting of December 12, 2022 be received.

Carried

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

Dealt with under Item 7.3 - Recommendation PDC207-2022

- 7.5 Staff Report re: Application to Amend the Zoning By-law and Draft Plan of Subdivision, Maplequest Investments Inc. – KLM Planning Partners Inc., West of Torbram Road, north of Countryside Drive and south of Inspire Boulevard, Ward 9, File: OZS-2021-0022

The following motion was approved on consent.

PDC208-2022

1. That the staff report re: **Application to Amend the Zoning By-law and Draft Plan of Subdivision, Maplequest Investments Inc. – KLM**

Planning Partners Inc., West of Torbram Road, north of Countryside Drive and south of Inspire Boulevard, Ward 9, File: OZS-2021-0022 to the Planning and Development Committee Special Meeting of December 12, 2022, be received;

2. That the Zoning By-law Amendment application submitted by KLM Planning Partners Inc Incorporated on behalf of Maplequest Investments Inc., Ward: 9, File: (OZS-2021-0022 and Planning, Bld & Growth Mgt-2022-958), be approved, on the basis that it does represent good planning, including that it is consistent with the Provincial Policy Statement, conform(s) to the Grown Plan for the Greater Golden Horseshoe, The Region of Peel Official Plan and the City's Official Plan for the reasons set out in the Planning Recommendation Report, November 25, 2022;
3. That the amendments to the Zoning By-law, as generally attached as Appendix 9 to this report be adopted;
4. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34(17) of the Planning Act, R.S.O. c.P. 13, as amended.

Carried

- 7.6 Staff Report re: Proposed Amendment to the Sign By-law 399-2002, as amended, for the Downtown Revitalization Plan.

Dealt with under Item 6.1 - Recommendation PDC204-2022

8. Committee Minutes

Nil

9. Other Business/New Business

- 9.1 Discussion at the Request of Councillor Singh re: Goods Movement Road Network Expansion within the Highway 427 Industrial Secondary Plan Area

Deputy Mayor H. Singh advised Committee in Area 47 on the industrial side, road extensions are too far into the future. Mayfield Road and Hwy 50 are Regional Roads, and the road extension should not be delayed in this area given there are safety concerns.

Regional Councillor M. Palleschi suggested that an update regarding Mayfield Road and Hwy 50 expansions and the future role of goods movement on these roads.

Staff advised that the motion has been prepared that provides details that will allow City of Brampton the opportunity to work with the Region regarding Mayfield Road and Hwy 50 expansion.

A motion was introduced with the following operative clauses:

Therefore Be It Resolved

That Council for the City of Brampton directs staff to work with the Region of Peel to examine opportunities to expedite the planning and construction of the goods movement-serving roads in SP47;

And further that staff be directed to work with the Region of Peel and area employment land landowners to identify short-term opportunities to plan for, finance, and construct connections from soon-to-be developed logistics and other employment uses to the existing road network pending construction of the planned arterial road network;

And further that staff report back to Council annually on this matter;

And further that this resolution be circulated to the Regional Municipality of Peel and Town of Caledon.

PDC209-2022

Whereas there are 11,000+ employers in the logistics sector (transportation and warehousing), with over 50,000 Brampton residents working in that sector.

Whereas Transportation and Warehousing represents Brampton's largest sector of employment with over 50,000 jobs and 24,000 businesses;

Whereas the Transportation and Warehousing sector continues to fuel the demand for industrial land, contributing to historically low industrial vacancy rates in Brampton of less than 1 percent;

Whereas the City of Brampton is home to the largest trucking fleets in Canada;

Whereas Brampton's logistics sector contributes to approximately \$2 billion annually to the national GDP;

Whereas Brampton is one of the most connected cities in North America, supported by the largest intermodal railway in Canada and proximity to Canada's largest airport;

Whereas extensive areas of logistics uses are planned for the employment lands in the eastern third of the Highway 427 Industrial Secondary Plan Area (SP47), with plans for approximately 2,600 jobs on over 100 hectares of land (with a further 10,100 or so jobs on 260+ hectares of lands designated for Prestige Industrial and Business Park employment);

Whereas the City has received and 36 development applications, for 17 properties, to facilitate logistics and trucking-related development in SP47 since 2019 (see Appendix 1);

Whereas the employment lands in SP47 contain roads under the jurisdiction of the City of Brampton and the Region of Peel;

Whereas the planned development in SP47 and in the employment lands north of this area in the Town of Caledon will result in an increase in the amount of heavy truck trips to, from, and within SP47;

Whereas the employment lands in SP47 require efficient access to the Regional and Provincial highway networks;

Whereas increased truck traffic in the area will impact the condition and lifespan of roads in and adjacent to SP47;

Whereas From 2019 to 2022, 14 service requests for road quality/degradation were submitted roads in SP47.

Whereas the City of Brampton and Region of Peel are advancing Environmental Assessment studies for arterial roads that will serve the employment lands in SP47;

Therefore Be It Resolved

That Council for the City of Brampton directs staff to work with the Region of Peel to examine opportunities to expedite the planning and construction of the goods movement-serving roads in SP47;

And further that staff be directed to work with the Region of Peel and area employment land landowners to identify short-term opportunities to plan for, finance, and construct connections from soon-to-be developed logistics and other employment uses to the existing road network pending construction of the planned arterial road network;

And further that staff report back to Council annually on this matter;

And further that this resolution be circulated to the Regional Municipality of Peel and Town of Caledon.

Carried

10. Referred/Deferred Matters

11. Correspondence

- 11.1 Correspondence from City of Mississauga re: Resolution 0231-2022, adopted by Council, Bill 23, More Homes Built Faster and Implications for the City of Mississauga

The following motion was approved on consent.

PDC210-2022

1. That the correspondence from City of Mississauga re: **Resolution 0231-2022, adopted by Council, Bill 23, More Homes Built Faster and Implications for the City of Mississauga**, to the Planning and Development Committee Special meeting of December 12, 2022 be received.

Carried

- 11.2 Correspondence from the Town of Caledon re: Bill 23, More Homes Built Faster Act

The following motion was approved on consent.

PDC211-2022

1. That the correspondence from the Town of Caledon re: **Bill 23, More Homes Built Faster Act**, to the Planning and Development Committee Special meeting of December 12, 2022 be received.

Carried

- 11.3 Correspondence from Victoria Mortelliti, Manager, Policy & Advocacy, BILD, dated December 9, 2022, re: Bill 109: More Homes for Everyone Act, 2022

Dealt with under Item 7.3 - Recommendation PDC207-2022

- 11.4 Correspondence from the Ontario Big City Mayors, dated December 2, 2022, re: Bill 23

The following motion was approved on consent.

PDC212-2022

1. That the correspondence from the Ontario Big City Mayors, dated December 2, 2022, re: Bill 23, to the Planning and Development Committee Special meeting of December 12, 2022 be received.

Carried

12. Councillor Question Period

Nil

13. Public Question Period

Nil

14. Closed Session

The following motion was considered:

PDC213-2022

That Committee not proceed into Closed Session, with the direction set out in the Closed Session agenda, regarding the following item, deemed to have been given:

14.1 Open Meeting exception under Section 239 (2) (e) of the Municipal Act, 2001:

Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board - Ontario Land Tribunal matter

Carried

14.1 Open Meeting exception under Section 239 (2) (e) of the Municipal Act, 2001:

15. Adjournment

PDC214-2022

That Planning and Development Committee Special Meeting do now adjourn to meet at its Regular Meeting on Monday, December 12, 2022 at 7:00 p.m., or at the call of the Chair.

Carried

Regional Councillor M. Palleschi, Chair



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, December 12, 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:
- Steve Ganesh, Commissioner, Planning Building and Growth Management
 - Allan Parsons, Director, Development Services
 - Jeffrey Humble, Manager, Policy Planning
 - David Vanderberg, Manager, Planning Building and Economic Development
 - Peter Fay, City Clerk
 - Charlotte Gravlev, Deputy City Clerk
 - Clara Vani

1. **Call to Order**

The meeting was called to order at 7:04 p.m., and adjourned December 13, 2022 at 3:57 a.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), Deputy Mayor Singh, Regional Councillor Santos, Regional Councillor Vicente, Regional Councillor Keenan, Regional Councillor Brar, Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Toor, and City Councillor Power.

Members absent during roll call: Nil

2. Approval of Agenda

Chair Palleschi proposed a variation to the order of the agenda to deal with Item 5.1 as the last of the Statutory Public Meeting Reports, which was concurred by Committee.

The following motion was considered.

PDC215-2022

That the agenda for the Planning and Development Committee Meeting of December 12, 2022 be approved as amended:

To add:

6.1 - Delegation re: Application to Amend the Official Plan and Zoning By-law, KLM Planning Inc. – Cal-Markell Developments Inc, 1724 and 1730 Queen Street West, Ward 5, File: OZS-2022-0038

1. Ramaljit Sandhu

6.2 - Delegations re: Application to Amend the Official Plan and Zoning By-law, Brampton and Regional Islamic Centre (BARIC) / G-Force Urban Planners & Consultants, Ward 10, File: OZS-2022-0019:

- 208. Anwar Chatha
- 209. Shabaz Altaif
- 210. Haniff Lollmohamud
- 211. Piyush Gaglani
- 212. Chetankumar Patel
- 213. Mayur Shah
- 214. Amit Raval
- 215. Hemang Joshi
- 216. Palak Patel
- 217. Mohan Kumar Rajagopal
- 218. Komal Shah
- 219. Elizabeth Awotwe
- 220. Hassan Qudrat-Ullah
- 221. Abdul Aziz Khan

222. Nahid Halder
223. Rokeya Haque
224. Sultana Amena Shirin
225. Nasir Shahnawazi
226. Abul Kamaluddin
227. Abullahi Osman
228. Devendra Jani
229. Surender Ghotra
230. Madia Sidiky
231. Mandeep Ghotra
232. Fariha Sidiky
233. Muskan Sidiky
234. Jignasha Patel
235. Asha Patel
236. Kirti Patel
237. Gargi Patel
238. Dipak Patel
239. Chhotabhai Patel
240. Mahesh Dadhania
241. Bhavin Patel
242. Siddharath Pandey
243. Darp Patel
244. Dipika Patel
245. Kinnari Patel
246. Neemisha Patel
247. Bhupesh Patel
248. Sirinkumar Patel
249. Shashin Tripathi
250. Kantilal Patel
251. Milesh Patel
252. Mehul Shah
253. Rikul Patel
254. Shah Pramit
255. Hardik Patel
256. Kinjal Patel
257. Nikhil Modh
258. Dharmendra Parmar
259. Umesh Solanki
260. Hasmita Mobh
261. Pranav Chauhan

262. Prerna Rao
263. Purvi Parmar
264. Pratik Mehta
265. Krishna Mehta
266. Deepak Mehra
267. Amit Patel
268. Chukwuka Okoh
269. Foram Patel
270. Ishan Bhatt
271. Vasantt Bhatt
272. Keshavlal Maganlal Patel
273. Hemant Shah
274. Riteshkumar Shah
275. Tarang Shah
276. Kwame Yarnkey
277. Rajesh D. Parmar
278. Jignabahen Nilraj Patel
279. Dineshbhai R. Patel
280. Dipak Vyas
281. Purvi Shah
282. Asit K. Shah
283. Khyati A. Rawat
284. Ekansh Jain
285. Hiten Trivedi
286. Jigarkumar Patel
287. Shaileshkumar Patel
288. Ahmad Shahzad
289. Nischal Desai
290. Rahool Jain
291. Himanshu Kansara
292. Abdullah Khawaja
293. Iftikhar Shamrez
294. Hitesh Patel
295. Bindesh Vasoya
296. Girishkumar Ahir
297. Ankit Patel
298. Sachin J. Trivedi
299. Shaileshkumar Gandhi
300. Shilpa Gandhi
301. Bimalkumar Patel

302. Mohammed Rahaman
303. Obaidullih Shah
304. Syed Adbul Wali Qadri
305. Ehsan U. Zarawar
306. Mohamed Gajraj
307. Shoaib Mohammed
308. Murtaza Waheed
309. Muhammad Sharif
310. Touqeer Ahmad
311. Faraz Kureshi
312. Mohammad Daud Asif
313. Dhruvi Joshi
314. Bharat Trivedi
315. Keyuriben Patel
316. Harshyam Oza
317. Syeda Asma Ahmed
318. Fahd Masud
319. Farooq Muhammad
320. Riaz Riaz
321. Tariq Sheikh
322. Manzoor Ahmed
323. Samir Patel
324. Bimal Pandya
325. Manish Patel
326. Nirav Shah
327. Jay Desai
328. Het Patel
329. Ruchir Patel
330. Jigar Patel
331. Mukund Sheth
332. Niraliben Sheth
333. Kirit Chaudhari
334. Venus Pathak
335. Kuntal Pathak
336. Koki Chaudhari
337. Mahendra Kumar Patel
338. Zubair Mian
339. Shatrushailyasinh Jethva
340. Ibrahim Asif
341. Manali Patel

342. Pragnesh Patel
343. Ravinder Bhardwaj
344. Khalid Haleem
345. Kiteshkumar Patel
346. Syed Shah
347. Nitya Patel
348. Vijaykumar Jain
349. Nikul Patel
350. Rajkumar Singhla
351. Paresh Kumar
352. Vikram Singla
353. Amitkumar Soni
354. Kushal Patel
355. Jatinkumar Patel
356. Pradeepkumar Arvindbhai Patel
357. Himansubhai Soni
358. Yogi G. Patel
359. Hiren Mehta
360. Kay Patel
361. Shubham Jadhav
362. Atul Kumar Patel
363. Riteshkumar R. Patel
364. Mohammed Bilal Akhtar
365. Venkatesh Ballani
366. Ikhtiar Uddin
367. Mohammed Malik
368. Hasib Bin Iqbal
369. Abu Baker M. Arif
370. Waqas Mahood
371. Mohammad Usama Zain
372. Shoaib Malik
373. Rizwan Malik
374. Kamran Malik
375. Saleem Malik
376. Rupenkumar Mistry
377. Jaydev Vaidya
378. Krutikaben Gandhi
379. Purvi Mehul Mehta
380. Nutanben Panchal
381. Nayankumar Gandhi

382. Nimisha Shah
383. Manpreet Sethi
384. Devang Pandya
385. Sheetalben K. Patel
386. Joseph Khalil
387. N. Kholoud Ammari
388. Samwail Khalil
389. Pavankumar I. Patel
390. Razia Sultana
391. Rehana Ali
392. Hamid Samadi
393. Rizwana Haque
394. Nayeem Hamidi
395. Maywand Baregzay
396. Farooq Ishaq
397. Adnan Zakir
398. Rezail Karim
399. Mohammad K. Alam
400. Zameer Uddin
401. Shahid Asmat
402. Muhammad Arshad
403. Sajid Butt
404. Muhammad Khan
405. Afzaal Arshad
406. Moazam Kumar
407. MD Uzzal
408. Kamran Saeed
409. Arvind Rawat
410. Sharon Persaud
411. Vandana Rawat
412. Rajkumal Bains
413. Syed Shah
414. Mouzzam Usman
415. Ashveen Kumar
416. Furrukh Ismail
417. Misbah Majeed
418. Dilip Vasudev Murthy
419. Karthik Govindu
420. Thomesh Mahadevappa
421. Tariq M. Khan

422. Sandeep Patil
423. Masood Reham
424. Asif Mahmood
425. Safaa Azziz
426. Muhammad Tahir Chaudry
427. Arif Elahi Mahmud
428. SK Kamrul Hassan
429. Masud Zaman
430. Muhammad A. Chaudhary
431. Irfan Sayeed
432. Irfan Merchant
433. Javed Asghar
434. Naeem H. Qureshi
435. Kamran Mustafa
436. Nabeel A. Bhatti
437. Athar Awan
438. Sarfraz Hussain
439. Muhammed Aslam Javaid
440. Obaid Rahman
441. Syed Zackryia Hussainy
442. Rana Afzal
443. Khaleeq-Ur-Rahman
444. Farhan Hussain Qureshi
445. Ahmed Iqbal
446. Tayyib Tahir
447. Ali Qamar
448. Imran Bajwa
449. Sabir Manzoor
450. Himanshukamar Shah
451. Ritesh Patel
452. Habib Rehman
453. Nimesh Shah
454. Raheel Ahmed Khan
455. Faisal Wahid Chaudhry
456. Khatera Sidiky
457. Fauzia Noori
458. Shahbaz Naseem
459. Amir Sidiky
460. Naser Mohammed Noori
461. Fariedajan Noori

462. Arizo Shahnavazy
463. Hameed Noori
464. Ahsan Jafri
465. Abdul Rahim Rahimi
466. Tasnim Ahmed
467. Imran Raufi
468. Obaidullah
469. Navin Shekhar
470. Tahir Mehmood Khan
471. Mazhar Mahmood Butt
472. Jehangir Khan
473. Mohammad Ashraf
474. Shahzad Ahmad Cheema
475. Nazir Arshad
476. Zaheer Uddin Syed Ahmed
477. Muhammad Hanif Awan
478. Ayub Mubasher
479. Mohammad N. Sheikh
480. Jayed Mahbub
481. Abdul Chaudhry
482. Muzahidul M. Mustafa
483. Iqbal Abdulla Shaikh
484. Lubna I. Shaikh
485. Shafiq Rahman
486. Esoof Atcha
487. Mohammad Ali
488. Shakeel Ahmad
489. Khalid Mehmood Malki
490. Nasir Ahmed
491. Sakib Ibrahim Merchant
492. Muhammad Mahbub Hussain
493. MD Khoir Ahmed
494. Amaan Shameem
495. Shahid Sheikh
496. Fadumo A. Gabaire
497. Rezwan Atcha
498. Mohamed H. Cisman
499. Muhammad Nadeem
500. Hafiz Ahmed Hasmi
501. Ahmed P. Syed

502. Raafe Hasmi
503. Jalil Malik
504. Usman Hasan Khan
505. Mohammad Porag
506. Mianuhammad Ahmad
507. Joseph M. Sakoir
508. Yusuf A. Gabaire
509. Muhammad Mustansar Javid
510. Abdul R. Sharif
511. Saqibullah Mufti
512. Syed S. Qadri
513. Abdirizak Aden Gabaire
514. Abdulmajid M. Cisman
515. Mohammed Abdirizak Gabaire
516. Shafqat Ali
517. Muhammad K. Sadiq
518. Adam Aden
519. Salman Cismon
520. Syed I. Hussaini
521. Shaqir Hussains Gujjar
522. Abdul Jabbar
523. Ather Uddin Syed
524. Jamshed Younis
525. Shahwar H. Waqar
526. Muhammad A. Saleemi
527. Nadia Amer
528. Anjum Aneela
529. Asma Shahwar
530. Soumia Allalou
531. Hamna Riaz
532. Rohaan Ahmed
533. Nabeeha Kazi
534. Nuaim Kazi
535. Nasreen D. Kazi
536. Jahanara Parker
537. Arshad Parker
538. Afsal Ibrahim
539. Aisha Mohamud
540. Ubah Ali
541. Hassan Mohamud

542. Shahbaz Riaz
543. Muad Mohaamud
544. Salman Miah
545. Yawar Anwar
546. Saaed Parkar
547. Sonia Gairola
548. Wajiha Jailani
549. Hanifa Parkar
550. Hajra Sharif
551. Naveed Jailani
552. Aashif Ashiq
553. Assefa Sarang
554. Mohamed A. Shaikh
555. Aziz Subedar
556. Muhammad Hassaan
557. Anas Abdulrehman
558. Muhammad Fahad Taufiq
559. Ravindranath Shukla
560. Jigneshkumar Jani
561. Muhammad Ekram
562. Shazia Haque
563. Iman Siddiqi
564. Shahzeb Hassan
565. Allyssa A. Fazal
566. Abdul Basit Faysal
567. Javed R. Butt
568. Muhammad Faysal
569. Nadia Butt
570. Ibrahim Butt
571. Mattie-UI Rehman
572. Faisal Khan
573. Raihan Uddin M.T. Ahasan
574. Warda Saboohi
575. Syed Gaiser
576. Aafreen Syed
577. Wajih Syed
578. Amjad Nasir
579. Afroze Mohammed
580. Mahboob Mohammed
581. Muhammad Yousuf

582. Rubana Motala
583. Khadra Dirie
584. Fahmida Bobi
585. Md Taskir Miah
586. Shah Yousuf
587. Sheikh Hassan
588. Riaz Ahmed
589. Abu Mayeenuddin
590. Irfan Malik
591. Talat M. Chaudhry
592. Ahmed Ahmed
593. Mohammad H. Khan
594. Muhammad Malik
595. Sikandar Choudhry
596. Faisal Siddiqui
597. Hassaan Khan
598. Huassain T. Gillani
599. Ishrath Abdulkhader
600. Adel Hassani
601. Younus Khan
602. Abdul Kareem
603. Mohammed Mohammed
604. Omar Omar
605. Ruqaiya Khan
606. Amir Hamza Khan
608. Mezghan Hamdi
609. Hamida Afzali
610. Fauiza Raufi
611. Faizale Saifullah
612. Yusuf Habib Khan
613. Hamidali Chandiwala
614. Shafeeq Ahmed Soherwardi
615. Abdur Razzaque
616. Gulsan H. Kamal
617. Rahaman Meena
618. Fardin Bakhtari
619. Syed N. Kamal
620. Iqbal Ahmad Malik
621. Abdul Razzaq
622. Taha Shafique

623. Waseed Hassan
624. Hina Afaqui
625. Asad Aziz
626. Umer Shahid
627. Qamar Saeed Qureshi
628. Farishta Noori
629. Faham Ahmad
630. Kausar Qamar
631. Hasham Ahmad
632. Khizar Hayat
633. Khayam Ahmad
634. Mohammed Ahmed
635. Amjid Iqbal
636. Irzwan Raja
637. Iftikhar Tarar
638. Khalid Alvi
639. Tariq Syed
640. Wahaj Ahmed
641. Muhammad Farooqi
642. Omar Siddiqui
643. Faiyaz Syed
644. Abdullah Patel
645. Maham Khan
646. Muhammad Ali
647. Mohammad Rashid
648. Waleed Qadir
649. Sofian Abukar
650. Nazar Gondal
651. Humayun Tamizuddin
652. Abdullah Moustafa Elqabbany
653. Muhammad Ahmad
654. Moshin Sidiky

6.3 - Delegation re: Application to Amend the Official Plan and Zoning By-law, Fateh Developments Inc. / Glen Schnarr & Associates Inc., 1453 Queen Street West, Ward 4, File: OZS-2022-0033;

1. Samir Shah

6.4 - Delegation re: Application to Amend the Official Plan and Zoning By-law. Blackthorn Development Corp – 2794465 Ontario Inc., 11556 Bramalea Road, Ward 9, File: OZS-2022-0042;

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

Nil

4. **Consent Motion**

Nil

5. **Statutory Public Meeting Reports**

- 5.1 Staff Report re: Application to Amend the Official Plan and Zoning By-law, Brampton and Regional Islamic Centre (BARIC) / G-Force Urban Planners & Consultants, Ward 10, File: OZS-2022-0019

Items 6.2 and 11.2 were brought forward and dealt with at this time.

Angelo Ambrico, Acting Manager, Development Services, presented an overview of the application that included location of the subject lands, area context, site visit photos, proposal, official plan designation, secondary plan designation, zoning bylaw and next steps.

Angelo Ambrico also presented an overview of the concerns for the proposed site that included concerns from members of the public, the appropriateness of the proposal relative to the impacts of the Natural Heritage System, parking demand and impact to the residential neighborhood.

Manni Chauhan, Principal Planner, G-Force Urban Planners and Consultants, presented an overview of the application which included, the programs and services, community engagement, reasons, and the benefits.

Grace O'Brien, Legal Counsel on behalf of the local residents spoke regarding four main concerns that included increase in traffic, size of the building, insufficient parking spots, proposed use and loss of the wooded area.

During consideration of this matter, Chair Palleschi brought forward a motion to continue the meeting beyond 11:55 p.m., to comply with the Procedure By-law, which was unanimously consented to by Committee.

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

1. Shyamal Shah, Brampton Resident, delegated Grace O'Brien, Legal Counsel to speak
2. Aniruddha Patel, Brampton Resident
3. Vishal Raval, Brampton Resident
4. Dipak Patel, Brampton Resident
5. Bhavin Patel, Brampton Resident
6. Jigish Patel, Brampton Resident
7. Kunalkumar Brahmhatt, Brampton Resident
8. Jayesh Patel, Brampton Resident, did not speak
9. Amato DeRosa, Brampton Resident
10. Ravishkumar Patel, Brampton Resident, did not speak
11. Vijay Lad, Brampton Resident
12. Vandana Rawat, Brampton Resident
13. Arvind Rawat, Brampton Resident
14. Hitesh Pandya, Brampton Resident
15. Ashwin Jadav, Brampton Resident
16. Nilraj Patel, Brampton Resident
17. Rakesh Mistry, Brampton Resident
18. Jignesh Patel, Brampton Resident
19. Amith Gujjula, Brampton Resident
20. Jigar Khambhata, Brampton Resident
21. S. Patel, Brampton Resident, did not speak
22. Krutiben Patel, Brampton Resident
23. Rutvik Upadhyay, Brampton Resident
24. Bela Patel, Brampton Resident
25. Neel Sehgal, Brampton Resident
26. Arun Sharma, Brampton Resident
27. Chitankumar Patel, Brampton Resident
28. Jigarkumar Patel, Brampton Resident
29. Ramesh Chandra Patel, Brampton Resident, did not speak
30. Chirag Patel, Brampton Resident, did not speak
31. Snehal Patel, Brampton Resident, did not speak
32. Birenkumar Ladhawala, Brampton Resident
33. Mayur Shah, Brampton Resident
34. Mahendra Gupta, Brampton Resident
35. Nehal Patel, Brampton Resident
36. Pushpamkumar Patel, Brampton Resident
37. Santosh Patel, Brampton Resident
38. Harish Nagaraj, Brampton Resident
39. Pritesh Panjabi, Brampton Resident

40. Umeshkumar Panchal, Brampton Resident, did not speak
41. Pramila Thakur, Brampton Resident
42. Ranjit Thakur, Brampton Resident
43. Shankarnarayana Sreedhara and Group, Brampton Resident
44. Tripathi Jiteshkumar, Brampton Resident
45. Rinal Patel, Brampton Resident
46. Akash Adhvaryu, Brampton Resident
47. Saurabh Patel, Brampton Resident
48. Marcello Tagliaferri, Brampton Resident
49. Arpan Shah, Brampton Resident
50. Jessica Nguyen, Brampton Resident, did not speak
51. Jenny Tang, Brampton Resident, did not speak
52. Mukeshkumar Patel, Brampton Resident
53. Nimit Shah, Brampton Resident
54. Vijay Pandya, Brampton Resident
55. Nimisha Mehta, Brampton Resident, did not speak
56. Anant Mehta, Brampton Resident
57. Jigarkumar V. Patel, Brampton Resident, did not speak
58. Nishant Patel, Brampton Resident
59. Devanshi Mehta, Brampton Resident
60. Vinaykumar Desai, Brampton Resident
61. Hitesh Patel, Brampton Resident, did not speak
62. Krishan Harry, Brampton Resident, did not speak
63. Manjunath Rudrappa, Brampton Resident
64. Patel Jignish, Brampton Resident, did not speak
65. Duraid Hanna, Brampton Resident, did not speak
66. Laljibhai, Brampton Resident
67. Gurmukh Pabla, Brampton Resident
68. Chirasinh Thakor, Brampton Resident
69. Samirkumar Patel, Brampton Resident
70. Hetalben Patel, Brampton Resident
71. Archit Patel, Brampton Resident, did not speak
72. Niraj, Shah, Brampton Resident
73. Kapil Vaidya, Brampton Resident, did not speak
74. Jayeshkumar Patel, Brampton, did not speak
75. Ibrahim Ali, Brampton Resident
76. Md Zillur Rahman, Brampton Resident
77. Shahidul Sultan, Brampton Resident
78. Md. Motasim Billah Khan, BARIC Community Member, did not speak

79. Mashal Hakimi, Brampton Resident, did not speak
80. Md Mukbul Hossain Bhuian, Brampton Resident
81. Grace O'Brien, Lawyer, Davies Howe LLP
82. Krunal Kapadia, Brampton Resident
83. Dipal Kapadia, Brampton Resident
84. Mohammad Iqbal, Brampton Resident, did not speak
85. Umer Iqbal, Brampton Resident
86. Samira Abukar, Brampton Resident
87. Ahmad Halimeh, Brampton Resident
88. Diptesh Patel, Brampton Resident
89. Bashir Ahmmed, No Information
90. Kashif Majeed, BARIC Community Member
91. Atif Majeed, Brampton Resident
92. Mahababur Rahman, Brampton Resident, did not speak
93. Kuddus Halder, BARIC Community Member, did not speak
94. Shirin Akhter, BARIC Community Member, did not speak
95. Mahabub Alam, BARIC Community Member, did not speak
96. Naila Halder, BARIC Community Member, did not speak
97. Akhtar Ahmad, Brampton Resident, did not speak
98. Md Tanvir Hossan, BARIC Community Member, did not speak
99. Rahmatullah Habib, BARIC Community Member, delegated Manni Chohan to speak
100. Jesmin Habib, BARIC Community Member
101. Md Abdullah-Al-Baki, BARIC Community Member, did not speak
102. Asraff Khadaroo, Brampton Resident
103. Nasreen Khadaroo, Brampton Resident, did not speak
104. Hosna Ara Moonmoon, Brampton Resident, did not speak
105. Nuzhat Asghar, Brampton Resident, did not speak
106. Ahmed Quazi, BARIC Community Member
107. Muhammad Rizwan, BARIC Community Member, did not speak
108. Anwara Begum, BARIC Community Member
109. Nasrul Waheed, Brampton Resident
110. Khaalid Muhammad Khadaroo, Brampton Resident, did not speak
111. Parvin Akhtar, Brampton Resident
112. Sara Ruhani, BARIC Community Member, did not speak
113. Shahid Ahmed, Brampton Resident, did not speak
114. Ahmad Shahid Ahmad, Brampton Resident, did not speak
115. Nusrat Quazi, Brampton Resident
116. Golam Faruqui, Brampton Resident, did not speak
117. Nazia Quazi, Brampton Resident

118. Raima Ahmed and Jawad Malik, BARIC Community Member
119. Shamrez Iftikhar, Brampton Resident, withdrew their name
120. Iftikhar Gondal, Brampton Resident, withdrew their name
121. Saqib Gondal, Brampton Resident, withdrew their name
122. Haaris Gondal, Brampton Resident, withdrew their name
123. Jamshed Iftikhar, Brampton Resident
124. Radad Mahbub, Brampton Resident, did not speak
125. Hossain Khan, BARIC Community Member
126. Wahiduzzaman Mia, BARIC Community Member, did not speak
127. Faizul Haque, BARIC Community Member
128. Fatehjang Singh, Brampton Resident, did not speak
129. Md Kamal Uddin, Brampton Resident, did not speak
130. Sadia Afroz Mitu, Brampton Resident, did not speak
131. Nahid Halder, BARIC Community Member, did not speak
132. Muhammed Asghar, Brampton Resident
133. Kudus Halder, BARIC Community Member
134. Mohammad Asad, BARIC Community Member , did not speak
135. Azeem Sheikh, Brampton Resident
136. Rehana Sheikh, Brampton Resident
137. Masud Zubery, BARIC Community Member
138. Omair Ali, BARIC Community Member
139. Syed Ahsan Abbas, BARIC Community Member, did not speak
140. Saadi Farooq, BARIC Community Member, did not speak
141. Mohammed A. Khan, Brampton Resident, did not speak
142. Noonujohn Abubakkar, Brampton Resident, did not speak
143. Khalid Gulzar, BARIC Community Member, did not speak
144. Ali Farooq, BARIC Community Member, did not speak
145. Rabia Farooq, BARIC Community Member, did not speak
146. Fuad A. Khan, Brampton Resident, did not speak
147. Sharish Farooq, BARIC Community Member, did not speak
148. Shaista Khurram, BARIC Community Member, did not speak
149. Muneer Ali, BARIC Community Member, did not speak
150. Khurram Jawed, BARIC Community Member, did not speak
151. Syed Ali, BARIC Community Member, did not speak
152. Fareeha Farooq, BARIC Community Member, did not speak
153. Asaf Mohammad Shad, BARIC Community Member, did not speak
154. Amina Baig, BARIC Community Member, did not speak
155. Yusuf Shad, BARIC Community Member, did not speak
156. Zainab Shad, BARIC Community Member, did not speak
157. Benish Farooq, BARIC Community Member, did not speak

158. Md Atiqul Islam, Brampton Resident, did not speak
159. Mohammad Safiqul Islam, Brampton Resident, did not speak
160. Ahmed Abdulkarim, Brampton Resident, did not speak
161. Nasima Khatun, Brampton Resident, did not speak
162. Mohammad M. Matin, Brampton Resident
163. Arif Mahmud, Brampton Resident, did not speak
164. Ikhlas Haniff, BARIC Community Member
165. Mohammad Zaman, Brampton Resident
166. Mahboob Samra, BARIC Community Member, did not speak
167. Sultana Morium Shirin, BARIC Community Member, did not speak
168. Rafi Ahmed, Brampton Resident
169. Zoyeba Mahbub, Brampton Resident, did not speak
170. Oasima Shah, Brampton Resident
171. Abu Bakar Siddique, Brampton Resident
172. Abdullah Ejaaz Haniff, Brampton Resident, did not speak
173. Nyron Haniff, Brampton Resident, did not speak
174. Mohammad Rahman, Brampton Resident
175. Sarfaraz Hassan, BARIC Community Member
176. Abdul Gafur, Brampton Resident, did not speak
177. Shahidul Waheed, Brampton Resident, did not speak
178. Nafiza Aziz, Brampton Resident, did not speak
179. Misbah Malik, Brampton Resident, did not speak
180. Sameer Aziz, Brampton Resident, did not speak
181. Abdullah Naseef Haniff, Brampton Resident, did not speak
182. Sanaulhaq Zarawar, Brampton Resident, did not speak
183. Farida Aziz, Brampton Resident, did not speak
184. Ahmad Kareem, Brampton Resident, did not speak
185. Jawaid Aziz, Brampton Resident, did not speak
186. Abdul Gafur, Brampton Resident
187. Abdul Habib, Brampton Resident, did not speak
188. Rahmatullah Rahimi, BARIC Community Member, did not speak
189. Sarfaraz Ali, Brampton Resident, did not speak
190. Mohammad Ali, BARIC Community Member, did not speak
191. Mohammed Abdul Gafur, Brampton Resident, did not speak
192. Kashif Saleem, Brampton Resident, did not speak
193. Mohammad Rashid, Brampton Resident, did not speak
194. Johora Mahmood, Brampton Resident
195. Sameer Ansary, BARIC Community Member, did not speak
196. Enam Chowdhury, BARIC Community Member
197. Nusaibah Ansary, BARIC Community Member, did not speak

198. Masood Anwar Chaudry, Brampton Resident
199. Abul Kalam M. Ansary, Brampton Resident, did not speak
200. Soheli Afroze, Brampton Resident, did not speak
201. Azadul Islam, Brampton Resident, did not speak
202. Mamun Siddiqui, Brampton Resident, did not speak
203. Atif Saleem, Brampton Resident, did not speak
204. Bariah Khan, Brampton Resident
205. Mohd Naim Khan, Brampton Resident
206. Iqbal M. Ali, Brampton Resident, did not speak
207. Manni Chauhan, Planner and Rahmatullah Habib (BARIC Spokesperson) (Brought forward to line 99)
208. Azad Goyat, Possible Delegation, no delegation form received
209. Anwar Chatha
210. Shabaz Altaif, did not speak
211. Haniff Lollmohamud
212. Piyush Gaglani
213. Chetankumar Patel, did not speak
214. Mayur Shah, did not speak
215. Amit Raval, did not speak
216. Hemang Joshi
217. Palak Patel, did not speak
218. Mohan Kumar Rajagopal, did not speak
219. Komal Shah, did not speak
220. Elizabeth Awotwe, did not speak
221. Hassan Qudrat-Ullah
222. Abdul Aziz Khan
223. Nahid Halder
224. Rokeya Haque
225. Sultana Amena Shirin
226. Nasir Shahnawazi
227. Abul Kamaluddin, did not speak
228. Abullahi Osman
229. Devendra Jani
230. Surender Ghotra, did not speak
231. Madia Sidiky, did not speak
232. Mandeep Ghotra
233. Fariha Sidiky
234. Muskan Sidiky
235. Jignasha Patel
236. Asha Patel, did not speak

237. Kirti Patel, did not speak
238. Gargi Patel, did not speak
239. Dipak Patel, did not speak
240. Chhotabhai Patel, did not speak
241. Mahesh Dadhania, did not speak
242. Bhavin Patel, did not speak
243. Siddharath Pandey, did not speak
244. Darp Patel, did not speak
245. Dipika Patel, did not speak
246. Kinnari Patel, did not speak
247. Neemisha Patel, did not speak
248. Bhupesh Patel, did not speak
249. Sirinkumar Patel
250. Shashin Tripathi, did not speak
251. Kantilal Pate, did not speak
252. Mileshe Patel, did not speak
253. Mehul Shah, did not speak
254. Rikul Patel
255. Shah Pramit
256. Hardik Patel
257. Kinjal Patel, did not speak
258. Nikhil Modh, did not speak
259. Dharmendra Parmar, did not speak
260. Umesh Solanki, did not speak
261. Hasmita Mobh, did not speak
262. Pranav Chauhan, did not speak
263. Prerna Rao, did not speak
264. Purvi Parmar, did not speak
265. Pratik Mehta, did not speak
266. Krishna Mehta, did not speak
267. Deepak Mehra, did not speak
268. Amit Patel, did not speak
269. Chukwuka Okoh, did not speak
270. Foram Patel, did not speak
271. Ishan Bhatt, did not speak
272. Vasantt Bhatt, did not speak
273. Keshavlal Maganlal Patel, did not speak
274. Hemant Shah, did not speak
275. Riteshkumar Shah, did not speak
276. Tarang Shah, did not speak

277. Kwame Yarnkey, did not speak
278. Rajesh D. Parmar, did not speak
279. Jignabahen Nilraj Patel, did not speak
280. Dineshbhai R. Patel, did not speak
281. Dipak Vyas, did not speak
282. Purvi Shah, did not speak
283. Asit K. Shah, did not speak
284. Khyati A. Rawat, did not speak
285. Ekansh Jain, did not speak
286. Hiten Trivedi, did not speak
287. Jigarkumar Patel, did not speak
288. Shaileshkumar Patel, did not speak
289. Ahmad Shahzad
290. Nischal Desai, did not speak
291. Rahool Jain
292. Himanshu Kansara
293. Abdullah Khawaja
294. Iftikhar Shamrez, did not speak
295. Hitesh Patel
296. Bindesh Vasoya
297. Girishkumar Ahir, did not speak
298. Ankit Patel, did not speak
299. Sachin J. Trivedi, did not speak
300. Shaileshkumar Gandhi, did not speak
301. Shilpa Gandhi
302. Bimalkumar Patel, did not speak
303. Mohammed Rahaman, did not speak
304. Obaidullih Shah, did not speak
305. Syed Adbul Wali Qadri
306. Ehsan U. Zarawar
307. Mohamed Gajraj
308. Shoaib Mohammed, did not speak
309. Murtaza Waheed, did not speak
310. Muhammad Sharif
311. Touqeer Ahmad, did not speak
312. Faraz Kureshi
313. Mohammad Daud Asif
314. Dhruvi Joshi
315. Bharat Trivedi, did not speak
316. Keyuriben Patel

317. Harshyam Oza, did not speak
318. Syeda Asma Ahmed, did not speak
319. Fahd Masud, did not speak
320. Farooq Muhammad, did not speak
321. Riaz Riaz, did not speak
322. Tariq Sheikh, did not speak
323. Manzoor Ahmed, did not speak
324. Samir Patel, did not speak
325. Bimal Pandya
326. Manish Patel, did not speak
327. Nirav Shah, did not speak
328. Jay Desai, did not speak
329. Het Patel
330. Ruchir Patel, did not speak
331. Jigar Patel, did not speak
332. Mukund Sheth, did not speak
333. Niraliben Sheth
334. Kirit Chaudhari, did not speak
335. Venus Pathak, did not speak
336. Kuntal Pathak
337. Koki Chaudhari, did not speak
338. Mahendra Kumar Patel
339. Zubair Mian, did not speak
340. Shatrushailiasinh Jethva, did not speak
341. Ibrahim Asif, did not speak
342. Manali Patel, did not speak
343. Pragnesh Patel, did not speak
344. Ravinder Bhardwaj, did not speak
345. Khalid Haleem, did not speak
346. Kiteshkumar Patel, did not speak
347. Syed Shah, did not speak
348. Nitya Patel, did not speak
349. Vijaykumar Jain
350. Nikul Patel, did not speak
351. Rajkumar Singhla, did not speak
352. Paresh Kumar, did not speak
353. Vikram Singla, did not speak
354. Amitkumar Soni, did not speak
355. Kushal Patel, did not speak
356. Jatinkumar Patel, did not speak

357. Pradeepkumar Arvindbhai Patel, did not speak
358. Himansubhai Soni
359. Yogi G. Patel, did not speak
360. Hiren Mehta, did not speak
361. Kay Patel
362. Shubham Jadhav, did not speak
363. Atul Kumar Patel, did not speak
364. Riteshkumar R. Patel, did not speak
365. Mohammed Bilal Akhtar, did not speak
366. Venkatesh Ballani, did not speak
367. Ikhtiar Uddin, did not speak
368. Mohammed Malik, did not speak
369. Hasib Bin Iqbal, did not speak
370. Abu Baker M. Arif, did not speak
371. Waqas Mahood, did not speak
372. Mohammad Usama Zain, did not speak
373. Shoaib Malik, did not speak
374. Rizwan Malik, did not speak
375. Kamran Malik, did not speak
376. Saleem Malik, did not speak
377. Rupenkumar Mistry, did not speak
378. Jaydev Vaidya, did not speak
379. Krutikaben Gandhi
380. Purvi Mehul Mehta, did not speak
381. Nutanben Panchal
382. Nayankumar Gandhi
383. Nimisha Shah
384. Manpreet Sethi, did not speak
385. Devang Pandya, did not speak
386. Sheetalben K. Patel, did not speak
387. Joseph Khalil, did not speak
388. N. Kholoud Ammari, did not speak
389. Samwail Khalil
390. Pavankumar I. Patel, did not speak
391. Razia Sultana, did not speak
392. Rehana Ali
393. Hamid Samadi, did not speak
394. Rizwana Haque
395. Nayeem Hamidi, did not speak
396. Maywand Baregzay

397. Farooq Ishaq, did not speak
398. Adnan Zakir, did not speak
399. Rezail Karim, did not speak
400. Mohammad K. Alam
401. Zameer Uddin, did not speak
402. Shahid Asmat, did not speak
403. Muhammad Arshad, did not speak
404. Sajid Butt, did not speak
405. Muhammad Khan, did not speak
406. Afzaal Arshad, did not speak
407. Moazam Kumar, did not speak
408. MD Uzzal, did not speak
409. Kamran Saeed, did not speak
410. Arvind Rawat
411. Sharon Persaud, did not speak
412. Vandana Rawat, did not speak
413. Rajkumal Bains, did not speak
414. Syed Shah, did not speak
415. Mouzzam Usman, did not speak
416. Ashveen Kumar, did not speak
417. Furrukh Ismail, did not speak
418. Misbah Majeed, did not speak
419. Dilip Vasudev Murthy, did not speak
420. Karthik Govindu
421. Thomesh Mahadevappa
422. Tariq M. Khan, did not speak
423. Sandeep Patil, did not speak
424. Masood Reham
425. Asif Mahmood, did not speak
426. Safaa Azziz
427. Muhammad Tahir Chaudry, did not speak
428. Arif Elahi Mahmud, did not speak
429. SK Kamrul Hassan, did not speak
430. Masud Zaman, did not speak
431. Muhammad A. Chaudhary, did not speak
432. Irfan Sayeed, did not speak
433. Irfan Merchant, did not speak
434. Javed Asghar, did not speak
435. Naeem H. Qureshi, did not speak
436. Kamran Mustafa, did not speak

437. Nabeel A. Bhatti, did not speak
438. Athar Awan, did not speak
439. Sarfraz Hussain, did not speak
440. Muhammed Aslam Javaid, did not speak
441. Obaid Rahman, did not speak
442. Syed Zackryia Hussainy, did not speak
443. Rana Afzal, did not speak
444. Khaleeq-Ur-Rahman, did not speak
445. Farhan Hussain Qureshi
446. Ahmed Iqbal, did not speak
447. Tayyib Tahir, did not speak
448. Ali Qamar, did not speak
449. Imran Bajwa
450. Sabir Manzoor, did not speak
451. Himanshukamar Shah, did not speak
452. Ritesh Patel, did not speak
453. Habib Rehman, did not speak
454. Nimesh Shah, did not speak
455. Raheel Ahmed Khan
456. Faisal Wahid Chaudhry, did not speak
457. Khatera Sidiky, did not speak
458. Fauzia Noori, did not speak
459. Shahbaz Naseem
460. Amir Sidiky
461. Naser Mohammed Noori, did not speak
462. Fariedajan Noori
463. Arizo Shahnavazy, did not speak
464. Hameed Noori, did not speak
465. Ahsan Jafri, did not speak
466. Abdul Rahim Rahimi, did not speak
467. Tasnim Ahmed, did not speak
468. Imran Raufi, did not speak
469. Obaidullah, did not speak
470. Navin Shekhar, did not speak
471. Tahir Mehmood Khan
472. Mazhar Mahmood Butt, did not speak
473. Jehangir Khan, did not speak
474. Mohammad Ashraf, did not speak
475. Shahzad Ahmad Cheema, did not speak
476. Nazir Arshad, did not speak

477. Zaheer Uddin Syed Ahmed
478. Muhammad Hanif Awan, did not speak
479. Ayub Mubasher, did not speak
480. Mohammad N. Sheikh, did not speak
481. Jayed Mahbub, did not speak
482. Abdul Chaudhry
483. Muzahidul M. Mustafa, did not speak
484. Iqbal Abdulla Shaikh, did not speak
485. Lubna I. Shaikh, did not speak
486. Shafiq Rahman, did not speak
487. Esoof Atcha, did not speak
488. Mohammad Ali, did not speak
489. Shakeel Ahmad
490. Khalid Mehmood Malki, did not speak
491. Nasir Ahmed, did not speak
492. Sakib Ibrahim Merchant, did not speak
493. Muhammad Mahbub Hussain
494. MD Khoir Ahmed, did not speak
495. Amaan Shameem, did not speak
496. Shahid Sheikh
497. Fadumo A. Gabaire
498. Rezwan Atcha
499. Mohamed H. Cisman, did not speak
500. Muhammad Nadeem, did not speak
501. Hafiz Ahmed Hasmi
502. Ahmed P. Syed
503. Raafe Hasmi, did not speak
504. Jalil Malik, did not speak
505. Usman Hasan Khan
506. Mohammad Porag, did not speak
507. Mianhammad Ahmad
508. Joseph M. Sakoir, did not speak
509. Yusuf A. Gabaire, did not speak
510. Muhammad Mustansar Javid, did not speak
511. Abdul R. Sharif, did not speak
512. Saqibullah Mufti
513. Syed S. Qadri
514. Abdirizak Aden Gabaire, did not speak
515. Abdulmajid M. Cisman, did not speak
516. Mohammed Abdirizak Gabaire

517. Shafqat Ali, did not speak
518. Muhammad K. Sadiq, did not speak
519. Adam Aden, did not speak
520. Salman Cismon, did not speak
521. Syed I. Hussaini
522. Shaqir Hussains Gujjar, did not speak
523. Abdul Jabbar, did not speak
524. Ather Uddin Syed, did not speak
525. Jamshed Younis, did not speak
526. Shahwar H. Waqar, did not speak
527. Muhammad A. Saleemi, did not speak
528. Nadia Amer, did not speak
529. Anjum Aneela, did not speak
530. Asma Shahwar, did not speak
531. Soumia Allalou, did not speak
532. Hamna Riaz, did not speak
533. Rohaan Ahmed, did not speak
534. Nabeeha Kazi, did not speak
535. Nuaim Kazi, did not speak
536. Nasreen D. Kazi, did not speak
537. Jahanara Parker, did not speak
538. Arshad Parker, did not speak
539. Afsal Ibrahim, did not speak
540. Aisha Mohamud, did not speak
541. Ubah Ali, did not speak
542. Hassan Mohamud
543. Shahbaz Riaz, did not speak
544. Muad Mohaamud, did not speak
545. Salman Miah, did not speak
546. Yawar Anwar, did not speak
547. Saaed Parkar, did not speak
548. Sonia Gairola, did not speak
549. Wajiha Jailani, did not speak
550. Hanifa Parkar, did not speak
551. Hajra Sharif, did not speak
552. Naveed Jailani, did not speak
553. Aashif Ashiq, did not speak
554. Assefa Sarang, did not speak
555. Mohamed A. Shaikh, did not speak
556. Aziz Subedar, did not speak

557. Muhammad Hassaan, did not speak
558. Anas Abdulrehman
559. Muhammad Fahad Taufiq, did not speak
560. Ravindranath Shukla, did not speak
561. Jigneshkumar Jani, did not speak
562. Muhammad Ekram, did not speak
563. Shazia Haque, did not speak
564. Iman Siddiqi
565. Shahzeb Hassan, did not speak
566. Allyssa A. Fazal, did not speak
567. Abdul Basit Faysal
568. Javed R. Butt, did not speak
569. Muhammad Faysal
570. Nadia Butt
571. Ibrahim Butt
572. Mattie-UI Rehman, did not speak
573. Faisal Khan
574. Raihan Uddin M.T. Ahasan, did not speak
575. Warda Saboohi
576. Syed Gaiser
577. Aafreen Syed, did not speak
578. Wajih Syed
579. Amjad Nasir
580. Afroze Mohammed
581. Mahboob Mohammed, did not speak
582. Muhammad Yousuf, did not speak
583. Rubana Motala, did not speak
584. Khadra Dirie, did not speak
585. Fahmida Bobi, did not speak
586. Md Taskir Miah, did not speak
587. Shah Yousuf, did not speak
588. Sheikh Hassan, did not speak
589. Riaz Ahmed, did not speak
590. Abu Mayeenuddin, did not speak
591. Irfan Malik, did not speak
592. Talat M. Chaudhry, did not speak
593. Ahmed Ahmed, did not speak
594. Mohammad H. Khan, did not speak
595. Muhammad Malik, did not speak
596. Sikandar Choudhry

597. Faisal Siddiqui, did not speak
598. Hassaan Khan, did not speak
599. Huassain T. Gillani, did not speak
600. Ishrath Abdulkhader, did not speak
601. Adel Hassani
602. Younus Khan
603. Abdul Kareem, did not speak
604. Mohammed Mohammed
605. Omar Omar, did not speak
606. Ruqaiya Khan, did not speak
607. Amir Hamza Khan, did not speak
608. Mezhgan Hamdi, did not speak
609. Hamida Afzali, did not speak
610. Fauiza Raufi, did not speak
611. Faizale Saifullah, did not speak
612. Yusuf Habib Khan, did not speak
613. Hamidali Chandiwala
614. Shafeeq Ahmed Soherwardi, did not speak
615. Abdur Razzaque, did not speak
616. Gulsan H. Kamal, did not speak
617. Rahaman Meena, did not speak
618. Fardin Bakhtari
619. Syed N. Kamal, did not speak
620. Iqbal Ahmad Malik, did not speak
621. Abdul Razzaq, did not speak
622. Taha Shafique, did not speak
623. Waseed Hassan, did not speak
624. Hina Afaqui, did not speak
625. Asad Aziz, did not speak
626. Umer Shahid, did not speak
627. Qamar Saeed Qureshi, did not speak
628. Farishta Noori
629. Faham Ahmad, did not speak
630. Kausar Qamar, did not speak
631. Hasham Ahmad, did not speak
632. Khizar Hayat, did not speak
633. Khayam Ahmad
634. Mohammed Ahmed
635. Amjid Iqbal, did not speak
636. Irzwan Raja

637. Iftikhar Tarar, did not speak
638. Khalid Alvi, did not speak
639. Tariq Syed, did not speak
640. Wahaj Ahmed, did not speak
641. Muhammad Farooqi, did not speak
642. Omar Siddiqui, did not speak
643. Faiyaz Syed
644. Abdullah Patel, did not speak
645. Maham Khan, did not speak
646. Muhammad Ali
647. Mohammad Rashid, did not speak
648. Waleed Qadir, did not speak
649. Sofian Abukar, did not speak
650. Nazar Gondal, did not speak
651. Humayun Tamizuddin, did not speak
652. Abdullah Moustafa Elqabbany, did not speak
653. Muhammad Ahmad, did not speak
654. Moshin Sidiky, did not speak

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

- traffic congestion impacts in the residential area
- impacts with snow removal
- insufficient parking that will affect the neighboring streets
- quality of life for residents
- loss of recreation space
- site being too small for proposal
- reduction of property values
- increased crime in the neighboring streets
- decreased air quality with increase in traffic
- loss of animal habitat
- noise and pollution

Committee consideration of the matter included support with respect to following:

- social support for all community members

- important use for all the area residents
- insufficient places of worship in area
- food preparation and offering too less fortunate
- the promotion of health and well being
- peak prayer times differ from peak traffic times
- facility will accommodate local residents and not residents of neighboring cities
- will improve property values
- less crime surrounding mosques

The following motion was considered.

PDC216-2022

1. That the report re: **Application to Amend the Official Plan and Zoning By-law, Brampton and Regional Islamic Centre (BARIC) / G-Force Urban Planners and Consultants, 9445 Clarkway Drive, Ward 10, File: OZS-2022-0019** to the Planning and Development Committee Meeting of December 12, 2022 be received;
2. That Planning and 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 Official Plan and Zoning By-law, Brampton and Regional Islamic Centre (BARIC) / G-Force Urban Planners and Consultants, 9445 Clarkway Drive, Ward 10, File: OZS-2022-0019 to the Planning and Development Committee Meeting of December 12, 2022 be received:
 1. Shyamal Shah, Brampton Resident, delegated Grace O'Brien, Legal Counsel to speak
 2. Aniruddha Patel, Brampton Resident
 3. Vishal Raval, Brampton Resident
 4. Dipak Patel, Brampton Resident
 5. Bhavin Patel, Brampton Resident
 6. Jigish Patel, Brampton Resident
 7. Kunalkumar Brahmhatt, Brampton Resident

8. Jayesh Patel, Brampton Resident, did not speak
9. Amato DeRosa, Brampton Resident
10. Ravishkumar Patel, Brampton Resident, did not speak
11. Vijay Lad, Brampton Resident
12. Vandana Rawat, Brampton Resident
13. Arvind Rawat, Brampton Resident
14. Hitesh Pandya, Brampton Resident
15. Ashwin Jadav, Brampton Resident
16. Nilraj Patel, Brampton Resident
17. Rakesh Mistry, Brampton Resident
18. Jignesh Patel, Brampton Resident
19. Amith Gujjula, Brampton Resident
20. Jigar Khambhata, Brampton Resident
21. S. Patel, Brampton Resident, did not speak
22. Krutiben Patel, Brampton Resident
23. Rutvik Upadhyay, Brampton Resident
24. Bela Patel, Brampton Resident
25. Neel Sehgal, Brampton Resident
26. Arun Sharma, Brampton Resident
27. Chitankumar Patel, Brampton Resident
28. Jigarkumar Patel, Brampton Resident
29. Ramesh Chandra Patel, Brampton Resident, did not speak
30. Chirag Patel, Brampton Resident, did not speak
31. Snehal Patel, Brampton Resident, did not speak
32. Birenkumar Ladhawala, Brampton Resident
33. Mayur Shah, Brampton Resident
34. Mahedra Gupta, Brampton Resident
35. Nehal Patel, Brampton Resident
36. Pushpamkumar Patel, Brampton Resident
37. Santosh Patel, Brampton Resident
38. Harish Nagaraj, Brampton Resident
39. Pritesh Panjabi, Brampton Resident
40. Umeshkumar Panchal, Brampton Resident, did not speak
41. Pramila Thakur, Brampton Resident
42. Ranjit Thakur, Brampton Resident
43. Shankarnarayana Sreedhara and Group, Brampton Resident
44. Tripathi Jiteshkumar, Brampton Resident
45. Rinal Patel, Brampton Resident
46. Akash Adhvaryu, Brampton Resident
47. Saurabh Patel, Brampton Resident

48. Marcello Tagliaferri, Brampton Resident
49. Arpan Shah, Brampton Resident
50. Jessica Nguyen, Brampton Resident, did not speak
51. Jenny Tang, Brampton Resident, did not speak
52. Mukeshkumar Patel, Brampton Resident
53. Nimit Shah, Brampton Resident
54. Vijay Pandya, Brampton Resident
55. Nimisha Mehta, Brampton Resident, did not speak
56. Anant Mehta, Brampton Resident
57. Jigarkumar V. Patel, Brampton Resident, did not speak
58. Nishant Patel, Brampton Resident
59. Devanshi Mehta, Brampton Resident
60. Vinaykumar Desai, Brampton Resident
61. Hitesh Patel, Brampton Resident, did not speak
62. Krishan Harry, Brampton Resident, did not speak
63. Manjunath Rudrappa, Brampton Resident
64. Patel Jignish, Brampton Resident, did not speak
65. Duraid Hanna, Brampton Resident, did not speak
66. Laljibhai, Brampton Resident
67. Gurmukh Pabla, Brampton Resident
68. Chirasinh Thakor, Brampton Resident
69. Samirkumar Patel, Brampton Resident
70. Hetalben Patel, Brampton Resident
71. Archit Patel, Brampton Resident, did not speak
72. Niraj, Shah, Brampton Resident
73. Kapil Vaidya, Brampton Resident, did not speak
74. Jayeshkumar Patel, Brampton, did not speak
75. Ibrahim Ali, Brampton Resident
76. Md Zillur Rahman, Brampton Resident
77. Shahidul Sultan, Brampton Resident
78. Md. Motasim Billah Khan, BARIC Community Member, did not speak
79. Mashal Hakimi, Brampton Resident, did not speak
80. Md Mukbul Hossain Bhuian, Brampton Resident
81. Grace O'Brien, Lawyer, Davies Howe LLP
82. Krunal Kapadia, Brampton Resident
83. Dipal Kapadia, Brampton Resident
84. Mohammad Iqbal, Brampton Resident, did not speak
85. Umer Iqbal, Brampton Resident
86. Samira Abukar, Brampton Resident

87. Ahmad Halimeh, Brampton Resident
88. Diptesh Patel, Brampton Resident
89. Bashir Ahmmed, No Information
90. Kashif Majeed, BARIC Community Member
91. Atif Majeed, Brampton Resident
92. Mahababur Rahman, Brampton Resident, did not speak
93. Kuddus Halder, BARIC Community Member, did not speak
94. Shirin Akhter, BARIC Community Member, did not speak
95. Mahabub Alam, BARIC Community Member, did not speak
96. Naila Halder, BARIC Community Member, did not speak
97. Akhtar Ahmad, Brampton Resident, did not speak
98. Md Tanvir Hossan, BARIC Community Member, did not speak
99. Rahmatullah Habib, BARIC Community Member, delegated Manni Chohan to speak
100. Jesmin Habib, BARIC Community Member
101. Md Abdullah-Al-Baki, BARIC Community Member, did not speak
102. Asraff Khadaroo, Brampton Resident
103. Nasreen Khadaroo, Brampton Resident, did not speak
104. Hosna Ara Moonmoon, Brampton Resident, did not speak
105. Nuzhat Asghar, Brampton Resident, did not speak
106. Ahmed Quazi, BARIC Community Member
107. Muhammad Rizwan, BARIC Community Member, did not speak
108. Anwara Begum, BARIC Community Member
109. Nasrul Waheed, Brampton Resident
110. Khaalid Muhammad Khadaroo, Brampton Resident, did not speak
111. Parvin Akhtar, Brampton Resident
112. Sara Ruhani, BARIC Community Member, did not speak
113. Shahid Ahmed, Brampton Resident, did not speak
114. Ahmad Shahid Ahmad, Brampton Resident, did not speak
115. Nusrat Quazi, Brampton Resident
116. Golam Faruqui, Brampton Resident, did not speak
117. Nazia Quazi, Brampton Resident
118. Raima Ahmed and Jawad Malik, BARIC Community Member
119. Shamrez Iftikhar, Brampton Resident, withdrew their name
120. Iftikhar Gondal, Brampton Resident, withdrew their name
121. Saqib Gondal, Brampton Resident, withdrew their name
122. Haaris Gondal, Brampton Resident, withdrew their name
123. Jamshed Iftikhar, Brampton Resident
124. Radad Mahbub, Brampton Resident, did not speak
125. Hossain Khan, BARIC Community Member

126. Wahiduzzaman Mia, BARIC Community Member, did not speak
127. Faizul Haque, BARIC Community Member
128. Fatehjang Singh, Brampton Resident, did not speak
129. Md Kamal Uddin, Brampton Resident, did not speak
130. Sadia Afroz Mitu, Brampton Resident, did not speak
131. Nahid Halder, BARIC Community Member, did not speak
132. Muhammed Asghar, Brampton Resident
133. Kudus Halder, BARIC Community Member
134. Mohammad Asad, BARIC Community Member , did not speak
135. Azeem Sheikh, Brampton Resident
136. Rehana Sheikh, Brampton Resident
137. Masud Zubery, BARIC Community Member
138. Omair Ali, BARIC Community Member
139. Syed Ahsan Abbas, BARIC Community Member, did not speak
140. Saadi Farooq, BARIC Community Member, did not speak
141. Mohammed A. Khan, Brampton Resident, did not speak
142. Noonujohn Abubakkar, Brampton Resident, did not speak
143. Khalid Gulzar, BARIC Community Member, did not speak
144. Ali Farooq, BARIC Community Member, did not speak
145. Rabia Farooq, BARIC Community Member, did not speak
146. Fuad A. Khan, Brampton Resident, did not speak
147. Sharish Farooq, BARIC Community Member, did not speak
148. Shaista Khurram, BARIC Community Member, did not speak
149. Muneer Ali, BARIC Community Member, did not speak
150. Khurram Jawed, BARIC Community Member, did not speak
151. Syed Ali, BARIC Community Member, did not speak
152. Fareeha Farooq, BARIC Community Member, did not speak
153. Asaf Mohammad Shad, BARIC Community Member, did not speak
154. Amina Baig, BARIC Community Member, did not speak
155. Yusuf Shad, BARIC Community Member, did not speak
156. Zainab Shad, BARIC Community Member, did not speak
157. Benish Farooq, BARIC Community Member, did not speak
158. Md Atiqul Islam, Brampton Resident, did not speak
159. Mohammad Safiqul Islam, Brampton Resident, did not speak
160. Ahmed Abdulkarim, Brampton Resident, did not speak
161. Nasima Khatun, Brampton Resident, did not speak
162. Mohammad M. Matin, Brampton Resident
163. Arif Mahmud, Brampton Resident, did not speak
164. Ikhlas Haniff, BARIC Community Member
165. Mohammad Zaman, Brampton Resident

166. Mahboob Samra, BARIC Community Member, did not speak
167. Sultana Morium Shirin, BARIC Community Member, did not speak
168. Rafi Ahmed, Brampton Resident
169. Zoyeba Mahbub, Brampton Resident, did not speak
170. Oasima Shah, Brampton Resident
171. Abu Bakar Siddique, Brampton Resident
172. Abdullah Ejaaz Haniff, Brampton Resident, did not speak
173. Nyron Haniff, Brampton Resident, did not speak
174. Mohammad Rahman, Brampton Resident
175. Sarfaraz Hassan, BARIC Community Member
176. Abdul Gafur, Brampton Resident, did not speak
177. Shahidul Waheed, Brampton Resident, did not speak
178. Nafiza Aziz, Brampton Resident, did not speak
179. Misbah Malik, Brampton Resident, did not speak
180. Sameer Aziz, Brampton Resident, did not speak
181. Abdullah Naseef Haniff, Brampton Resident, did not speak
182. Sanaulhaq Zarawar, Brampton Resident, did not speak
183. Farida Aziz, Brampton Resident, did not speak
184. Ahmad Kareem, Brampton Resident, did not speak
185. Jawaid Aziz, Brampton Resident, did not speak
186. Abdul Gafur, Brampton Resident
187. Abdul Habib, Brampton Resident, did not speak
188. Rahmatullah Rahimi, BARIC Community Member, did not speak
189. Sarfaraz Ali, Brampton Resident, did not speak
190. Mohammad Ali, BARIC Community Member, did not speak
191. Mohammed Abdul Gafur, Brampton Resident, did not speak
192. Kashif Saleem, Brampton Resident, did not speak
193. Mohammad Rashid, Brampton Resident, did not speak
194. Johora Mahmood, Brampton Resident
195. Sameer Ansary, BARIC Community Member, did not speak
196. Enam Chowdhury, BARIC Community Member
197. Nusaibah Ansary, BARIC Community Member, did not speak
198. Masood Anwar Chaudry, Brampton Resident
199. Abul Kalam M. Ansary, Brampton Resident, did not speak
200. Soheli Afroze, Brampton Resident, did not speak
201. Azadul Islam, Brampton Resident, did not speak
202. Mamun Siddiqui, Brampton Resident, did not speak
203. Atif Saleem, Brampton Resident, did not speak
204. Bariah Khan, Brampton Resident
205. Mohd Naim Khan, Brampton Resident

206. Iqbal M. Ali, Brampton Resident, did not speak
207. Manni Chauhan, Planner and Rahmatullah Habib (BARIC Spokesperson) (Brought forward to line 99)
208. Azad Goyat, Possible Delegation, no delegation form received
209. Anwar Chatha
210. Shabaz Altaif, did not speak
211. Haniff Lollmohamud
212. Piyush Gaglani
213. Chetankumar Patel, did not speak
214. Mayur Shah, did not speak
215. Amit Raval, did not speak
216. Hemang Joshi
217. Palak Patel, did not speak
218. Mohan Kumar Rajagopal, did not speak
219. Komal Shah, did not speak
220. Elizabeth Awotwe, did not speak
221. Hassan Qudrat-Ullah
222. Abdul Aziz Khan
223. Nahid Halder
224. Rokeya Haque
225. Sultana Amena Shirin
226. Nasir Shahnawazi
227. Abul Kamaluddin, did not speak
228. Abbulahi Osman
229. Devendra Jani
230. Surender Ghotra, did not speak
231. Madia Sidiky, did not speak
232. Mandeep Ghotra
233. Fariha Sidiky
234. Muskan Sidiky
235. Jignasha Patel
236. Asha Patel, did not speak
237. Kirti Patel, did not speak
238. Gargi Patel, did not speak
239. Dipak Patel, did not speak
240. Chhotabhai Patel, did not speak
241. Mahesh Dadhania, did not speak
242. Bhavin Patel, did not speak
243. Siddharath Pandey, did not speak
244. Darp Patel, did not speak

245. Dipika Patel, did not speak
246. Kinnari Patel, did not speak
247. Neemisha Patel, did not speak
248. Bhupesh Patel, did not speak
249. Sirimkumar Patel
250. Shashin Tripathi, did not speak
251. Kantilal Pate, did not speak
252. Mileshe Patel, did not speak
253. Mehul Shah, did not speak
254. Rikul Patel
255. Shah Pramit
256. Hardik Patel
257. Kinjal Patel, did not speak
258. Nikhil Modh, did not speak
259. Dharmendra Parmar, did not speak
260. Umesh Solanki, did not speak
261. Hasmita Mobh, did not speak
262. Pranav Chauhan, did not speak
263. Prerna Rao, did not speak
264. Purvi Parmar, did not speak
265. Pratik Mehta, did not speak
266. Krishna Mehta, did not speak
267. Deepak Mehra, did not speak
268. Amit Patel, did not speak
269. Chukwuka Okoh, did not speak
270. Foram Patel, did not speak
271. Ishan Bhatt, did not speak
272. Vasant Bhatt, did not speak
273. Keshavlal Maganlal Patel, did not speak
274. Hemant Shah, did not speak
275. Riteshkumar Shah, did not speak
276. Tarang Shah, did not speak
277. Kwame Yarnkey, did not speak
278. Rajesh D. Parmar, did not speak
279. Jignabahen Nilraj Patel, did not speak
280. Dineshbhai R. Patel, did not speak
281. Dipak Vyas, did not speak
282. Purvi Shah, did not speak
283. Asit K. Shah, did not speak
284. Khyati A. Rawat, did not speak

285. Ekansh Jain, did not speak
286. Hiten Trivedi, did not speak
287. Jigarkumar Patel, did not speak
288. Shaileshkumar Patel, did not speak
289. Ahmad Shahzad
290. Nischal Desai, did not speak
291. Rahool Jain
292. Himanshu Kansara
293. Abdullah Khawaja
294. Iftikhar Shamrez, did not speak
295. Hitesh Patel
296. Bindesh Vasoya
297. Girishkumar Ahir, did not speak
298. Ankit Patel, did not speak
299. Sachin J. Trivedi, did not speak
300. Shaileshkumar Gandhi, did not speak
301. Shilpa Gandhi
302. Bimalkumar Patel, did not speak
303. Mohammed Rahaman, did not speak
304. Obaidullih Shah, did not speak
305. Syed Adbul Wali Qadri
306. Ehsan U. Zarawar
307. Mohamed Gajraj
308. Shoaib Mohammed, did not speak
309. Murtaza Waheed, did not speak
310. Muhammad Sharif
311. Touqeer Ahmad, did not speak
312. Faraz Kureshi
313. Mohammad Daud Asif
314. Dhruvi Joshi
315. Bharat Trivedi, did not speak
316. Keyuriben Patel
317. Harshyam Oza, did not speak
318. Syeda Asma Ahmed, did not speak
319. Fahd Masud, did not speak
320. Farooq Muhammad, did not speak
321. Riaz Riaz, did not speak
322. Tariq Sheikh, did not speak
323. Manzoor Ahmed, did not speak
324. Samir Patel, did not speak

325. Bimal Pandya
326. Manish Patel, did not speak
327. Nirav Shah, did not speak
328. Jay Desai, did not speak
329. Het Patel
330. Ruchir Patel, did not speak
331. Jigar Patel, did not speak
332. Mukund Sheth, did not speak
333. Niraliben Sheth
334. Kirit Chaudhari, did not speak
335. Venus Pathak, did not speak
336. Kuntal Pathak
337. Koki Chaudhari, did not speak
338. Mahendra Kumar Patel
339. Zubair Mian, did not speak
340. Shatrushailiasinh Jethva, did not speak
341. Ibrahim Asif, did not speak
342. Manali Patel, did not speak
343. Pragnesh Patel, did not speak
344. Ravinder Bhardwaj, did not speak
345. Khalid Haleem, did not speak
346. Kiteshkumar Patel, did not speak
347. Syed Shah, did not speak
348. Nitya Patel, did not speak
349. Vijaykumar Jain
350. Nikul Patel, did not speak
351. Rajkumar Singhla, did not speak
352. Paresh Kumar, did not speak
353. Vikram Singla, did not speak
354. Amitkumar Soni, did not speak
355. Kushal Patel, did not speak
356. Jatinkumar Patel, did not speak
357. Pradeepkumar Arvindbhai Patel, did not speak
358. Himansubhai Soni
359. Yogi G. Patel, did not speak
360. Hiren Mehta, did not speak
361. Kay Patel
362. Shubham Jadhav, did not speak
363. Atul Kumar Patel, did not speak
364. Riteshkumar R. Patel, did not speak

365. Mohammed Bilal Akhtar, did not speak
366. Venkatesh Ballani, did not speak
367. Ikhtiar Uddin, did not speak
368. Mohammed Malik, did not speak
369. Hasib Bin Iqbal, did not speak
370. Abu Baker M. Arif, did not speak
371. Waqas Mahood, did not speak
372. Mohammad Usama Zain, did not speak
373. Shoaib Malik, did not speak
374. Rizwan Malik, did not speak
375. Kamran Malik, did not speak
376. Saleem Malik, did not speak
377. Rupenkumar Mistry, did not speak
378. Jaydev Vaidya, did not speak
379. Krutikaben Gandhi
380. Purvi Mehul Mehta, did not speak
381. Nutanben Panchal
382. Nayankumar Gandhi
383. Nimisha Shah
384. Manpreet Sethi, did not speak
385. Devang Pandya, did not speak
386. Sheetalben K. Patel, did not speak
387. Joseph Khalil, did not speak
388. N. Kholoud Ammari, did not speak
389. Samwail Khalil
390. Pavankumar I. Patel, did not speak
391. Razia Sultana, did not speak
392. Rehana Ali
393. Hamid Samadi, did not speak
394. Rizwana Haque
395. Nayeem Hamidi, did not speak
396. Maywand Baregzay
397. Farooq Ishaq, did not speak
398. Adnan Zakir, did not speak
399. Rezail Karim, did not speak
400. Mohammad K. Alam
401. Zameer Uddin, did not speak
402. Shahid Asmat, did not speak
403. Muhammad Arshad, did not speak
404. Sajid Butt, did not speak

405. Muhammad Khan, did not speak
406. Afzaal Arshad, did not speak
407. Moazam Kumar, did not speak
408. MD Uzzal, did not speak
409. Kamran Saeed, did not speak
410. Arvind Rawat
411. Sharon Persaud, did not speak
412. Vandana Rawat, did not speak
413. Rajkumal Bains, did not speak
414. Syed Shah, did not speak
415. Mouzzam Usman, did not speak
416. Ashveen Kumar, did not speak
417. Furrukh Ismail, did not speak
418. Misbah Majeed, did not speak
419. Dilip Vasudev Murthy, did not speak
420. Karthik Govindu
421. Thomesh Mahadevappa
422. Tariq M. Khan, did not speak
423. Sandeep Patil, did not speak
424. Masood Reham
425. Asif Mahmood, did not speak
426. Safaa Azziz
427. Muhammad Tahir Chaudry, did not speak
428. Arif Elahi Mahmud, did not speak
429. SK Kamrul Hassan, did not speak
430. Masud Zaman, did not speak
431. Muhammad A. Chaudhary, did not speak
432. Irfan Sayeed, did not speak
433. Irfan Merchant, did not speak
434. Javed Asghar, did not speak
435. Naeem H. Qureshi, did not speak
436. Kamran Mustafa, did not speak
437. Nabeel A. Bhatti, did not speak
438. Athar Awan, did not speak
439. Sarfraz Hussain, did not speak
440. Muhammed Aslam Javaid, did not speak
441. Obaid Rahman, did not speak
442. Syed Zackryia Hussainy, did not speak
443. Rana Afzal, did not speak
444. Khaleeq-Ur-Rahman, did not speak

445. Farhan Hussain Qureshi
446. Ahmed Iqbal, did not speak
447. Tayyib Tahir, did not speak
448. Ali Qamar, did not speak
449. Imran Bajwa
450. Sabir Manzoor, did not speak
451. Himanshukamar Shah, did not speak
452. Ritesh Patel, did not speak
453. Habib Rehman, did not speak
454. Nimesh Shah, did not speak
455. Raheel Ahmed Khan
456. Faisal Wahid Chaudhry, did not speak
457. Khatera Sidiky, did not speak
458. Fauzia Noori, did not speak
459. Shahbaz Naseem
460. Amir Sidiky
461. Naser Mohammed Noori, did not speak
462. Fariedajan Noori
463. Arizo Shahnavazy, did not speak
464. Hameed Noori, did not speak
465. Ahsan Jafri, did not speak
466. Abdul Rahim Rahimi, did not speak
467. Tasnim Ahmed, did not speak
468. Imran Raufi, did not speak
469. Obaidullah, did not speak
470. Navin Shekhar, did not speak
471. Tahir Mehmood Khan
472. Mazhar Mahmood Butt, did not speak
473. Jehangir Khan, did not speak
474. Mohammad Ashraf, did not speak
475. Shahzad Ahmad Cheema, did not speak
476. Nazir Arshad, did not speak
477. Zaheer Uddin Syed Ahmed
478. Muhammad Hanif Awan, did not speak
479. Ayub Mubasher, did not speak
480. Mohammad N. Sheikh, did not speak
481. Jayed Mahbub, did not speak
482. Abdul Chaudhry
483. Muzahidul M. Mustafa, did not speak
484. Iqbal Abdulla Shaikh, did not speak

485. Lubna I. Shaikh, did not speak
486. Shafiq Rahman, did not speak
487. Esoof Atcha, did not speak
488. Mohammad Ali, did not speak
489. Shakeel Ahmad
490. Khalid Mehmood Malki, did not speak
491. Nasir Ahmed, did not speak
492. Sakib Ibrahim Merchant, did not speak
493. Muhammad Mahbub Hussain
494. MD Khoir Ahmed, did not speak
495. Amaan Shameem, did not speak
496. Shahid Sheikh
497. Fadumo A. Gabaire
498. Rezwan Atcha
499. Mohamed H. Cisman, did not speak
500. Muhammad Nadeem, did not speak
501. Hafiz Ahmed Hasmi
502. Ahmed P. Syed
503. Raafe Hasmi, did not speak
504. Jalil Malik, did not speak
505. Usman Hasan Khan
506. Mohammad Porag, did not speak
507. Mianuhammad Ahmad
508. Joseph M. Sakoir, did not speak
509. Yusuf A. Gabaire, did not speak
510. Muhammad Mustansar Javid, did not speak
511. Abdul R. Sharif, did not speak
512. Saqibullah Mufti
513. Syed S. Qadri
514. Abdirizak Aden Gabaire, did not speak
515. Abdulmajid M. Cisman, did not speak
516. Mohammed Abdirizak Gabaire
517. Shafqat Ali, did not speak
518. Muhammad K. Sadiq, did not speak
519. Adam Aden, did not speak
520. Salman Cismon, did not speak
521. Syed I. Hussaini
522. Shaqir Hussains Gujjar, did not speak
523. Abdul Jabbar, did not speak
524. Ather Uddin Syed, did not speak

525. Jamshed Younis, did not speak
526. Shahwar H. Waqar, did not speak
527. Muhammad A. Saleemi, did not speak
528. Nadia Amer, did not speak
529. Anjum Aneela, did not speak
530. Asma Shahwar, did not speak
531. Soumia Allalou, did not speak
532. Hamna Riaz, did not speak
533. Rohaan Ahmed, did not speak
534. Nabeeha Kazi, did not speak
535. Nuaim Kazi, did not speak
536. Nasreen D. Kazi, did not speak
537. Jahanara Parker, did not speak
538. Arshad Parker, did not speak
539. Afsal Ibrahim, did not speak
540. Aisha Mohamud, did not speak
541. Ubah Ali, did not speak
542. Hassan Mohamud
543. Shahbaz Riaz, did not speak
544. Muad Mohaamud, did not speak
545. Salman Miah, did not speak
546. Yawar Anwar, did not speak
547. Saaed Parkar, did not speak
548. Sonia Gairola, did not speak
549. Wajiha Jailani, did not speak
550. Hanifa Parkar, did not speak
551. Hajra Sharif, did not speak
552. Naveed Jailani, did not speak
553. Aashif Ashiq, did not speak
554. Assefa Sarang, did not speak
555. Mohamed A. Shaikh, did not speak
556. Aziz Subedar, did not speak
557. Muhammad Hassaan, did not speak
558. Anas Abdulrehman
559. Muhammad Fahad Taufiq, did not speak
560. Ravindranath Shukla, did not speak
561. Jigneshkumar Jani, did not speak
562. Muhammad Ekram, did not speak
563. Shazia Haque, did not speak
564. Iman Siddiqi

565. Shahzeb Hassan, did not speak
566. Allyssa A. Fazal, did not speak
567. Abdul Basit Faysal
568. Javed R. Butt, did not speak
569. Muhammad Faysal
570. Nadia Butt
571. Ibrahim Butt
572. Mattie-UI Rehman, did not speak
573. Faisal Khan
574. Raihan Uddin M.T. Ahasan, did not speak
575. Warda Saboohi
576. Syed Gaiser
577. Aafreen Syed, did not speak
578. Wajih Syed
579. Amjad Nasir
580. Afroze Mohammed
581. Mahboob Mohammed, did not speak
582. Muhammad Yousuf, did not speak
583. Rubana Motala, did not speak
584. Khadra Dirie, did not speak
585. Fahmida Bobi, did not speak
586. Md Taskir Miah, did not speak
587. Shah Yousuf, did not speak
588. Sheikh Hassan, did not speak
589. Riaz Ahmed, did not speak
590. Abu Mayeenuddin, did not speak
591. Irfan Malik, did not speak
592. Talat M. Chaudhry, did not speak
593. Ahmed Ahmed, did not speak
594. Mohammad H. Khan, did not speak
595. Muhammad Malik, did not speak
596. Sikandar Choudhry
597. Faisal Siddiqui, did not speak
598. Hassaan Khan, did not speak
599. Huassain T. Gillani, did not speak
600. Ishrath Abdulkhader, did not speak
601. Adel Hassani
602. Younus Khan
603. Abdul Kareem, did not speak
604. Mohammed Mohammed

605. Omar Omar, did not speak
606. Ruqaiya Khan, did not speak
607. Amir Hamza Khan, did not speak
608. Mezhgan Hamdi, did not speak
609. Hamida Afzali, did not speak
610. Fauiza Raufi, did not speak
611. Faizale Saifullah, did not speak
612. Yusuf Habib Khan, did not speak
613. Hamidali Chandiwala
614. Shafeeq Ahmed Soherwardi, did not speak
615. Abdur Razzaque, did not speak
616. Gulsan H. Kamal, did not speak
617. Rahaman Meena, did not speak
618. Fardin Bakhtari
619. Syed N. Kamal, did not speak
620. Iqbal Ahmad Malik, did not speak
621. Abdul Razzaq, did not speak
622. Taha Shafique, did not speak
623. Waseed Hassan, did not speak
624. Hina Afaqui, did not speak
625. Asad Aziz, did not speak
626. Umer Shahid, did not speak
627. Qamar Saeed Qureshi, did not speak
628. Farishta Noori
629. Faham Ahmad, did not speak
630. Kausar Qamar, did not speak
631. Hasham Ahmad, did not speak
632. Khizar Hayat, did not speak
633. Khayam Ahmad
634. Mohammed Ahmed
635. Amjid Iqbal, did not speak
636. Irzwan Raja
637. Iftikhar Tarar, did not speak
638. Khalid Alvi, did not speak
639. Tariq Syed, did not speak
640. Wahaj Ahmed, did not speak
641. Muhammad Farooqi, did not speak
642. Omar Siddiqui, did not speak
643. Faiyaz Syed
644. Abdullah Patel, did not speak

- 645. Maham Khan, did not speak
 - 646. Muhammad Ali
 - 647. Mohammad Rashid, did not speak
 - 648. Waleed Qadir, did not speak
 - 649. Sofian Abukar, did not speak
 - 650. Nazar Gondal, did not speak
 - 651. Humayun Tamizuddin, did not speak
 - 652. Abdullah Moustafa Elqabbany, did not speak
 - 653. Muhammad Ahmad, did not speak
 - 654. Moshin Sidiky, did not speak
4. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law, Brampton and Regional Islamic Centre (BARIC) / G-Force Urban Planners and Consultants, 9445 Clarkway Drive, Ward 10, File: OZS-2022-0019 to the Planning and Development Committee Meeting of December 12, 2022 be received:
- 1. Kinnari Krish, Brampton Resident, dated November 25, 2022
 - 2. Vipul Patel, Brampton Resident, dated November 25, 2022
 - 3. S. Patel, Brampton Resident, dated November 25, 2022
 - 4. Nora Jajjo, Brampton Resident, dated November 28, 2022
 - 5. Dhrumesh Patel, Brampton Resident, dated November 28, 2022
 - 6. Hiten Trivedi, Brampton Resident, dated November 27, 2022
 - 7. Riya Panchal, Brampton Resident, dated November 26, 2022
 - 8. Umesh Panchal, Brampton Resident, dated November 26, 2022
 - 9. Chirag Patel, Brampton Resident, dated November 26, 2022
 - 10. Krunal Gandhi, Brampton Resident, dated November 26, 2022
 - 11. Umeshkumar Panchal, Brampton Resident, dated November 26, 2022
 - 12. Tripathi Jiteshkumar, Brampton Resident, dated November 30, 2022
 - 13. Seema Patel, Brampton Resident, dated November 30, 2022
 - 14. Sujal Patel, Brampton Resident, dated November 30, 2022
 - 15. Asraff Khadaroo, Brampton Resident, dated November 26, 2022
 - 16. Kashif Majeed, Brampton Resident, dated November 22, 2022

17. Azeem Sheikh, Brampton Resident, dated November 22, 2022
18. Rafiq Ahmed, Brampton Resident, dated November 21, 2022
19. Brampton and Regional Islamic Centre Petition (780 signatures), dated November 21, 2022
20. Manish Patel, Brampton Resident, dated November 30, 2022
21. Duraid Hanna, Brampton Resident, dated November 30, 2022
22. Eshu Paul, Brampton Resident, dated December 1, 2022
23. Rits007007, Brampton Resident, dated December 4, 2022
24. Joseph Khalil, Brampton Resident, dated December 4, 2022
25. Parth Patel, Brampton Resident, dated December 5, 2022
26. Himanshu Shah, Brampton Resident, dated December 5, 2022
27. Samira Abukar, Brampton Resident, dated December 5, 2022
28. Jitesh Tripathi, Neighborhood Petition, Brampton Resident, dated December 4, 2022
29. Azizuddin Ahmed, BARIC Community Member, dated December 6, 2022
30. Aqlima Omar, BARIC Community Member, dated December 7, 2022
31. Kalpeshkumar Ganotra, Brampton Resident, dated December 7, 2022
32. Saddi Farooq, BARIC Community Member, dated December 7, 2022
33. Grace O'Brien, Associate Davies Howe LLP, dated December 7, 2022
34. Manni Chauhan, G-Force Urban Planners & Consultants, 27 Petitions Letters, dated December 8, 2022
35. Sujal Patel - Neighborhood Petition, dated December 7, 2022

Carried

- 5.2 Staff Report re: Application to Amend the Official Plan and Zoning By-law, KLM Planning Inc. – Cal-Markell Developments Inc, 1724 and 1730 Queen Street West, Ward 5, File: OZS-2022-0038

Items 6.1 and 11.1 were brought forward and dealt with at this time.

Kelly Henderson, Planner, Development Services, presented an overview of the application that included location of the subject lands, area context, proposed rendering, official plan designation, secondary plan designation, tertiary plan designation, zoning bylaw, zoning bylaw amendment, planning framework, issues and opportunities, and next steps.

Marshall Smith, KLM Planning Partners Inc., provided additional information regarding the proposed development, community context, city initiated tertiary plan concept, conceptual site plan, overall plan and streetscape on the proposal.

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

1. Seema Passi, Brampton Resident
2. Samir Shah, Brampton Resident
3. Lourdes Diaz Ceballos, Brampton Resident
4. Rohit Dewan, Brampton Resident
5. Deepi Purba, Brampton Resident
6. Idris Orughu, Brampton Resident
7. Jackie Chiesa, Brampton Resident
8. Dezi Yang, Brampton Resident
9. Ramaljit Sandhu, Brampton Resident

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

- Bus Rapid Transit (BRT) from Brampton to York region are incorporated for high density future projects
- privacy to residents
- residents were promised Heritage lands and paid premium
- overcrowding in schools and lack of resources
- proposed plan deviates from the original approved plan by the City of Brampton in 2019
- traffic congestion concerns
- proposal does not accommodate the needs of the residents

- project will destroy quality of life
- noise pollution, lack of sunshine, home value would go down
- Hamlet residential land use to be a maximum of 3 storey
- species at risk, flooding, and change in climate

Regional Councillor Palleschi, Chair, advised residents to submit any concerns or comments and all will be captured in a staff report when it returns to council for approval. He also provided a reminder that this is not a city-initiated proposal and no decision has been made.

The following motion was considered.

PDC217-2022

1. That the report re: **To amend the Official Plan and Zoning By-law, KLM Planning Inc. – Cal-Markell Developments Inc, 1724 and 1730 Queen Street West**, Ward 5, to the Planning and Development Committee Meeting of December 12, 2022 be received;
2. That Planning and 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 Official Plan and Zoning By-law, KLM Planning Inc. – Cal-Markell Developments Inc, 1724 and 1730 Queen Street West, Ward 5, to the Planning and Development Committee Meeting of December 12, 2022 be received;
 1. Seema Passi, Brampton Resident
 2. Samir Shah, Brampton Resident
 3. Lourdes Diaz Ceballos, Brampton Resident
 4. Rohit Dewan, Brampton Resident
 5. Deepi Purba, Brampton Resident
 6. Idris Orughu, Brampton Resident
 7. Jackie Chiesa, Brampton Resident
 8. Dezi Yang, Brampton Resident

9. Ramaljit Sandhu, Brampton Resident
10. Marshall Smith, KLM Planning
4. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law, KLM Planning Inc. – Cal-Markell Developments Inc, 1724 and 1730 Queen Street West, Ward 5, to the Planning and Development Committee Meeting of December 12, 2022 be received;
 1. Hareesh Bhargav, Brampton Resident, dated November 20, 2022
 2. Amar Parikh, Brampton Resident, dated November 21, 2022
 3. Samir Shah, Brampton Resident, dated November 19, 2022
 4. Seema Passi, Brampton Resident, dated November 21, 2022
 5. John Brennan, Brampton Resident, dated November 25, 2022
 6. Jackie Chiesa, Brampton Resident, dated November 24, 2022
 7. Rohit Dewan, Brampton Resident, dated November 23, 2022
 8. Bedi Dhiman, Brampton Resident, dated November 22, 2022
 9. Punam Vyas, Brampton Resident, dated November 22, 2022
 10. Kelly Wilson, Brampton Resident, dated November 21, 2022
 11. Deepi Purba, Brampton Resident, dated November 22, 2022
 12. Lorraine Farquharson, Brampton Resident, dated November 22, 2022
 13. Dezi, Yang, Brampton Resident, dated November 22, 2022
 14. Jayesh Bhavsar, Brampton Resident, dated November 29, 2022
 15. Fouad Issawi, Brampton Resident, dated November 29, 2022
 16. Narinder Ghuman, Brampton Resident, dated November 20, 2022
 17. Lourdes Diaz Ceballos, Brampton Resident, dated December 6, 2022
 18. Ramaljit Sandhu, Brampton Resident, dated December 6, 2022
 19. Amarjit Rana, Brampton Resident, dated December 7, 2022

Carried

5.3 Staff Report re: Application to Amend the Official Plan and Zoning By-law, Fateh Developments Inc. / Glen Schnarr & Associates Inc., 1453 Queen Street West, Ward 4, File: OZS-2022-0033

Items 6.3 and 11.3 were brought forward and dealt with at this time.

Edwin Li, Planner, Development Services, presented an overview of the application that included location of the subject lands, area context, secondary plan designation, Springbrook tertiary plan, zoning bylaw, proposed zoning bylaw amendment, planning framework summary, issues and opportunities, and next steps.

Sebastian Alzamora and Colin Chung, Glen Schnarr and Associates were available virtually to answer questions.

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

1. Dhaval Balkrishna Vyas, Brampton Resident
2. Mukesh Patel, Brampton Resident - not in attendance
3. Devinder Singh, Brampton Resident - not in attendance
4. Sabir Shah, Brampton Resident

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

- development would be backing on the executive homes
- deprived of sunlight and fresh air
- reference to a previous planning report regarding Queen Street West did not identify an intensification corridor in the Official Plan
- residents will be affected physically and mentally
- referenced to a previous environmental study indicates that the soil and ground assessment does not qualify for the high density building that is proposed
- insufficient schools in the area
- need more community areas
- six to eight developments in progress in the area

- suggested that planning staff compile issues raised by area residents and review the statistics

The following motion was considered.

PDC218-2022

1. That the report re: **Application to Amend the Official Plan and Zoning By-law, Fateh Developments Inc. / Glen Schnarr & Associates Inc., 1453 Queen Street West, Ward 4, File: OZS-2022-0033**, dated November 23, 2022, to the Planning and Development Committee Meeting of December 12, 2022 be received;
2. That Planning and 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 Official Plan and Zoning By-law, Fateh Developments Inc. / Glen Schnarr & Associates Inc., 1453 Queen Street West, Ward 4, File: OZS-2022-0033, to the Planning and Development Committee Meeting of December 12, 2022 be received;
 1. Dhaval Balkrishna Vyas, Brampton Resident
 2. Mukesh Patel, Brampton Resident - not in attendance
 3. Devinder Singh, Brampton Resident - not in attendance
 4. Colin Chung, Glen Schnarr and Associates
4. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law, Fateh Developments Inc. / Glen Schnarr & Associates Inc., 1453 Queen Street West, Ward 4, File: OZS-2022-0033 to the Planning and Development Committee Meeting of December 12, 2022 be received:
 1. Fouad Issawi, Brampton Resident, dated December 1, 2022
 2. Sarah Somakih, Brampton Resident, dated December 2, 2022
 3. Mahesh Lad, Brampton Resident, dated November 21, 2022
 4. Kris Han, Brampton Resident, dated December 12, 2022

- 5.4 Staff Report re: Application to Amend the Official Plan and Zoning By-law. Blackthorn Development Corp – 2794465 Ontario Inc., 11556 Bramalea Road, Ward 9, File: OZS-2022-0042.

Item 11.5 was brought forward and dealt with at this time.

Alex Sepe, Planner, Development Services, presented an overview of the application that included location of the subject lands, area context, onsite conditions, proposal, official plan and next steps.

Maurizio Rogato of Blackthorn Group was available virtually to answer questions.

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

1. Franco Orefice, Brampton Resident

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

- not clear regarding the entrances to the building off of Bramalea Road
- negative impact on enjoyment of home
- isolates the home and will remove all privacy
- building will impact the solar electricity panels on the roof of my home

The following motion was considered.

PDC219-2022

1. That the report re: **Application to amend the Official Plan and Zoning By-law. (To permit a fifteen-storey (15) apartment building containing one hundred and sixty-eight (168) units, one hundred and sixty-eight (168) parking spaces and indoor and outdoor amenity space.) Blackthorn Development Corp- 2794465 Ontario Inc., 11556 Bramalea Road, Ward 9, File: OZS-2022-0042** to the Planning and Development Committee Meeting of December 12, 2022, be received;
2. That Planning and 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 completion of

circulating the application and a comprehensive evaluation of the proposal;

3. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law. (To permit a fifteen-storey (15) apartment building containing one hundred and sixty-eight (168) units, one hundred and sixty-eight (168) parking spaces and indoor and outdoor amenity space.) Blackthorn Development Corp- 2794465 Ontario Inc., 11556 Bramalea Road, Ward 9, File: OZS-2022-0042 to the Planning and Development Committee Meeting of December 12, 2022, be received:
 1. Paolo and Lucia Orefice, Brampton Resident, dated December 6, 2022
 2. KLM Planning Partners - Neamsby Investments, dated December 7, 2022
 3. KLM Planning Partners - Patilda Construction, dated December 8, 2022
4. That the following delegation re: Application to Amend the Official Plan and Zoning By-law. (To permit a fifteen-storey (15) apartment building containing one hundred and sixty-eight (168) units, one hundred and sixty-eight (168) parking spaces and indoor and outdoor amenity space.) Blackthorn Development Corp- 2794465 Ontario Inc., 11556 Bramalea Road, Ward 9, File: OZS-2022-0042 to the Planning and Development Committee Meeting of December 12, 2022, be received:
 1. Franco Orefice, Brampton Resident

Carried

- 5.5 Staff Report re: Application to Amend the Official Plan, SmartCentres, 2959-2989 Bovaird Drive East & 9960-9990 Airport Road, Ward 8, File: OZS-2022-0039

Item 11.4 was brought forward and dealt with at this time.

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

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

The following motion was considered.

PDC220-2022

1. That the report re: **Application to Amend the Official Plan, SmartCentres, 2959-2989 Bovaird Drive East & 9960-9990 Airport Road, File: OZS-2022-0039** dated October 10, 2022 to the Planning and Development Committee Meeting of December 12, 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 correspondence re: Application to Amend the Official Plan, SmartCentres, 2959-2989 Bovaird Drive East & 9960-9990 Airport Road, File: OZS-2022-0039 dated October 10, 2022 to the Planning and Development Committee Meeting of December 12, 2022, be received:
 1. Len and Jane Cadorin, Brampton Resident dated December 6, 2022

Carried

6. Public Delegations (5 minutes maximum)

- 6.1 Delegation re: Application to Amend the Official Plan and Zoning By-law, KLM Planning Inc. – Cal-Markell Developments Inc, 1724 and 1730 Queen Street West, Ward 5, File: OZS-2022-0038

Dealt with under Item 5.2 - Recommendation PDC 217-2022

- 6.2 Delegations re: Application to Amend the Official Plan and Zoning By-law, Brampton and Regional Islamic Centre (BARIC) / G-Force Urban Planners & Consultants, Ward 10, File: OZS-2022-0019

Dealt with under Item 5.1 - Recommendation PDC 216-2022

- 6.3 Delegations re: Application to Amend the Official Plan and Zoning By-law, Fateh Developments Inc. / Glen Schnarr & Associates Inc., 1453 Queen Street West, Ward 4, File: OZS-2022-0033

Dealt with under Item 5.3 - Recommendation PDC 218-2022

7. Staff Presentations and Planning Reports

Nil

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, KLM Planning Inc. – Cal-Markell Developments Inc, 1724 and 1730 Queen Street West, Ward 5, File: OZS-2022-0038

Dealt with under Item 5.2 - Recommendation PDC 217-2022

- 11.2 Correspondence: Application to Amend the Official Plan and Zoning By-law, Brampton and Regional Islamic Centre (BARIC) / G-Force Urban Planners & Consultants, Ward 10, File: OZS-2022-0019

Dealt with under Item 5.1 - Recommendation PDC 216-2022

- 11.3 Correspondence re: Application to Amend the Official Plan and Zoning By-law, Fateh Developments Inc. / Glen Schnarr & Associates Inc., 1453 Queen Street West, Ward 4, File: OZS-2022-0033

Dealt with under Item 5.3 - Recommendation PDC 218-2022

- 11.4 Correspondence re: Application to Amend the Official Plan, SmartCentres, 2959-2989 Bovaird Drive East & 9960-9990 Airport Road, Ward 8, File: OZS-2022-0039

Dealt with under Item 5.5 - Recommendation PDC 220-2022

- 11.5 Correspondence re: Application to Amend the Official Plan and Zoning By-law. Blackthorn Development Corp – 2794465 Ontario Inc., 11556 Bramalea Road, Ward 9, File: OZS-2022-0042.

Dealt with under Item 5.4 - Recommendation PDC 219-2022

12. Councillor Question Period

Nil

13. Public Question Period

Nil

14. Closed Session

Nil

15. **Adjournment**

The following motion was considered.

PDC221-2022

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

Carried

Regional Councillor M. Palleschi, Chair



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, January 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
Mayor Patrick Brown (ex officio)

Staff Present: Steve Ganesh, Commissioner, Planning, Building & Growth
Management
Allan Parsons, Director, Planning, Building & Growth
Management
Harry Persaud, Director, Public Works and Engineering
Matthew Rea, Legal Counsel, Real Estate and Planning Law,
Legislative Services
Jeffrey Humble, Manager, Planning, Building & Growth
Management
David Vanderberg, Manager, Planning Building and Economic
Development
Cindy Hammond, Manager, Plans & Permits, Planning, Building
and Growth Management
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 8:05 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), Deputy Mayor Singh, Regional Councillor Santos, Regional Councillor Vicente, Regional Councillor Keenan, Regional Councillor Brar, 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.

PDC001-2023

That the agenda for the Planning and Development Committee Meeting of January 23, 2023 be approved as amended:

To add:

11.4 Correspondence re: Item 7.4 - 2023 Fee Changes for Development and Site Plan Applications - Planning, Bld & Growth Mgt-2023-043

1. Victoria Mortelliti, Building Industry and Land Development Association (BILD), dated January 23, 2023

11.2 Correspondence re: Item 7.5 - Application to Amend the Zoning By-Law and for a proposed Draft Plan of Subdivision, Glen Schnarr & Associates Inc. – 13172589 Canada Inc., 9224 & 9230 Creditview Road, Ward 5, File: OZS-2022-0013

2. Andrew Orr, President/Trustee, Springbrook Community Management Inc., dated January 20, 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:

7.2, 7.3, 7.4, 7.5, 8.1, 11.2 and 11.4

The following motion was considered.

PDC002-2023

That the following items to the Planning and Development Committee Meeting of January 23, 2023, be approved as part of the Consent Motion:

(7.2, 7.3, 7.4, 7.5, 8.1, 11.2 and 11.4)

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 Keenan , Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Toor, and City Councillor Power

Carried (10 to 0)

5. **Statutory Public Meeting Reports**

- 5.1 Staff Report re: City-Initiated Amendments to the Official Plan – A Response to Bill 109, Planning, Bldg & Growth Mgt-2023-007

Michelle Gervais, Policy Planner, City Planning & Design, presented an overview of the application that included location, background, key elements of Bill 109, proposed amendment to the site plan, proposed amendment to the public meeting official plan section, and next steps.

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

The following motion was considered.

PDC003-2023

1. That the report re: **City-Initiated Amendments to the Official Plan – A Response to Bill 109, Planning, Bldg & Growth Mgt-2023-007**, dated December 15, 2022 to the Planning and Development Committee meeting of January 23, 2023 be received;

2. That Planning, Building and Growth Management staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation.

Carried

- 5.2 Staff Report re: Application to Amend the Official Plan and Zoning By-law, J.L. Richards & Associates – 2849150 Ontario Inc., 150 First Gulf Boulevard, Ward 3, File: OZS-2022-0043

Nitika Jagtiani, Development Planner, Development Services, presented an overview of the application that included location of the subject lands, area context, proposal, official plan designation, zoning bylaw amendment, planning framework summary, issues and opportunities, and next steps.

Jennifer Gaudet, Planner, J.L. Richards & Associates Limited, presented an overview of the subject property location, amendments to the official plan, secondary plan designation, proposed development, zoning bylaw amendments, supporting studies and summary.

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

The following motion was considered.

PDC004-2023

1. That the report re: **Application to Amend the Official Plan and Zoning By-law, J.L. Richards & Associates – 2849150 Ontario Inc., 150 First Gulf Boulevard, Ward 3, File: OZS-2022-0043**, dated December 8, 2022 to the Planning and Development Committee Meeting of January 23, 2023, 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; and
3. That the following delegation re: Application to Amend the Official Plan and Zoning By-law, J.L. Richards & Associates – 2849150 Ontario Inc., 150 First Gulf Boulevard, Ward 3, File: OZS-2022-0043, to the Planning and Development Committee Meeting of January 23, 2023, be received:
 1. Jennifer Gaudet, Planner, J.L. Richards and Associates.

6. Public Delegations (5 minutes maximum)

- 6.1 Delegation re: Application to Amend the Official Plan and Zoning By-law, MPLAN Inc. – Ivory Group, 227 and 229 Main Street, Ward 3, File: OZS-2021-0056

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

1. Vaibhav Sharma, Brampton Resident - Video Presentation
2. Tony Linardi, Brampton Resident
3. Sandra Linardi, Brampton Resident
4. Tanya Sidhu, Brampton Resident - Video Presentation

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

- building exceeds the 45 angular plane
- scale and height and size major impact on area residents
- blocks sideview
- shadowing effects
- insufficient parking spots available, which will cause overflow to the residential streets
- concern over same road access with retirement building

The following registered delegation was not present at the meeting:

1. Jasmohan Singh Mankoo, Brampton Resident

Committee questioned why the guidelines regarding the 45 degree angular plane did not meet the criteria and suggested that the report be referred back to staff for further consideration on the concerns expressed on this feature.

Staff advised that 45 degree angular plane is only a guideline.

Committee introduced a motion to refer the report back to staff to ensure the project meets the 45-degree angular plane guideline, and to provide the

opportunity for the area councillors to convene a 'Town Hall' meeting with respect to the application.

The following motions were considered.

PDC005-2023

1. That the following delegations re: **Application to Amend the Official Plan and Zoning By-law, MPLAN Inc. – Ivory Group, 227 and 229 Main Street, Ward 3, File: OZS-2021-0056**, to the Planning and Development Committee Meeting of January 23, 2023, be received:
 1. Vaibhav Sharma, Brampton Resident
 2. Tony Linardi, Brampton Resident
 3. Sandra Linardi, Brampton Resident
 4. Tanya Sidhu, Brampton Resident
 5. Jasmohan Singh Mankoo, Brampton Resident
2. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law, MPLAN Inc. – Ivory Group, 227 and 229 Main Street, Ward 3, File: OZS-2021-0056, to the Planning and Development Committee Meeting of January 23, 2023, be received:
 1. Tony Linardi, Brampton Resident, dated December 14, 2022
 2. Jessi Sidhu, Brampton Resident, dated January 15, 2023
 3. Vishal Devgan, Brampton Resident, dated January 17, 2023
 4. Vaibhav Sharma, Brampton Resident, dated January 17, 2023
 5. Arshdeep Dhanjal, Brampton Resident, dated January 17, 2023
 6. Michael Mannett, MPLAN Inc., dated January 17, 2023
 7. Hardial Sidhu, Brampton Resident, dated January 15, 2023
 8. Nina Sidhu, Brampton Resident, dated January January 16, 2023

Carried

PDC006-2023

1. That the report re: **Application to Amend the Official Plan and Zoning By-law, MPLAN Inc. – Ivory Group, 227 and 229 Main Street, Ward 3,**

File: OZS-2021-0056, be **referred** back to staff, to work with the applicant to ensure the project meets the 45-degree angular plane guideline, and to provide for opportunity for the area councillors to convene a ‘Town Hall’ meeting with respect to the application.

Carried

- 6.2 Delegation re: Application to Amend the Official Plan and Zoning By-law, J.L. Richards & Associates – 2849150 Ontario Inc., 150 First Gulf Boulevard, Ward 3, File: OZS-2022-0043

Dealt with under Item 5.2 - Recommendation PDC004-2023

7. Staff Presentations and Planning Reports

- 7.1 Staff Report re: Application to Amend the Official Plan and Zoning By-law, MPLAN Inc. – Ivory Group, 227 and 229 Main Street, Ward 3, File: OZS-2021-0056

Dealt with under Item 6.1 - Recommendation PDC005-2023 and PDC006-2023

- 7.2 Staff Report re: Continuous Improvements Update – Audit and Accountability Funded Projects - Planning, Bld & Growth Mgt-2023-036

The following motion was approved on consent.

PDC007-2023

1. That the report re: **Continuous Improvements Update – Audit and Accountability Funded Projects - Planning, Bld & Growth Mgt-2023-036** at the Planning and Development Committee meeting of January 23, 2022, be received for information.

Carried

- 7.3 Staff Report re: The Impacts of Bill 23, More Homes Built Faster Act, 2022 on Brampton Plan - Planning, Bld & Growth Mgt-2023-041

The following motion was approved on consent.

PDC008-2023

1. That the report re: **2023 Fee Changes for Development and Site Plan Applications - Planning, Bld & Growth Mgt-2023-043** to the Planning and Development Committee Meeting of January 23, 2023 be received;

2. That Council request the Province provide an update as to when the remaining elements of Bill 23 will come into effect to allow the City to plan for the timely and efficient adoption of *Brampton Plan*;
3. That Council direct staff to return with an update on timelines for *Brampton Plan* once further information from the Province is received;
4. That Council direct staff to bring forward housekeeping and other amendments to Brampton's 2006 Official Plan in light of impacts to *Brampton Plan* timelines, including policy updates to guide development in Major Transit Station Areas, amongst others; and
5. That the correspondence re: 2023 Fee Changes for Development and Site Plan Applications - Planning, Bld & Growth Mgt-2023-043 to the Planning and Development Committee Meeting of January 23, 2023, be received:
 1. Ministry of Municipal Affairs and Housing, dated October 25, 2022

Carried

7.4 Staff Report re: 2023 Fee Changes for Development and Site Plan Applications - Planning, Bld & Growth Mgt-2023-043

The following motion was approved on consent.

PDC009-2023

1. That the report re: **2023 Fee Changes for Development and Site Plan Applications - Planning, Bld & Growth Mgt-2023-043**, to the Planning and Development Committee meeting of January 23, 2023, be received;
2. That Schedule A to the Tariff of Fees By-law with respect to Planning and Other Municipal Applications By-law 85-96, as amended, be amended to reflect the fee changes as set out in Appendix A of this report, effective February 1, 2023; and
3. That the correspondence re: 2023 Fee Changes for Development and Site Plan Applications - Planning, Bld & Growth Mgt-2023-043, to the Planning and Development Committee Meeting of January 23, 2023, be received:
 1. Victoria Mortelliti, Building Industry and Land Development Association (BILD), dated January 23, 2023

Carried

- 7.5 Staff Report re: Application to Amend the Zoning By-Law and for a proposed Draft Plan of Subdivision, Glen Schnarr & Associates Inc. – 13172589 Canada Inc., 9224 & 9230 Creditview Road, Ward 5, File: OZS-2022-0013

The following motion was approved on consent.

PDC010-2023

1. That the report re: **Application to Amend the Zoning By-Law and for a proposed Draft Plan of Subdivision, Glen Schnarr & Associates Inc. – 13172589 Canada Inc., 9224 & 9230 Creditview Road, Ward 5, File: OZS-2022-0013**, dated December 1, 2022 to the Planning and Development Committee Meeting of January 23, 2022, be received;
2. That the application for a Zoning By-law Amendment and Draft Plan of Subdivision submitted by Glen Schnarr & Associates Inc., on behalf of 13172589 Canada Inc. (File: OZS-2022-0013 and 21T-22002B) 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 Zoning By-law generally in accordance with the attached Appendix 13 to this report be adopted; and
4. That the correspondence re: Application to Amend the Zoning By-Law and for a proposed Draft Plan of Subdivision, Glen Schnarr & Associates Inc. – 13172589 Canada Inc., 9224 & 9230 Creditview Road, Ward 5, File: OZS-2022-0013, to the Planning and Development Committee Meeting of January 23, 2023, be received:
 1. Frank Marchio, Director, Land Development, Lakeview Homes, dated January 17, 2023
 2. Andrew Orr, President/Trustee, Springbrook Community Management Inc., dated January 20, 2023

Carried

8. Committee Minutes

- 8.1 Minutes - Brampton Heritage Board - December 13, 2022

The following motion was approved on consent.

PDC011-2023

That the Minutes of the Brampton Heritage Board Committee meeting of December 13, 2022, Recommendations HB068-2022 - HB076-2022, to the Planning and Development Committee Meeting of January 23, 2023, be approved as published and circulated.

The recommendations were approved as follows:

HB068-2022

That the agenda for the Brampton Heritage Board meeting of December 13, 2022 be approved, as amended as follows:

To defer to a future meeting:

13.1 - Report by Shelby Swinfield, Heritage Planner, re: Cultural Heritage Evaluation Report – Creation of Standalone Terms of Reference

13.3 - Discussion re: Re-establishment of Research Committee

To withdraw:

13.4 - Discussion at the request of Ken Wilde, Member, re: 30 McLaughlin Road

HB069-2022

1. That the presentation from Charlton Carscallen, Principal Planner/Supervisor, Planning, Building and Growth Management, to the Brampton Heritage Board meeting of December 13, 2022, re: **Changes to Ontario Heritage Act resulting from the Implementation of the More Homes Built Faster Act (Bill 23)** be received;
2. That the report by Charlton Carscallen, Principal Planner/Supervisor, Planning, Building and Growth Management, dated December 6, 2022, to the Brampton Heritage Board meeting of December 13, 2022, re: **Changes to Ontario Heritage Act resulting from the implementation of the More Homes Built Faster Act (Bill 23)** be received; and,
3. That staff be directed by Council to implement the changes to the Heritage Act and provide a report on the outcome to the Brampton Heritage Board at a later date.

HB070-2022

1. That the delegation by Michael Gagnon and Marc De Nardis, Gagnon Walker Domes Ltd., Mark Driedger and Jason Truelove, ATA Architects, re: **22, 24, 26, 28 and 32 John Street – Heritage Impact Assessment -**

Ward 3 (File H.EX.) to the Brampton Heritage Board meeting of December 13, 2022 be received; and

2. That the report by Harsh Padhya, Heritage Planner, re: **Heritage Impact Assessment of the properties at 22, 24, 26, 28 and 32 John Street**, dated December 6, 2022, prepared by ATA Architects Inc., and attached as Appendix A to the report (“HIA”) to the Brampton Heritage Board meeting of December 13, 2022 be received.

HB071-2022

1. That the resignation of Ken Wilde, Member, from the Brampton Heritage Board be accepted;
2. That Mr. Wilde be thanked for his contributions to the Board;
3. That the resignation of Janet Millington, Member, from the Brampton Heritage Board be accepted; and
4. That Ms. Millington be thanked for her contributions to the Board.

HB072-2022

1. That the report from Anastasia Abrazhevich, Assistant Heritage Planner, dated November 25, 2022 to the Brampton Heritage Board meeting of December 12, 2022, re: **Heritage Permit Application and Designated Heritage Property Incentive Grant Application – 160 Salvation Rd – Ward 6**, be received;
2. That the Heritage Permit application for 160 Salvation Road to repair the roof and insert black asphalt shingles be approved;
3. That the Designated Heritage Property Incentive Grant application for the repair of the roof and re-shingling of 160 Salvation Road be approved, to a maximum of \$10,000.00, and;
4. That the owner shall enter into a designated Heritage Property Incentive Grant Agreement with the City after City Council agrees to support the Grant.

HB073-2022

That the Brampton Heritage Board organize and participate in the **Board’s Annual “Highlights on Heritage” Event** during the current Term of Council (2022-2026).

HB074-2022

1. That the report from Merissa Lompart, Assistant Heritage Planner, dated September 12, 2022, to the Brampton Heritage Board Meeting of December 13, 2022, re: **Heritage Conservation Plan, 10244 Mississauga Road, Part of Lot 12, Concession 5 West of Center Road, Chinguacousy Township, Now City of Brampton, Regional Municipality of Peel – Ward 6** be received;
2. That the recommendations and requirements as detailed in the Heritage Conservation Plan by Parslow Heritage Consultancy Inc. be fulfilled; and
3. That any alterations to the Heritage Conservation Plan must be approved in written form by the Principal Planner/ Supervisor of Heritage.

HB075-2022

That the report by Harsh Padhya, Heritage Planner, to the Brampton Heritage Board meeting of December 13, 2022, re: **11690 Chinguacousy Road – Project Completion Report - Ward 6 (File H.EX.)** be received.

HB076-2022

That Brampton Heritage Board do now adjourn to meet again on a date to be determined.

Carried

9. Other Business/New Business

10. Referred/Deferred Matters

Nil

11. Correspondence

- 11.1 Correspondence re: Application to Amend the Official Plan and Zoning By-law, MPLAN Inc. – Ivory Group, 227 and 229 Main Street, Ward 3, OZS-2021-0056

Dealt with under Item 6.1 - Recommendation PDC005-2023

- 11.2 Correspondence re: Application to Amend the Zoning By-Law and for a proposed Draft Plan of Subdivision, Glen Schnarr & Associates Inc. – 13172589 Canada Inc., 9224 & 9230 Creditview Road, Ward 5, File: OZS-2022-0013

Dealt with under Item 7.5 - Recommendation PDC010-2023

- 11.3 Correspondence re: The Impacts of Bill 23, More Homes Built Faster Act, 2022 on Brampton Plan - Planning, Bld & Growth Mgt-2023-041

Dealt with under Item 7.3 - Recommendation PDC008-2023

- 11.4 Correspondence re: 2023 Fee Changes for Development and Site Plan Applications - Planning, Bld & Growth Mgt-2023-043

Dealt with under Item 7.4 - Recommendation PDC009-2023

12. Councillor Question Period

Nil

13. Public Question Period

During question period, Robert Ahola, Brampton resident, asked a question re. Item 7.1 – staff report: Application to Amend the Official Plan and Zoning By-law, MPLAN Inc. – Ivory Group, 227 and 229 Main Street, Ward 3, File: OZS-2021-0056, as to why condominiums are being constructed, and if the proposed 400 units will increase congestion. Staff responded to the question.

14. Closed Session

Nil

15. Adjournment

Next Regular Meeting:

PDC012-2023

That the Planning and Development Committee do now adjourn to meet again for a Regular Meeting on Monday, February 13, 2023 at 7:00 p.m. or at the call of the Chair.

Carried

Regional Councillor P. Palleschi, Chair



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, February 6, 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:
- Steven Ross, Deputy City Solicitor, Legal Services
 - Steve Ganesh, Commissioner, Planning, Building & Growth Management
 - Allan Parsons, Director, Planning, Building & Growth Management
 - Harry Persaud, Director, Public Works and Engineering
 - Cindy Hammond, Director, Planning, Building & Growth Management
 - Carolyn Crozier, Manager, Development Services
 - David Vanderberg, Manager, Planning Building and Economic Development
 - Elaha Safi, Advisor, Development Services
 - 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 2:07 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 the Chair 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 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.

PDC013-2023

That the agenda for the Planning and Development Committee Special Meeting of February 6, 2023, be approved as amended:

To vary the order to deal with Item 7.3 as the first item of business.

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)**

Nil

7. Staff Presentations and Planning Reports

- 7.1 Staff Report re: Continuous Improvements Update – Audit and Accountability Funded Projects - Planning, Bld & Growth Mgt-2023-036

Dealt with under Item 7.3 - Recommendation PDC015-2023

- 7.2 Staff Report re: 2023 Fee Changes for Development and Site Plan Applications - Planning, Bld & Growth Mgt-2023-043

Dealt with under Item 7.3 - Recommendation PDC015-2023

- 7.3 Staff Report re: Presentation - Continuous Improvement Updates and Proposed Fee Increase, Planning, Building & Growth Management

Items 7.1, 7.2 and 11.1 were brought forward and dealt with at this time.

Elaha Safi, Special Projects Advisor, Development Services, presented an overview that included key drivers of the work, summary of applications submitted and building permit activity in 2022.

Carolyn Crozier, Manager, Development Services, presented an overview that included the following:

- continuous improvement initiatives, audit and accountability funded projects
- committee of adjustment review findings, implementation, and outcomes
- urban design guidance and process review, findings, implementation, and outcomes
- development application end to end review findings, implementation, and outcomes
- proposed fee increases, municipal fee comparisons, application fees, improving cost recovery and pre -consultation.

Committee discussion on this matter included the following:

- fee structure - comparison of City fees to other municipalities
- determining the scale of applications (small vs large), ensuring all applicants receive equal service
- confirmation that provincial funding was approved and will cover total costs

- suggestion that a two-tier system be created to review and streamline larger applications vs smaller applications
 - currently the planning development review team that reviews applications consists of staff also from Conservation Authorities and the Region of Peel
- standards for sustainability scores
 - staff commented the threshold requires more of applicants than in the past
- subdivision assumption timelines
- improvement to the Accela program

Staff noted the comments and advised the opportunity for a two-tier system will be discussed with the Region of Peel.

The following motion was introduced.

Whereas leveraging technology – in particular Accela was a key theme for opportunities to improve identified in all three studies – end-to-end review, urban design review and Committee of Adjustment; and,

Whereas with the significant growth planned for Brampton, combined with our need to ensure we are using the best technology that meets customer service and financially prudent outcomes for the City; and,

Therefore, be it resolved that staff be directed to undertake a value-for-money review of Accela and report back to Council of the outcome of the review.

Further discussion included the following:

- fee increase to be comparable to other municipalities
- By-law 85-96 amendment in respect to fees

The following motions were considered.

PDC014-2023

Whereas leveraging technology – in particular Accela was a key theme for opportunities to improve identified in all three studies – end-to-end review, urban design review and Committee of Adjustment; and

Whereas with the significant growth planned for Brampton, combined with our need to ensure we are using the best technology that meets customer service and financially prudent outcomes for the City;

Therefore, be it resolved that staff be directed to undertake a value-for-money review of Accela and report back to Council of the outcome on the review.

Carried

PDC015-2023

1. That the report re: **Continuous Improvements Update – Audit and Accountability Funded Projects - Planning, Bld & Growth Mgt-2023-036** to the Planning and Development Committee Special Meeting of February 6, 2023, be received;
2. That the report re: 2023 Fee Changes for Development and Site Plan Applications - Planning, Bld & Growth Mgt-2023-043, to the Planning and Development Committee Special Meeting of February 6, 2023, be received;
3. That Schedule A to the Tariff of Fees By-law with respect to Planning and Other Municipal Applications By-law 85-96, as amended, be amended to reflect the fee changes as set out in Appendix A of this report, effective February 1, 2023, with the exception of pre-consultation fee to be set at \$5000.00 rather than \$2000.00;
4. That the staff presentation re: Continuous Improvements Update – Audit and Accountability Funded Projects - Planning, Bld & Growth Mgt-2023-036 and 2023 Fee Changes for Development and Site Plan Applications - Planning, Bld & Growth Mgt-2023-043 at the Planning and Development Committee Special Meeting of February 6, 2023; and
5. That the correspondence re: 2023 Fee Changes for Development and Site Plan Applications - Planning, Bld & Growth Mgt-2023-043, to the Planning and Development Committee Special Meeting of February 6, 2023, be received:
 1. Victoria Mortelliti, Building Industry and Land Development Association (BILD), dated January 23, 2023; be received.

Carried

8. Committee Minutes

Nil

9. **Other Business/New Business**

Nil

10. **Referred/Deferred Matters**

11. **Correspondence**

- 11.1 Correspondence re: 2023 Fee Changes for Development and Site Plan Applications - Planning, Bld & Growth Mgt-2023-043

Dealt with under Item 7.3 - Recommendation PDC015-2023

12. **Councillor Question Period**

Nil

13. **Public Question Period**

Nil

14. **Closed Session**

Nil

15. **Adjournment**

PDC016-2023

That the Planning and Development Committee do now adjourn to meet again for a Regular Meeting on Monday, February 13, 2023, at 7:00 p.m. or at the call of the Chair.

Carried

Regional Councillor M. Paleschi, Chair



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, February 13, 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:
- Steve Ganesh, Commissioner, Planning, Building and Growth Management
 - Andrea Peebles, Legal Counsel, Legal Services
 - Allan Parsons, Director, Planning, Building and Growth Management
 - Henrik Zbogor, Director, City Planning and Design
 - Doug Rieger, Director, Transit Development
 - Cindy Hammond, Director, Planning, Building and Growth Management
 - Michael Heralall, Director, Environment and Development Engineering
 - David Vanderberg, Manager, Planning Building and Economic Development
 - Claudia LaRota, Supervisor, Planning, Building and Growth Management
 - Alex Sepe, Supervisor, Development Services
 - Kelly Henderson, Supervisor, Development Services
 - David Monaghan, Supervisor, Public Works and Engineering
 - Shahinaz Eshesh, Planner, City Planning and Design

Michelle Gervais, Planner, City Planning and Design
Marco Gerolini, Planner, Development Services
Nitika Jagtiani, Planner, Development Services
Noel Cubacub, 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 7:03 p.m. and adjourned at 9:24 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 Medeiros, Regional Councillor Fortini, Regional Councillor Toor, and City Councillor Power.

Members absent during roll call: Deputy Mayor Singh (Arrived 7:28 p.m.)

2. Approval of Agenda

PDC017-2023

That the agenda for the Planning and Development Committee Meeting of February 13, 2023, be approved as amended:

Chair Palleschi proposed a variation to the order of the agenda to deal with Item 7.5 after Item 7.3 of the Staff Presentations and Planning Reports, and the City Clerk outlined additional delegations and correspondence received for this meeting.

To vary the order to deal with Item 7.5 after Item 7.3; and

To add:

6.1 - Delegation re: Item 7.3 - Application to Amend the Official Plan, Zoning By-law and for a Draft Plan of Subdivision, Korsiak Urban Planning – 1879 Queen Street West, Ward 4, File: OZS-2020-0036:

1. Michael Cara, Counsel, Rotary Club of Brampton Glen Community Centre

6.2 - Delegation re: Item 7.5 - Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd. – Rotary Club of Brampton Community Centre, 1857 Queen Street West, Ward 4, File: OZS-2021-0018:

1. Michael Cara, Counsel, Rotary Club of Brampton Glen Community Centre

6.5 - Delegation re: City-Initiated Amendment to the Official Plan – Major Transit Station Areas, City-wide

1. Jasbir Singh, Brampton Resident

11.5 - Correspondence re Item 5.2 - City-Initiated Amendment to the Official Plan – Major Transit Station Areas, City-wide:

1. Andrew Walker - Gagnon Walker Domes, on behalf of Starbank Development Corporation, dated February 13, 2023
2. Andrew Walker - Gagnon Walker Domes, representing 17, 19, 23, 27, 31 and 35 Railroad Street, 48 and 50 Mill Street North and 55 and 59 Elizabeth Street North, dated February 13, 2023
3. Andrew Walker - Gagnon Walker Domes, representing on behalf of Claireville Holdings, dated February 13, 2023
4. Andrew Walker - Gagnon Walker Domes, on behalf of owners of 10, 26 Victoria Crescent, 376, 383, 387, 391 Orenda Road and 24 Bramalea Road, dated February 13, 2023

11.6 - Correspondence - re Item 7.6 - Application to Amend the Zoning By-law for a Temporary Period of Three Years, Glen Schnarr & Associates Inc. – 2769197 Ontario Inc., 8195 Winston Churchill Boulevard, Ward 6, File: OZS-2022-0016:

1. Andrew Walker, Gagnon Walker Domes Professional Planner, representing Maple Lodge Farms Ltd., dated February 13, 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, 7.4, 7.6, 8.1, and 11.6

The following motion was considered.

PDC018-2023

That the following items to the Planning and Development Committee Meeting of February 13, 2023, be approved as part of the Consent Motion:

(7.1, 7.4, 7.6, 8.1, and 11.6)

5. Statutory Public Meeting Reports

- 5.1 Staff Report re: City-initiated Official Plan Amendment and Zoning By-law Amendment to Amend Additional Residential Units Regulations to Conform to Bill 23

Item 6.4 was brought forward and dealt with at this time.

Shahinaz Eshesh, Policy Planner, Planning, Building and Growth Management, presented an overview of the application that included legislative changes of Bill 23, background, additional residential units (ARUs), impacts of Bill 23, draft official plan and zoning bylaw amendments, planning framework summary, and next steps.

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

- lot coverage for ARUs
- lot grading will not be in compliance with the City by-laws
- sewer systems and water supply not sufficient to support the increase in residents

Committee discussion on this matter included the following:

- parking spots for units
- limitations imposed by Bill 23 ARUs capping units to a maximum of three
- licensing of landlords

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

The following motions were considered.

PDC019-2023

1. That the staff report re: **City-initiated Official Plan Amendment and Zoning By-law Amendment to Amend Additional Residential Units Regulations to Conform to Bill 23** to the Planning and Development Committee meeting of February 13, 2023, be received;
2. That staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation;
3. That a copy of this report and Council resolution be forwarded to the Region of Peel for information; and
4. That the following delegation re: City-initiated Official Plan Amendment and Zoning By-law Amendment to Amend Additional Residential Units Regulations to Conform to Bill 23 be received:
 1. Haroon Malik, Brampton Resident

Carried

5.2 Staff Report re: City-Initiated Amendment to the Official Plan – Major Transit Station Areas, City-wide

Items 6.5 and 11.5 were brought forward and dealt with at this time.

Michelle Gervais, Policy Planner, Planning, Building and Growth Management, presented an overview of the application that included city initiated official plan amendment, major transit station area (MTSA), MTSA objectives, background, proposed City initiated OPA, MTSA project timeline, and next steps.

Committee discussion on this matter included the following:

- limitations on maximum density were not mentioned by the Province
- Province initiated intensification proposal will cause additional pressure on all amenities
- impact on residents
- traffic studies
- consistencies with Metrolinx
 - staff confirmed Metrolinx has project site with updated studies

- extension of the Brampton Rapid Transit (BRT) along Queen Street to Mississauga Road
 - staff advised this route is considered a Metrolinx priority corridor

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

1. Jasbir Singh, Brampton Resident

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

- clarification on the Brampton Rapid Transit (BRT) along Queen Street to Mississauga Road

The following motions were considered.

PDC020-2023

1. That the staff report re: **City-Initiated Amendment to the Official Plan – Major Transit Station Areas, City-wide**, dated January 3, 2023, to the Planning and Development Committee meeting of February 13, 2023, be received,
2. That staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation; and
3. That the following correspondence re: City-Initiated Amendment to the Official Plan – Major Transit Station Areas, City-wide, to the Planning and Development Committee Meeting of February 13, 2023, be received:
 1. Mark McConville, Embee Properties Limited, dated February 7, 2023
 2. Rob McFarlane, Zelinka Priamo Ltd., dated February 10, 2023
 3. Lauren Capilongo, Malone Given Parsons Ltd., dated February 10, 2023
 4. Jonathan Rodger, Zelinka Priamo Ltd., dated February 10, 2023
 5. Dan Kraszewski, D.J.K. Land Use Planning, dated February 10, 2023
 6. Andrew Walker - Gagnon Walker Domes Professional Planner, representing "0" Steeles Avenue East, dated February 13, 2023
 7. Andrew Walker - Gagnon Walker Domes Professional Planner, representing 17, 19, 23, 27, 31 and 35 Railroad Street, 48 and 50 Mill

Street North and 55 and 59 Elizabeth Street North, dated February 13, 2023

8. Andrew Walker - Gagnon Walker Domes Professional Planner, representing 285 and 289 Queen Street, dated February 13, 2023
9. Andrew Walker - Gagnon Walker Domes Professional Planner, representing 10 and 26 Victoria Crescent, 376, 383, 387 and 391 Orenda Road and 24 Bramalea Road, dated February 13, 2023
4. That the delegation re: City-Initiated Amendment to the Official Plan – Major Transit Station Areas, City-wide, to the Planning and Development Committee Meeting of February 13, 2023, be received:
 1. Jasbir Singh, Brampton Resident

Carried

- 5.3 Staff Report re: Application to Amend the Zoning By-Law and for a Draft Plan of Subdivision, Glen Schnarr & Associates Inc. / Argo Summer Valley Limited, 12197 Hurontario Street, Ward 2, File: OZS-2022-0030

Item 11.4 was brought forward and dealt with at this time.

Marco Gerolini, Planner, Planning, Building and Growth Management, presented an overview of the application that included location of the subject lands, area context, proposal, official plan designation, secondary plan designation, zoning bylaw amendment, planning framework summary, issues and opportunities, and next steps.

P. Fay, City Clerk, confirmed that no requests for delegation were received for this item.

The following motions were considered.

PDC021-2023

1. That the staff report re: **Application to Amend the Zoning By-Law and for a Draft Plan of Subdivision, Glen Schnarr & Associates Inc. / Argo Summer Valley Limited, 12197 Hurontario Street, Ward 2, File: OZS-2022-0030**, dated January 20, 2023, to the Planning and Development Committee meeting of February 13, 2023, be received;
2. That 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; and

3. That the following correspondence re: Application to Amend the Zoning By-Law and for a Draft Plan of Subdivision, Glen Schnarr & Associates Inc. / Argo Summer Valley Limited, 12197 Hurontario Street, Ward 2, File: OZS-2022-0030, to the Planning and Development Committee Meeting of February 13, 2023, be received:

1. Louise DeLaat, Brampton Resident, dated January 26, 2023
2. Mark Yarranton, KLM Planning Partners, dated February 8, 2023

Carried

6. Public Delegations (5 minutes maximum)

- 6.1 Delegation re: Application to Amend the Official Plan, Zoning By-law and for a Draft Plan of Subdivision, Korsiak Urban Planning – 1879 Queen Street West, Ward 4, File: OZS-2020-0036

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

Alison Bucking, Planner, Korsiak Urban Planning, presented an overview of the application that included the background, photos of the site views and apartment blocks.

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

1. Amrik Ahluwalia, Brampton Resident (Video Delegation)
2. John Brennan, Brampton Resident (Video Delegation)
3. Anthony Mason, Brampton Resident
4. Dianne Jones, Brampton Resident
5. Satinder Malhotra, Brampton Resident
6. Michael Cara, Counsel, Rotary Club of Brampton Glen Community Centre

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

- traffic congestion
- residents offered suggestions in previous meetings

- density will affect credit river environment
- existing home values will go down
- Brampton Rapid Transit (BRT) will take away traffic lane and will be years away
- insufficient hospitals and schools
- environmentally sensitive area
- the project at 1879 Queen Street West requires an easement over the Rotary lands to function

(See also related Item 7.3 - Recommendation PDC026-2023.)

The following motions were considered.

PDC022-2023

1. That the following delegations re: **Application to Amend the Official Plan, Zoning By-law and for a Draft Plan of Subdivision, Korsiak Urban Planning – 1879 Queen Street West, Ward 4, File: OZS-2020-0036**, to the Planning and Development Committee Meeting of February 13, 2023, be received:
 1. Alison Bucking, Korsiak Urban Planning
 2. Amrik Ahluwalia, Brampton Resident
 3. John Brennan, Brampton Resident
 4. Anthony Mason, Brampton Resident
 5. Dianne Jones, Brampton Resident
 6. Satinder Malhotra, Brampton Resident
 7. Michael Cara, Counsel, Rotary Club of Brampton Glen Community Centre

2. That the following correspondence re: Application to Amend the Official Plan, Zoning By-law and for a Draft Plan of Subdivision, Korsiak Urban Planning – 1879 Queen Street West, Ward 4, File: OZS-2020-0036, to the Planning and Development Committee Meeting of February 13, 2023, be received:
 1. Amrik Ahluwalia, Brampton Resident, dated February 13, 2023
 2. Azhar Malik, Brampton Resident, dated February 1, 2023

3. Dianne Jones, Brampton Resident, dated February 1, 2023
4. Anthony Jones, Brampton Resident, dated February 1, 2023
5. Kimberly Miedema, Brampton Resident, dated February 1, 2023
6. Mary King, Brampton Resident, dated February 2, 2023
7. Mairi Lindsey, Brampton Resident, dated February 2, 2023
8. Deepi Purba, Brampton Resident, dated February 3, 2023
9. Atul Kharbanda, Brampton Resident, dated February 3, 2023
10. Wendy Li, Brampton Resident, dated February 3, 2023
11. Inderpaul Sirpal, Brampton Resident, dated February 3, 2023
12. Pankaj Gupta, Brampton Resident, dated February 3, 2023
13. Shikha Gupta, Brampton Resident, dated February 3, 2023
14. Hardeepsingh Kocchar, Brampton Resident, dated February 3, 2023
15. Anna Cardosa, Brampton Resident, dated February 3, 2023
16. Devender Sharma, Brampton Resident, dated February 3, 2023
17. Idris Orughu, Brampton Resident, dated February 3, 2023
18. Keyur Shah, Brampton Resident, dated February 3, 2023
19. Vipul Shah, Brampton Resident, dated February 3, 2023
20. Cheryl Roy, Brampton Resident, dated February 3, 2023
21. Seema Passi, Brampton Resident, dated February 3, 2023
22. Winnie Chiu, Brampton Resident, dated February 3, 2023
23. Rupi Mitha, Brampton Resident, dated February 3, 2023
24. Alfin Mitha, Brampton Resident, dated February 3, 2023
25. Kultar Dhuck, Brampton Resident, dated February 3, 2023
26. Naushad Jeevraj, Brampton Resident, dated February 3, 2023
27. Olivia Chiu, Brampton Resident, dated February 3, 2023
28. Shaminder Gill, Brampton Resident, dated February 3, 2023
29. Evangengelos Tsinoglou, Brampton Resident, dated February 2, 2023

30. Ana Tsinoglou, Brampton Resident, dated February 2, 2023
31. Amarjit Babar, Brampton Resident, dated February 3, 2023
32. Raman Malik, Brampton Resident, dated February 3, 2023
33. Veronica Chiu, Brampton Resident, dated February 3, 2023
34. Jayesh Bhavsar, Brampton Resident, dated February 3, 2023
35. Binita Shah, Brampton Resident, dated February 4, 2023
36. Samir Shah, Brampton Resident, dated February 4, 2023
37. Credit Valley Residents Association, Brampton Resident, dated February 4, 2023
38. Anoop Joshi, Brampton Resident, dated February 4, 2023
39. Suku Nauranga, Brampton Resident, dated February 4, 2023
40. Bedi Daman, Brampton Resident, dated February 4, 2023
41. Arshi Singh, Brampton Resident, dated February 4, 2023
42. Taranbir Singh, Brampton Resident, dated February 4, 2023
43. Mahesh Lad, Brampton Resident, dated February 4, 2023
44. Hareesh Bhargav, Brampton Resident, dated February 4, 2023
45. Francis Roy, Brampton Resident, dated February 6, 2023
46. Jasbir Singh, Brampton Resident, dated February 4, 2023
47. Hitesh Patel, Brampton Resident, dated February 4, 2023
48. Bhavesh Mistry, Brampton Resident, dated February 4, 2023
49. Aura Mitha, Brampton Resident, dated February 4, 2023
50. Harkiran Gill, Brampton Resident, dated February 4, 2023
51. Jatinder Singh Gill, Brampton Resident, dated February 4, 2023
52. Prem Arora, Brampton Resident, dated February 4, 2023
53. DJ Sidhu, Brampton Resident, dated February 5, 2023
54. Avi Grewal, Brampton Resident, dated February 5, 2023
55. Tony Mason, Brampton Resident, dated February 5, 2023

56. Mariela Barazi, Brampton Resident, dated February 5, 2023
57. Ghassan Barazi, Brampton Resident, dated February 5, 2023
58. Geraldine Diaz Ceballos, Brampton Resident, dated February 5, 2023
59. Diane Baxter, Brampton Resident, dated February 5, 2023
60. Virginia Carlo, Brampton Resident, dated February 5, 2023
61. Douglas Russell, Brampton Resident, dated February 5, 2023
62. Siddharth Ganguly, Brampton Resident, dated February 5, 2023
63. Santokh Singh Sandal, Brampton Resident, dated February 5, 2023
64. Catherine Salarda, Brampton Resident, dated February 5, 2023
65. Connie Tavares, Brampton Resident, dated February 5, 2023
66. Kuljit Singh, Brampton Resident, dated February 5, 2023
67. Mohinder Pal Singh, Brampton Resident, dated February 5, 2023
68. Amarjit Rana, Brampton Resident, dated February 5, 2023
69. Nanci York-Brar, Brampton Resident, dated February 6, 2023
70. Bob Brar, Brampton Resident, dated February 6, 2023
71. Grace Sue-Chu, Brampton Resident, dated February 6, 2023
72. Jorrie Yau, Brampton Resident, dated February 6, 2023
73. Kelly Wilson, Brampton Resident, dated February 6, 2023
74. Terry Chapman, Brampton Resident, dated February 6, 2023
75. Meenakshi Dewan, Brampton Resident, dated February 6, 2023
76. Charlie Camilleri, Brampton Resident, dated February 6, 2023
77. Chand Dewan, Brampton Resident, dated February 6, 2023
78. Nancy Cosway, Brampton Resident, dated February 6, 2023
79. Steve Cosway, Brampton Resident, dated February 6, 2023
80. Nicole Camilleri, Brampton Resident, dated February 6, 2023
81. Paramjit Chahal, Brampton Resident, dated February 6, 2023
82. Dezi Yang, Brampton Resident, dated February 6, 2023

83. Doris Rajk, Brampton Resident, dated February 6, 2023
84. Elena Nestico, Brampton Resident, dated February 6, 2023
85. David Mew, Brampton Resident, dated February 6, 2023
86. Nanda Puchimada, Brampton Resident, dated February 7, 2023
87. Kultar Dhuck, Brampton Resident, dated February 7, 2023
88. Rosy Kumar, Brampton Resident, dated February 7, 2023
89. Satinder Malhotra, Brampton Resident, dated February 7, 2023
90. Sunny Zhan, Brampton Resident, dated February 7, 2023
91. Navin Ratra, Brampton Resident, dated February 7, 2023
92. Jackie and Danny Chiesa, Brampton Resident, dated February 7, 2023
93. Harmender Bhinder, Brampton Resident, dated February 7, 2023
94. Umesh Duaa, Brampton Resident, dated February 7, 2023
95. Prakashkumar Shah, Brampton Resident, dated February 8, 2023
96. Josie Henry, Brampton Resident, dated February 10, 2023
97. Peter Harvey, Brampton Resident, dated February 10, 2023

Carried

- 6.2 Delegation re: Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd. – Rotary Club of Brampton Community Centre, 1857 Queen Street West, Ward 4, File: OZS-2021-0018

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

Michael Gagnon, Planner, Gagnon Walker Domes was present for any questions.

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

1. Amrik Ahluwalia, Brampton Resident (Video Delegation played in Item 6.1)
2. John Brennan, Brampton Resident (Video Delegation played in Item 6.1)
3. Anthony Mason, Brampton Resident

4. Dianne Jones, Brampton Resident
5. Satinder Malhotra, Brampton Resident
6. Michael Cara, Counsel, Rotary Club of Brampton Glen Community Centre

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

- traffic congestion
- residents offered suggestions in previous meetings
- density will affect credit river environment
- existing home values will go down
- environmental features of already existing homes
- Brampton Rapid Transit (BRT) will take away traffic lane and will be years away
- insufficient hospitals and schools
- environmentally sensitive area
- issues with holding provision on Rotary lands
- significant departure of coordinated effort of both sites
- Bill 23 unclear how approvals will be managed by the Region

See Item 7.5 - Recommendation PDC028-2022.

The following motions were considered.

PDC023-2023

1. That the following delegations re: **Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd. – Rotary Club of Brampton Community Centre, 1857 Queen Street West, Ward 4, File: OZS-2021-0018**, to the Planning and Development Committee Meeting of February 13, 2023, be received:
 1. Amrik Ahluwalia, Brampton Resident
 2. John Brennan, Brampton Resident
 3. Anthony Mason, Brampton Resident
 4. Dianne Jones, Brampton Resident

5. Satinder Malhotra, Brampton Resident
 6. Marc DeNardis/Michael Gagnon, Gagnon Walker Domes Ltd.
 7. Michael Cara, Counsel, Rotary Club of Brampton Glen Community Centre
2. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd. – Rotary Club of Brampton Community Centre, 1857 Queen Street West, Ward 4, File: OZS-2021-0018, to the Planning and Development Committee Meeting of February 13, 2023, be received:
1. Amrik Ahluwalia, Brampton Resident, dated February 13, 2023
 2. Azhar Malik, Brampton Resident, dated February 1, 2023
 3. Dianne Jones, Brampton Resident, dated February 1, 2023
 4. Anthony Jones, Brampton Resident, dated February 1, 2023
 5. Kimberly Miedema, Brampton Resident, dated February 1, 2023
 6. Mary King, Brampton Resident, dated February 2, 2023
 7. Mairi Lindsey, Brampton Resident, dated February 2, 2023
 8. Deepi Purba, Brampton Resident, dated February 3, 2023
 9. Atul Kharbanda, Brampton Resident, dated February 3, 2023
 10. Wendy Li, Brampton Resident, dated February 3, 2023
 11. Inderpaul Sirpal, Brampton Resident, dated February 3, 2023
 12. Pankaj Gupta, Brampton Resident, dated February 3, 2023
 13. Shikha Gupta, Brampton Resident, dated February 3, 2023
 14. Hardeepsingh Kocchar, Brampton Resident, dated February 3, 2023
 15. Anna Cardosa, Brampton Resident, dated February 3, 2023
 16. Devender Sharma, Brampton Resident, dated February 3, 2023
 17. Idris Orughu, Brampton Resident, dated February 3, 2023
 18. Keyur Shah, Brampton Resident, dated February 3, 2023
 19. Vipul Shah, Brampton Resident, dated February 3, 2023
 20. Cheryl Roy, Brampton Resident, dated February 3, 2023

21. Seema Passi, Brampton Resident, dated February 3, 2023
22. Winnie Chiu, Brampton Resident, dated February 3, 2023
23. Rupi Mitha, Brampton Resident, dated February 3, 2023
24. Alfin Mitha, Brampton Resident, dated February 3, 2023
25. Kultar Dhuck, Brampton Resident, dated February 3, 2023
26. Naushad Jeevraj, Brampton Resident, dated February 3, 2023
27. Olivia Chiu, Brampton Resident, dated February 3, 2023
28. Shaminder Gill, Brampton Resident, dated February 3, 2023
29. Evangengelos Tsinoglou, Brampton Resident, dated February 2, 2023
30. Ana Tsinoglou, Brampton Resident, dated February 2, 2023
31. Amarjit Babar, Brampton Resident, dated February 3, 2023
32. Raman Malik, Brampton Resident, dated February 3, 2023
33. Veronica Chiu, Brampton Resident, dated February 3, 2023
34. Jayesh Bhavsar, Brampton Resident, dated February 3, 2023
35. Binita Shah, Brampton Resident, dated February 4, 2023
36. Samir Shah, Brampton Resident, dated February 4, 2023
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38. Anoop Joshi, Brampton Resident, dated February 4, 2023
39. Suku Nauranga, Brampton Resident, dated February 4, 2023
40. Bedi Daman, Brampton Resident, dated February 4, 2023
41. Arshi Singh, Brampton Resident, dated February 4, 2023
42. Taranbir Singh, Brampton Resident, dated February 4, 2023
43. Mahesh Lad, Brampton Resident, dated February 4, 2023
44. Hareesh Bhargav, Brampton Resident, dated February 4, 2023
45. Francis Roy, Brampton Resident, dated February 6, 2023
46. Jasbir Singh, Brampton Resident, dated February 4, 2023

47. Hitesh Patel, Brampton Resident, dated February 4, 2023
48. Bhavesh Mistry, Brampton Resident, dated February 4, 2023
49. Aura Mitha, Brampton Resident, dated February 4, 2023
50. Harkiran Gill, Brampton Resident, dated February 4, 2023
51. Jatinder Singh Gill, Brampton Resident, dated February 4, 2023
52. Prem Arora, Brampton Resident, dated February 4, 2023
53. DJ Sidhu, Brampton Resident, dated February 5, 2023
54. Avi Grewal, Brampton Resident, dated February 5, 2023
55. Tony Mason, Brampton Resident, dated February 5, 2023
56. Mariela Barazi, Brampton Resident, dated February 5, 2023
57. Ghassan Barazi, Brampton Resident, dated February 5, 2023
58. Geraldine Diaz Ceballos, Brampton Resident, dated February 5, 2023
59. Diane Baxter, Brampton Resident, dated February 5, 2023
60. Virginia Carlo, Brampton Resident, dated February 5, 2023
61. Douglas Russell, Brampton Resident, dated February 5, 2023
62. Siddharth Ganguly, Brampton Resident, dated February 5, 2023
63. Santokh Singh Sandal, Brampton Resident, dated February 5, 2023
64. Catherine Salarda, Brampton Resident, dated February 5, 2023
65. Connie Tavares, Brampton Resident, dated February 5, 2023
66. Kuljit Singh, Brampton Resident, dated February 5, 2023
67. Mohinder Pal Singh, Brampton Resident, dated February 5, 2023
68. Amarjit Rana, Brampton Resident, dated February 5, 2023
69. Nanci York-Brar, Brampton Resident, dated February 6, 2023
70. Bob Brar, Brampton Resident, dated February 6, 2023
71. Grace Sue-Chu, Brampton Resident, dated February 6, 2023
72. Jorrie Yau, Brampton Resident, dated February 6, 2023
73. Kelly Wilson, Brampton Resident, dated February 6, 2023

74. Terry Chapman, Brampton Resident, dated February 6, 2023
75. Meenakshi Dewan, Brampton Resident, dated February 6, 2023
76. Charlie Camilleri, Brampton Resident, dated February 6, 2023
77. Chand Dewan, Brampton Resident, dated February 6, 2023
78. Nancy Cosway, Brampton Resident, dated February 6, 2023
79. Steve Cosway, Brampton Resident, dated February 6, 2023
80. Nicole Camilleri, Brampton Resident, dated February 6, 2023
81. Paramjit Chahal, Brampton Resident, dated February 6, 2023
82. Dezi Yang, Brampton Resident, dated February 6, 2023
83. Doris Rajk, Brampton Resident, dated February 6, 2023
84. Elena Nestico, Brampton Resident, dated February 6, 2023
85. David Mew, Brampton Resident, dated February 6, 2023
86. Nanda Puchimada, Brampton Resident, dated February 7, 2023
87. Kultar Dhuck, Brampton Resident, dated February 7, 2023
88. Rosy Kumar, Brampton Resident, dated February 7, 2023
89. Satinder Malhotra, Brampton Resident, dated February 7, 2023
90. Sunny Zhan, Brampton Resident, dated February 7, 2023
91. Navin Ratra, Brampton Resident, dated February 7, 2023
92. Jackie and Danny Chiesa, Brampton Resident, dated February 7, 2023
93. Harmender Bhinder, Brampton Resident, dated February 7, 2023
94. Umesh Duaa, Brampton Resident, dated February 7, 2023
95. Prakashkumar Shah, Brampton Resident, dated February 8, 2023
96. Josie Henry, Brampton Resident, dated February 10, 2023
97. Peter Harvey, Brampton Resident, dated February 10, 2023

Carried

- 6.3 Possible Delegation re: Site Specific Amendment to the Sign By-law 399-2002, as amended, Lullaboo Nursery and Childcare Centre, 760 Wanless, Ward 6

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

P. Fay, City Clerk, confirmed that no delegation requests were received for this item.

The following motion was considered.

PDC024-2023

1. That the staff report re: **Site Specific Amendment to the Sign By-law 399-2002, as amended, Lullaboo Nursery and Childcare Centre, 760 Wanless, Ward 6**, to the Planning & Development Services Committee Meeting of February 13, 2023, be received; and
2. That a by-law be passed to amend Sign By-law 399-2002, as amended, to permit the proposed site-specific amendment.

Carried

- 6.4 Delegation re: City-initiated Official Plan Amendment and Zoning By-law Amendment to Amend Additional Residential Units Regulations to Conform to Bill 23

Dealt with under Item 5.1 - Recommendation PDC019-2023

- 6.5 Delegation re: City-Initiated Amendment to the Official Plan – Major Transit Station Areas, City-wide

Dealt with under Item 5.2 - Recommendation PDC020-2023

7. Staff Presentations and Planning Reports

- 7.1 Staff Report re: Application to amend the Zoning By-law and Draft Plan of Subdivision, KLM Planning Partners Inc. – Maplequest Ventures Inc. 11229 Torbram Road, Ward 10, File: OZS-2021-0024

The following motion was approved on consent.

PDC025-2023

1. That the staff report re: **Application to amend the Zoning By-law and Draft Plan of Subdivision, KLM Planning Partners Inc. – Maplequest Ventures Inc. 11229 Torbram Road, Ward 10, File: OZS-2021-0024,**

dated January 20, 2023, to the Planning and Development Committee meeting of February 13, 2023, be received;

2. That the Zoning By-law Amendment and the Draft Plan of Subdivision application submitted by KLM Planning Partners Inc. on behalf of Maplequest Ventures Inc. Ward 10, File: OZS-2021-0024 be approved, on the basis that it represents good planning, is consistent with Section 34 and 51(24) of the Planning Act, 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 Appendix 10 to this report be adopted; and
4. That no further notice of public meeting be required for the attached Zoning By-law Amendment to Section 34(17).

Carried

- 7.2 Staff Report re: Site Specific Amendment to the Sign By-law 399-2002, as amended, Lullaboo Nursery and Childcare Centre, 760 Wanless, Ward 6

Dealt with under Item 6.3 - Recommendation PDC024-2023

- 7.3 Staff Report re: Application to Amend the Official Plan, Zoning By-law and for a Draft Plan of Subdivision, Korsiak Urban Planning – 1879 Queen Street West, Ward 4, File: OZS-2020-0036

Committee discussion on this matter included the following:

- intensification pressures from the Province
- development being completed in the entire area
- meets the needs of a growing community
- adequate proposal
- proposal is clear

The following motions were considered.

PDC026-2023

1. That the staff report re: **Application to Amend the Official Plan, Zoning By-law and for a Draft Plan of Subdivision, Korsiak Urban Planning –**

1879 Queen Street West, Ward 4, File: OZS-2020-0036, dated January 20, 2023, to the Planning and Development Committee of February 13, 2023 be received;

2. That the Official Plan, Zoning By-law and Draft Plan of Subdivision applications submitted by Korsiak Urban Planning, on behalf of Jim and Luisa Mocon (File: OZS-2020-0036) be approved, on the basis it represents good planning, consistent with the Provincial Policy Statement and conform to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official and the City's Official Plan for reasons set out in the Planning Recommendation Report dated June 1, 2022 attached to this report as Appendix 1;
3. That the amendment to the Official Plan, generally in accordance with the attached Appendix 2, be adopted;
4. That the amendments to the Zoning By-law, generally in accordance with the attached Appendix 3 be adopted; and
5. That no further notice or public meeting be required for the attached Official Plan Amendment and Zoning By-law Amendment as per section 22 (6.1) and Section 34 (10.4) of the Planning Act, R.S.O. c.P. 13, as amended.

Carried

- 7.4 Staff Report re: Application to Amend the Zoning By-Law and for a proposed Draft Plan of Subdivision, R Walters Planning – Walter Grdevich, 9052 Creditview Road, Ward 5, File: OZS-2021-0029

The following motion was approved on consent.

PDC027-2023

1. That the staff report re: **Application to Amend the Zoning By-Law and for a proposed Draft Plan of Subdivision, R Walters Planning – Walter Grdevich, 9052 Creditview Road, Ward 5, File: OZS-2021-0029**, dated January 5, 2022, to the Planning and Development Committee Meeting of February 13, 2023, be received; and,
2. That the application for a Zoning By-law Amendment and Draft Plan of Subdivision submitted by R Walters Planning, on behalf of Walter Grdevich, (File: OZS-2021-0029 and 21T-21010B) be approved, on the basis that it represents good planning, 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 Zoning By-law generally in accordance with the attached Appendix 13 to this report be adopted; and
4. That no further notice or public meeting be required for the attached Zoning By-law Amendment and for a proposed Draft Plan of Subdivision pursuant to Section 34 (10.4) and Section 51 (20) of the Planning Act, R.S.O., as amended.

Carried

- 7.5 Staff Report re: Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd. – Rotary Club of Brampton Community Centre, 1857 Queen Street West, Ward 4, File: OZS-2021-0018

Committee discussion on this matter included the following:

- proposal along Queen Street is unclear
- development in the area should be similar in nature to existing or approved future developments
- residents suggestions disregarded

A motion was suggested to refuse the application.

During consideration of this item, committee voted unanimously in opposition of the item.

The following motion was considered and lost on a recorded vote.

PDC028-2023

1. *That the staff report re: **Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd. – Rotary Club of Brampton Community Centre, 1857 Queen Street West, Ward 4, File: OZS-2021-0018**, dated January 20, 2023, to the Planning and Development Committee of February 13, 2023 be received;*
2. *That the Official Plan and Zoning By-law Amendment submitted by Gagnon Walker Domes Ltd., on behalf of Rotary Club Of Brampton Glen Community Centre, Ward: 4, File: OZS-2021-0018, be approved, on the basis that they represent good planning, including that they are consistent*

with the Provincial Policy Statement, conform to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan and the City's Official Plan for reasons set out in the Planning Recommendation Report dated June 1, 2022 attached to this report as Appendix;

3. *That the amendments to the Official Plan generally in accordance with the attached Appendix 2 to this report be adopted;*
4. *That the amendments to the Zoning By-law generally in accordance with the attached Appendix 3 to this report be adopted; and*
5. *That no further notice or public meeting be required for the attached Official Plan and Zoning By-law Amendment pursuant to Section 22(6.1) and 34(17) of the Planning Act, R.S.O. cP. 13.*

Nay (10): 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

Lost (0 to 10)

- 7.6 Staff Report re: Application to Amend the Zoning By-law for a Temporary Period of Three Years, Glen Schnarr & Associates Inc. – 2769197 Ontario Inc., 8195 Winston Churchill Boulevard, Ward 6, File: OZS-2022-0016

The following motion was approved on consent.

PDC029-2023

1. That the staff report re: **Application to Amend the Zoning By-law for a Temporary Period of Three Years, Glen Schnarr & Associates Inc. – 2769197 Ontario Inc., 8195 Winston Churchill Boulevard, Ward 6, File: OZS-2022-0016**, dated January 20, 2023, to the Planning and Development Committee Meeting of February 13, 2023, be received;
2. That the Temporary Zoning By-law Amendment application submitted by Glen Schnarr & Associates Inc. on behalf of 2769197 Ontario Inc., Ward: 6, File: OZS-2022-0016, 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 this report;
3. That the amendments to the Zoning By-law, generally in accordance with Appendix 8 to this report, be adopted subsequent to the approval of the

following studies: Functional Servicing Report, Noise Study, Traffic Impact Study, and Environmental Impact Study; and

4. That the following correspondence re: Application to Amend the Zoning By-law for a Temporary Period of Three Years, Glen Schnarr & Associates Inc. – 2769197 Ontario Inc., 8195 Winston Churchill Boulevard, Ward 6, File: OZS-2022-0016 be received:
 1. Andrew Walker, Gagnon Walker Domes Professional Planner, dated February 13, 2023.

Carried

- 7.7 Staff Report re: Application to Amend the Official Plan and Zoning By-law, Crown-Jewel Corporation c/o HBNG Holborn Group – Malone Given Parsons Ltd. – 80 Bramalea Road, Ward 7, File: OZS-2021-0043

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

Committee would like to see a building with additional floors next to the Bramalea GO Station.

Staff advised the building was outside of the Major Transit Station Areas (MTSA) stations and is considered to be a reasonable height for the location.

Committee advised the proposal was approved years ago. The capacity of the land does not allow for larger buildings.

P. Fay, City Clerk, confirmed that no delegation requests were received for this item.

PDC030-2023

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law, Crown-Jewel Corporation c/o HBNG Holborn Group – Malone Given Parsons Ltd. – 80 Bramalea Road, Ward 7, File: OZS-2021-0043**, to the Planning and Development Committee Meeting of February 13, 2023, be received;
2. That the application to amend the Official Plan and Zoning By-law submitted by Crown-Jewel Corporation c/o HBNG Holborn Group be approved on the basis that it represents good planning, 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 amendments to the Official Plan, generally in accordance with Appendix 12 of this report, be adopted;
5. That no further notice or public meeting be required for the attached Official Plan and Zoning By-law Amendment pursuant to Section 22 and Section 34 of the Planning Act, R.S.O. c.P. 13, as amended; and
6. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law, Crown-Jewel Corporation c/o HBNG Holborn Group – Malone Given Parsons Ltd. – 80 Bramalea Road, Ward 7, File: OZS-2021-0043, be received:
 1. James Ward, Brampton Resident, dated November 15, 2021
 2. Kenneth Lobo, Brampton Resident, dated November 26, 2021
 3. Cindy Ward, Brampton Resident, dated November 29, 2021
 4. Teresa Ward, Brampton Resident, dated November 29, 2021

Carried

8. Committee Minutes

8.1 Minutes - Brampton Heritage Board - January 24, 2023

The following motion was approved on consent.

PDC031-2023

That the Minutes of the Brampton Heritage Board Committee meeting of January 24, 2023, Recommendations HB001-2023 - HB009-2023, to the Planning and Development Committee Meeting of February 13, 2023, be approved as published and circulated.

The recommendations were approved as follows:

HB001-2023

That the agenda for the Brampton Heritage Board meeting of January 24, 2023, be approved, as amended as follows:

To add:

12.4 - Verbal update from Steve Collie, Member, re: Highlights on Heritage - February 11, 2023

HB002-2023

1. That the report from Merissa Lompart, Assistant Heritage Planner, Planning, Building and Growth Management, dated December 29, 2022 to the Brampton Heritage Board Meeting of January 24, 2023, re: the Heritage Impact Assessment and Heritage Conservation Plan for 69 Elliott Street, Memorial Arena – Ward 3, be received; and
2. That the following recommendations as per the Heritage Impact Assessment by ATA Architects be followed:
 1. The schematic design of the addition has minimal impact on the heritage value of the Brampton Memorial Arena. Its form and massing complement the existing building and the addition is designed to be subordinate to the heritage arena. Refinement only is required.
 2. The architectural detailing of the addition requires further development to be fully compatible and sympathetic to the original building. Specific direction is noted in the HIA report that addresses that the design of the addition should borrow approaches and elements visible on the Arena exterior. Specific elements to be addressed include:
 - i. Structure cladding and roof line above the existing fascia line of the Hipel roof
 - ii. Consideration of the materials and articulation of the addition relative to the existing structure for compatibility and scale.
 - iii. Revise the window design for a continuous sill and variability in materials to emphasize horizontal nature of the window placement.
 - iv. Various brick and cladding options to enhance visual effect of the design and support compatibility with existing.
3. That the partial Heritage Conservation Plan prepared by ATA Architects Inc., which was included in the Heritage Impact Assessment pages 59-61 be referenced and followed as it addresses conservation requirements during construction and for the longer-term maintenance of the building. The Conservation Plan shall be amended and expanded and should further articulate the final design direction.
4. That the Heritage Conservation Plan be submitted and approved prior to the issuance of Demolition or Building Permits for the project.

HB003-2023

1. That the report from Harsh Padhya, Heritage Planner, Planning, Building and Growth Management, dated December 28, 2022, to the Brampton Heritage Board meeting of January 24, 2023, re: Heritage Impact Assessment – 8520 Creditview Road (Eldorado Park) – Ward 4 (File H.EX. 8520 Creditview Road) be received.

HB004-2023

1. That the report from Merissa Lompart, Assistant Heritage Planner, Planning, Building and Growth Management, dated, December 29, 2022, to the Brampton Heritage Board Meeting of January 24, 2021, re: Removal of Non-Designated Properties from the City of Brampton’s Municipal Register of Cultural Heritage Resources, be received; and,
2. That the Brampton Heritage Board recommend removal of the properties listed in this report from the City of Brampton’s Municipal Register of Cultural Heritage Resources as required under Part IV, Section 27 (4) of the Ontario Heritage Act (the “Act”) for approval by Council;
3. That, following approval by Council to remove properties listed in this report, staff be authorized to publish a Notice of Removal on the City of Brampton’s website, and to serve this Notice to applicable property owners.

HB005-2023

1. That the report from Merissa Lompart, Assistant Heritage Planner, Planning, Building and Growth Management, dated January 9, 2023 to the Brampton Heritage Board Meeting of January 24, 2023, regarding the Heritage Conservation Plan, 10431 The Gore Road – Ward 10, dated November 2022 be received; and,
2. That the following recommendations as per the Heritage Conservation Plan by WSP be followed:
 - a. Sympathetic rehabilitation of the house will retain the building’s late 19th century heritage attributes, reflect its changes through time, and accommodate contemporary use without compromising its authenticity or cultural heritage significance.
 - b. Secondary treatments, selected to conserve the heritage attributes of the 10431 The Gore Road for the future, are stabilization, preservation, and commemoration.

3. That the following conservation strategies be implemented. A complete and detailed explanation can be found in section 6 of the Heritage Conservation Plan.
 - a. Stabilize the structure
 - i. Monitor and secure
 - ii. Protect from adjacent construction
 - b. Rehabilitate
 - i. Draft architectural designs for a rehabilitated 10431 The Gore Road
 - ii. Relocate the structure
 - iii. Inspect the sill and floor joists, and repair or strengthen if necessary
 - iv. Build the concrete foundation with basement and seat the house
 - v. Repair the main block roof and features
 - vi. Repoint and repair masonry and install drainage system if required
 - vii. Install new wood windows and exterior doors
 - viii. Rehabilitate the interior
 - ix. Rehabilitate the setting
 - c. Preserve
 - i. Develop and follow a maintenance and monitoring program
 - d. Commemorate
 - i. Designate the 10431 The Gore Road property and erect an interpretive plaque
4. That the table in Section 7: Implementation Plan of the Heritage Conservation Plan be followed.
5. That any changes to the Heritage Conservation Plan must be approved by Heritage Staff prior to any work on the resource being done, and that Heritage Staff will keep the Brampton Heritage Board updated on the progression of this conservation project.

HB006-2023

1. That the Resignation of Basavaraj Toranagal, Member, to the Brampton Heritage Board meeting of January 24, 2023, be accepted.

HB007-2023

That the verbal update from Steve Collie, Member, to the Brampton Heritage Board Meeting of January 24, 2023, re: Highlights on Heritage, be received.

HB008-2023

1. That the report from Harsh Padhya, Heritage Planner, dated December 28, 2022, to the Brampton Heritage Board Meeting of January 24, 2023, re: Property Standards for Vacant Heritage Properties be received.

HB009-2023

That Brampton Heritage Board do now adjourn to meet again on February 21, 2023, or at the call of the Chair.

Carried

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, Crown-Jewel Corporation c/o HBNG Holborn Group – Malone Given Parsons Ltd. – 80 Bramalea Road, Ward 7, File: OZS-2021-0043

Dealt with under Item 7.7 - Recommendation PDC030-2023

- 11.2 Correspondence re: Application to Amend the Official Plan, Zoning By-law and for a Draft Plan of Subdivision, Korsiak Urban Planning – 1879 Queen Street West, Ward 4, File: OZS-2020-0036

Dealt with under Item 6.1 Recommendation PDC022-2023

- 11.3 Correspondence re: Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd. – Rotary Club of Brampton Community Centre, 1857 Queen Street West, Ward 4, File: OZS-2021-0018

Dealt with under Item 6.2 - Recommendation PDC023-2023

11.4 Correspondence re: Application to Amend the Zoning By-Law and for a Draft Plan of Subdivision, Glen Schnarr & Associates Inc. / Argo Summer Valley Limited, 12197 Hurontario Street, Ward 2, File: OZS-2022-0030

Dealt with under Item 5.3 - Recommendation PDC021-2023

11.5 Correspondence re: City-Initiated Amendment to the Official Plan – Major Transit Station Areas, City-wide

Dealt with under Item 5.2 - Recommendation PDC020-2023

11.6 Correspondence re: Application to Amend the Zoning By-law for a Temporary Period of Three Years, Glen Schnarr & Associates Inc. – 2769197 Ontario Inc., 8195 Winston Churchill Boulevard, Ward 6, File: OZS-2022-0016

This Item was received on consent

Dealt with under Item 4 - Recommendation PDC018-2023

12. Councillor Question Period

Nil

13. Public Question Period

Nil

14. Closed Session

Nil

15. Adjournment

PDC032-2023

That the Planning and Development Committee do now adjourn to meet again for a Regular Meeting on Monday, March 6, 2023, at 7:00 p.m. or at the call of the Chair.

Carried

Regional Councillor P. Palleschi, Chair



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, March 20, 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
City Councillor R. Power - Wards 7 and 8
Mayor Patrick Brown (ex officio)
- Members Absent: Regional Councillor G. Toor - Wards 9 and 10
- Staff Present: Steve Ganesh, Commissioner, Planning, Building and Growth Management
Allan Parsons, Director, Planning, Building and Growth Management
Henrik Zbogor, Director, City Planning and Design
Jeffrey Humble, Manager, Policy Planning
David Vanderberg, Manager, Development Services
Angelo Ambrico, Manager, Development Services
Nicole Hanson, Planner, Development Services
Stephen Dykstra, Planner, Development Services
Francois Hemon-Morneau, Planner, Development Services
Tejinder Sidhu, Planner, Development Services
Nitika Jagtiani, 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 7:01 p.m. and adjourned at 8:28 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), Deputy Mayor Singh, Regional Councillor Santos, Regional Councillor Vicente, Regional Councillor Keenan, Regional Councillor Brar, Regional Councillor Medeiros, Regional Councillor Fortini, and City Councillor Power.

Members absent during roll call: Regional Councillor Toor (personal)

2. Approval of Agenda

The Clerk announced that that City staff are withdrawing staff report item 7.1 to facilitate additional review and confirmation of technical matters, specifically sustainability scoring, in association with the development application. As a result, the related delegations under item 6.2 and correspondence under item 11.2 are to be being removed. Further notice will be provided to all affected parties, delegations, and correspondence authors when a new meeting date for this agenda item is identified.

PDC033-2023

That the agenda for the Planning and Development Committee Meeting of March 20, 2023, be approved as amended:

To withdraw:

Item 6.2 - Delegation re: Application to Amend the Official Plan, Zoning By-Law and for a Proposed Draft Plan of Subdivision, Glen Schnarr & Associates Inc. – Branthaven Creditview Inc., 8940 Creditview Road, Ward 4, File: OZS-2022-0014:

1. Sebastian Alzamora and Colin Chung, Glen Schnarr & Associates Inc.
2. John Brennen, Brampton Resident, [Audio/Video Delegation File Link](#)
3. Nash Jeevraj, Brampton Resident
4. Satinder Malhotra, Brampton Resident
5. Jasbir Singh, Brampton Resident

6. Amrik Ahluwalia, Brampton Resident, [Audio/Video Delegation File Link](#)
7. Cheryl Roy, Brampton Resident
8. Seema Passi, Brampton Resident

Item 7.1 - Staff Report re: Application to Amend the Official Plan, Zoning By-Law and for a Proposed Draft Plan of Subdivision, Glen Schnarr & Associates Inc. – Branthaven Creditview Inc., 8940 Creditview Road, Ward 4, File: OZS-2022-0014; and

Item 11.2 - Correspondence re: Application to Amend the Official Plan, Zoning By-Law and for a Proposed Draft Plan of Subdivision, Glen Schnarr & Associates Inc. – Branthaven Creditview Inc., 8940 Creditview Road, Ward 4, File: OZS-2022-0014:

1. Kultar Dhuck, Brampton Resident, dated March 15, 2023
2. Kuljit Singh, Brampton Resident, dated March 15, 2023
3. Jai Karan Korpai, Brampton Resident, dated March 15, 2023
4. Devender Sharma, Brampton Resident, dated March 15, 2023
5. Seema Passi, Brampton Resident, dated March 15, 2023
6. Harinderpal Singh Plaha, Brampton Resident, dated March 15, 2023
7. Randeep Kaur Plaha, Brampton Resident, dated March 15, 2023
8. Paramjit Chahal, Brampton Resident, dated March 15, 2023
9. Rosy Kumar, Brampton Resident, dated March 15, 2023
10. Rohit Dewan, Brampton Resident, dated March 16, 2023
11. Kelly Wilson, Brampton Resident, dated March 16, 2023
12. Amrik Singh Ahluwalia, Brampton Resident, dated March 16, 2023
13. Rupi Mitha, Brampton Resident, dated March 16, 2023
14. Alfin Mitha, Brampton Resident, dated March 16, 2023
15. Diane Baxter, Brampton Resident, dated March 16, 2023
16. Aura Mitha, Brampton Resident, dated March 16, 2023
17. Raj Kancharla, Brampton Resident, dated March 16, 2023
18. Nash Jeevraj, Brampton Resident, dated March 16, 2023

19. Nidhi Sarao, Brampton Resident, dated March 16, 2023
20. Peter Harvey, Brampton Resident, dated March 16, 2023
21. Josie Harvey, Brampton Resident, dated March 16, 2023
22. Meetu Mahendra, Brampton Resident, dated March 16, 2023
23. Anna and Jorge Cardoso, Brampton Resident, dated March 16, 2023
24. Ramaljit Sandhu, Brampton Resident, dated March 16, 2023
25. Inderbir Ahluwalia, Brampton Resident, dated March 16, 2023
26. Manesh Patel, Brampton Resident, dated March 16, 2023
27. Navinder Pal, Brampton Resident, dated March 16, 2023
28. Jayesh Bhavsar, Brampton Resident, dated March 16, 2023
29. Harkiran Gill, Brampton Resident, dated March 16, 2023
30. Robby Gill, Brampton Resident, dated March 16, 2023
31. Savi Wander, Brampton Resident, dated March 16, 2023
32. Shaheen Uddin and Abu Belal Uddin, Brampton Resident, dated March 16, 2023
33. Darlene Brennen, Brampton Resident, dated March 17, 2023
34. Michelle Brennen, Brampton Resident, dated March 17, 2023
35. Cheryl Roy, Brampton Resident, dated March 17, 2023

Additional correspondence received after Revised Agenda published on the City's website on March 17, 2023:

36. Anoop Joshi, Brampton Resident, dated March 18, 2023
37. Jorrie Yau, Brampton Resident, dated March 18, 2023
38. Catherine Salarda, Brampton Resident, dated March 18, 2023
39. Mohinder Pal Singh, Brampton Resident, dated March 18, 2023
40. John Brennen, Brampton Resident, dated March 18, 2023
41. Sonia and Loveroop Aulakh, Brampton Resident, dated March 18, 2023
42. Lally Atwal, Brampton Resident, dated March 18, 2023
43. Sanjeev Bhatti, Brampton Resident, dated March 18, 2023

44. DJ Sidhu, Brampton Resident, dated March 18, 2023
45. Connie Tavares, Brampton Resident, dated March 19, 2023
46. Barb and Mike Presutti, Brampton Resident, dated March 19, 2023
47. Umesh Kalia, Brampton Resident, dated March 19, 2023
48. Pankaj Gupta, Brampton Resident, dated March 19, 2023
49. Inderdeep Kambo, Brampton Resident, dated March 19, 2023
50. Pardeep Gill, Brampton Resident, dated March 19, 2023
51. Harjeet Gill, Brampton Resident, dated March 19, 2023
52. Georgeta Micinic and John Calu, Brampton Resident, dated March 19, 2023
53. Salina To, Brampton Resident, dated March 19, 2023
54. Ghassan Barazi, Brampton Resident, dated March 19, 2023
55. Mariela Barazi, Brampton Resident, dated March 19, 2023
56. Susanna Lagtapon, Brampton Resident, dated March 19, 2023
57. Xavier Lagtapon, Brampton Resident, dated March 19, 2023
58. Elisa Lagtapon, Brampton Resident, dated March 19, 2023
59. Doris Rajk, Brampton Resident, dated March 19, 2023
60. Frank Rajk, Brampton Resident, dated March 19, 2023
61. Maureen Clement, Brampton Resident, dated March 19, 2023
62. Chuck Ealey, Brampton Resident, dated March 19, 2023
63. Sherri Ealey, Brampton Resident, dated March 19, 2023
64. Maurice Clement, Brampton Resident, dated March 19, 2023
65. Michael Sue-Chu, Brampton Resident, dated March 19, 2023
66. Francis Roy, Brampton Resident, dated March 20, 2023
67. Mahesh Lad, Brampton Resident, dated March 13, 2023
68. Sumani and Arun Arora, Brampton Resident, dated March 20, 2023
69. Hardeep Singh, Brampton Resident, dated March 20, 2023

70. Amandeep Turna, Brampton Resident, dated March 20, 2023

71. Shaminder Gill, Brampton Resident, dated March 20, 2023

72. Sandra Diab, Brampton Resident, dated March 20, 2023

To add:

Item 6.6 - re: Item 7.5: Delegation re: Application to Amend the Zoning By-law, Nahid Corp. – 2556830 Ontario Inc., 226 Queen Street E., Ward 1, File: OZS-2022-0028:

1. Richard Domes and Michael Gagnon, Gagnon Walker Domes

Carried

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

Nil

4. Consent Motion

During consideration of the Consent Motion, Chair Palleschi, without objection from Committee, advised that Delegations under Items 6.1 and 6.3 are being withdrawn as the identified delegates are consultants to the applicants and are present to respond to any questions regarding staff report items 7.2 and 7.4.

The following items listed with a caret (^) were considered to be routine and non-controversial by the Committee and were approved at one time:

7.2, 7.4, and 8.1

The following motion was considered.

PDC034-2023

That the following items to the Planning and Development Committee Meeting of March 20, 2023, be approved as part of the Consent Motion:

7.2, 7.4, and 8.1

Yea (9): 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, and City Councillor Power

Absent (1): Regional Councillor Toor

5. Statutory Public Meeting Reports

- 5.1 Staff Report re: Presentation - Application to Amend the Zoning By-law - Soneil Markham Inc. c/o Gagnon Walker Domes Ltd., 2 County Court Boulevard, Ward 3, File: OZS-2023-0003

Items 6.5 and 11.1 were brought forward and dealt with at this time.

Nicole Hanson, Planner, Planning, Building and Growth Management, presented an overview of the application that included location of the subject lands, area context, development proposal, planning framework summary, current planning context of the official plan, secondary plan, zoning by-law, proposed zoning by-law amendment, issues and considerations.

Richard Domes, Planner, Gagnon Walker Domes presented an overview of the application that included subject site, street view, context, Hurontario Street LRT line, built form context, regional intensification corridor, Hurontario Street and Main Street corridor Secondary plan, master plan summary, mixed use, transitions, setbacks and separations, landscape concept plan, phasing, and preliminary renderings.

Mansoor Kazerouni, Global Director, IBI Group, presented an overview of the application that included Turtlecreek Boulevard. to Hurontario Street walking space, front entrance and access ramps locations, Hurontario Street frontage consist with retail and patios, townhomes facing the residential complex, and the location of the smaller buildings on Turtlecreek Boulevard.

The following additional persons delegated at Committee, in addition to the registered delegations under item 6.5:

5. Les Molnar, Brampton Resident
6. Huyen Ung, Business Owner
7. Adam Chow, Business Owner
8. Stephan Baer, Brampton Resident
9. Jennifer Clarke, Brampton Resident
10. Pankaj Kushalkar, Brampton Resident
11. Pooram Ramjit, Brampton Resident

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

- traffic studies not reflecting the potential for increased traffic with development in the area
- LRT replacing local buses to travel anywhere other than along Hurontario Street
- safety concerns
- existing home values will be decreased
- impact on residents and business owners in the area
- parking spots, residential streets to support shortage
- congestion on the roadways
- privacy for residential residents
- 45 angular degree plane inconsistent with all buildings
- height of the buildings
- noise level during construction
- insufficient hospitals and schools to support proposed density
- sewer and water sustainability

The following motion was considered.

PDC035-2023

1. That the staff report re: **Presentation - Application to Amend the Zoning By-law - Soneil Markham Inc. c/o Gagnon Walker Domes Ltd., 2 County Court Boulevard, Ward 3, File: OZS-2023-0003**, to the Planning and Development Committee meeting of March 20, 2023, be received;
2. That the following delegations re: Application to Amend the Zoning By-law - Soneil Markham Inc. c/o Gagnon Walker Domes Ltd., 2 County Court Boulevard, Ward 3, File: OZS-2023-0003, to the Planning and Development Committee meeting of March 20, 2023, be received;
 1. Richard Domes, Gagnon Walker Domes
 2. Mansoor Kazerouni, IBI Group

3. Vera Davis, Brampton Resident, [Audio/Video Delegation File Link](#)
 4. Bhupinder Mavi, Brampton Resident
 5. Les Molnar, Brampton Resident
 6. Huyen Ung, Business Owner
 7. Adam Chow, Business Owner
 8. Stephan Baer, Brampton Resident
 9. Jennifer Clarke, Brampton Resident
 10. Pankaj Kushalkar, Brampton Resident
 11. Pooram Ramjit, Brampton Resident
3. That the following correspondence re: Application to Amend the Zoning By-law - Soneil Markham Inc. c/o Gagnon Walker Domes Ltd., 2 County Court Boulevard, Ward 3, File: OZS-2023-0003, to the Planning and Development Committee meeting of March 20, 2023, be received:
1. Rosanna Misuriello, Brampton Resident, dated March 14, 2023
 2. Stephan Baer, Brampton Resident, dated March 14, 2023

Carried

6. Public Delegations (5 minutes maximum)

- 6.1 Delegation re: Application to Amend the Official Plan and Zoning By-law, Primont Properties Inc., Primont (M3 Condos) Inc., 10629 Mississauga Road, Ward 6, File: OZS-2021-0002

During consideration of the Consent Motion, Chair Palleschi, without objection from Committee, advised that the Delegation under Item 6.1 is withdrawn as the identified delegate is a consultant for the applicant and is present to respond to any questions regarding staff report item 7.2.

Dealt with under Item 7.2 - Recommendation PDC037-2023

- 6.2 Delegation re: Application to Amend the Official Plan, Zoning By-Law and for a Proposed Draft Plan of Subdivision, Glen Schnarr & Associates Inc. – Branthaven Creditview Inc., 8940 Creditview Road, Ward 4, File: OZS-2022-0014

Dealt with (Withdrawn) under Approval of the Agenda - Recommendation PDC033-2023

- 6.3 Delegation re: Application to Amend the Zoning By-Law and for a proposed Draft Plan of Subdivision, Gagnon Walker Domes Ltd.- Gurpreet Gill, 9058 Creditview Road, Ward 5, File: OZS-2020-0018

During consideration of the Consent Motion, Chair Palleschi, without objection from Committee, advised that the Delegation under Item 6.3 is withdrawn as the identified delegate is a consultant for the applicant and is present to respond to any questions regarding staff report item 7.4.

Dealt with under Item 7.4 - Recommendation PDC038-2023

- 6.4 Delegation re: Application to Amend the Official Plan and Zoning By-law, Wellings Planning Consultants Inc – Schlegel Villages In, 425 Great Lakes Drive, Ward 9, File: OZS-2020-0009

Item 7.3 was brought forward and dealt with at this time.

Brad Schlegel, Schlegel Villages Inc. presented an overview of the application that included a village model, principles, social model, the RIA Model, community hub, health care hub, research, innovation and training hub, the Village of Sandalwood Park Phases 2 and 3, landscape concept, aerial view from the west, Phase 2 – aerial view from the west, view from Sandalwood Pkwy and Great Lakes Drive, a view of the main entrance from Great Lakes Drive, jobs, and high sustainability.

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

Terry Miller, Brampton Resident expressed his concerns with respect to the following:

- amendments to the zoning by-law to accommodate specific development throughout the city
- pace of growth due to Bill 23
- traffic studies, are the roads large enough to accommodate the development

Committee discussion on this matter included the following:

- current zoning by-laws do not support the accelerated housing growth
- zoning by-laws being tailored to be site specific
- traffic studies reflect the roadways will operate well

The following motions were considered.

PDC036-2023

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law, Wellings Planning Consultants Inc – Schlegel Villages In, 425 Great Lakes Drive, south side of Sandalwood Parkway East, Ward 9, File: OZS-2020-0009**, dated February 24, 2023, to the Planning and Development Committee Meeting of March 20, 2023, be received;
2. That the Official Plan and Zoning By-law Amendment submitted by Wellings Planning Consultants Inc on behalf of Schlegel Villages Inc Ward: 9, File: OZS-2020-0009, be approved, on the basis that they represent good planning, are consistent with the Provincial Policy Statement, and conform to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan and the City's Official Plan for the reasons set out in the Planning Recommendation Report, dated February 24, 2023;
3. That the amendments to the Official Plan generally in accordance with the attached Appendix 11 to this report be adopted;
4. That the amendments to the Zoning By-law generally in accordance with the attached Appendix 12 to this report be adopted;
5. That no further notice or public meeting be required for the attached Official Plan and Zoning By-law Amendment pursuant to Section 22(6.1) and 34(17) of the Planning Act, R.S.O. cP. 13; and
6. That the following delegations re: Application to Amend the Official Plan and Zoning By-law, Wellings Planning Consultants Inc – Schlegel Villages In, 425 Great Lakes Drive, south side of Sandalwood Parkway East, Ward 9, File: OZS-2020-0009, to the Planning and Development Committee Meeting of March 20, 2023, be received:
 1. Brad Schlegel, Schlegel Villages Inc.
 2. Terry Miller, Brampton Resident

- 6.5 Delegation re: Application to Amend the Zoning By-law - Soneil Markham Inc. c/o Gagnon Walker Domes Ltd., 2 County Court Boulevard, Ward 3, File: OZS-2023-0003

Dealt with under Item 5.1 - Recommendation PDC035-2023

- 6.6 Delegation re: Application to Amend the Zoning By-law, Nahid Corp. – 2556830 Ontario Inc., 226 Queen Street E., Ward 1, File: OZS-2022-0028

Dealt with under Item 7.5 - Recommendation PDC039-2023

7. Staff Presentations and Planning Reports

- 7.1 Staff Report re: Application to Amend the Official Plan, Zoning By-Law and for a Proposed Draft Plan of Subdivision, Glen Schnarr & Associates Inc. – Branthaven Creditview Inc., 8940 Creditview Road, Ward 4, File: OZS-2022-0014

Dealt with (Withdrawn) under Approval of the Agenda - Recommendation PDC033-2023

- 7.2 Staff Report re: Application to Amend the Official Plan and Zoning By-law, Primont Properties Inc., Primont (M3 Condos) Inc., 10629 Mississauga Road, Ward 6, File: OZS-2021-0002

The following motion was approved on consent.

PDC037-2023

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law, Primont Properties Inc., Primont (M3 Condos) Inc., 10629 Mississauga Road, Ward 6, File: OZS-2021-0002**, dated March 6, 2023, to the Planning and Development Committee Meeting of March 20, 2022, be received;
2. That the Official Plan Amendment and Zoning By-law Amendment application submitted by Primont Properties Inc. on behalf of Primont (M3 Condos) Inc., Ward 6, File OZS-2021-0002 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 amendments to the Official Plan and Mount Pleasant Secondary Plan (Area 51) generally in accordance with Attachment 10 to this report be adopted;
4. That the amendments to the Zoning By-law, generally in accordance with Attachment 11 to this report be adopted; and
5. That no further notice or public meeting be required for the attached Official Plan and Zoning By-law Amendment pursuant to Section 22(6.1) and Section 34(17) of the Planning Act, R.S.O. c.P. 13, as amended.

Carried

- 7.3 Staff Report re: Application to Amend the Official Plan and Zoning By-law, Wellings Planning Consultants Inc – Schlegel Villages In, 425 Great Lakes Drive, Ward 9, File: OZS-2020-0009

Dealt with under Item 6.4 - Recommendation PDC036-2023

- 7.4 Staff Report re: Application to Amend the Zoning By-Law and for a Proposed Draft Plan of Subdivision, Gagnon Walker Domes Ltd.- Gurpreet Gill, 9058 Creditview Road, Ward 5, File: OZS-2020-0018

The following motion was approved on consent.

PDC038-2023

1. That the staff report re: **Application to Amend the Zoning By-Law and for a proposed Draft Plan of Subdivision, Gagnon Walker Domes Ltd.- Gurpreet Gill, 9058 Creditview Road, Ward 5, File: OZS-2020-0018**, dated February 6, 2023, to the Planning and Development Committee Meeting of March 20, 2023, be received;
2. That the application for a Zoning By-law Amendment and Draft Plan of Subdivision submitted by Gagnon Walker domes Ltd., on behalf of Gurpreet Gill, (File: OZS-2020-0018 and 21T-20006) 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 Zoning By-law, being generally in accordance with the attached Appendix 13 to this report, be adopted subsequent to the approval of the Functional Servicing Report; and

4. That no further notice or public meeting be required for the attached Zoning By-law Amendment and for a proposed Draft Plan of Subdivision pursuant to Section 34 (10.4) and Section 51 (20) of the Planning Act, R.S.O., as amended.

Carried

- 7.5 Staff Report re: Application to Amend the Zoning By-law, Nahid Corp. – 2556830 Ontario Inc., 226 Queen Street E., Ward 1, File: OZS-2022-0028

Item 6.6 was dealt with at this time.

Richard Domes Gagnon Walker Domes addressed Committee with his support for the recommendation and staff reports, advised a by-law will be brought forward for the upcoming development in the next coming weeks.

Committee questioned why June Street would be expanded, noting concern that it would cause through traffic from Kennedy Road and Queen Street. It was suggested that a daylight triangle be incorporated.

Staff advised the expansion of June Street will accommodate future needs of the Brampton Rapid Transit (BRT) with utilities and site lines.

Committee suggested that the expansion to June Street and the daylight triangle, be referred back to staff for further consideration at the site plan approval stage of the process.

The following motion was considered.

PDC039-2023

1. That the staff report re: **Application to Amend the Zoning By-law, Nahid Corp. – 2556830 Ontario Inc., west of Kennedy Road, at the northeast corner of Queen Street East and June Avenue, Ward 1, File: OZS-2022-0028**, to the Planning and Development Committee Meeting of March 20, 2023, be received;
2. That the application submitted by Nahid Corp. on behalf of 2556830 Ontario Inc., Ward: 1, File: (OZS-2022-0028 and Planning, Bld & Growth Mgt-2023-002), be approved, on the basis that it represent good planning, including that it is consistent with the Provincial Policy Statement, conform(s) to the Grown Plan for the Greater Golden Horseshoe, The Region of Peel Official Plan and the City's Official Plan for the reasons set out in the Planning Recommendation Report, March 1, 2023;

3. That the amendments to the Zoning By-law, as generally attached as Appendix 9 to this report, be adopted subsequent to the approval of the following studies: Functional Servicing Report and Traffic Impact Study;
4. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34(17) of the Planning Act, R.S.O. c.P. 13, as amended;
5. That the following delegation re: Application to Amend the Zoning By-law, Nahid Corp. – 2556830 Ontario Inc., west of Kennedy Road, at the northeast corner of Queen Street East and June Avenue, Ward 1, File: OZS-2022-0028, to the Planning and Development Committee Meeting of March 20, 2023, be received:
 1. Richard Domes and Michael Gagnon, Gagnon Walker Domes
6. That the requirements in relation to the expansion of June Avenue, and daylight triangle, be referred to staff with consideration of these matters to occur at the stage of site plan approval.

Carried

8. Committee Minutes

The following motion was approved on consent.

8.1 Minutes - Brampton Heritage Board - February 21, 2023

The following motion was approved on consent.

PDC040-2023

That the Minutes of the Brampton Heritage Board meeting of February 21, 2023, Recommendations HB010-2023 - HB017-2023, to the Planning and Development Committee Meeting of February 13, 2023, be approved as published and circulated.

The recommendations were approved as follows:

HB010-2023

That the agenda for the Brampton Heritage Board meeting of February 21, 2023 be approved as published and circulated.

HB011-2023

1. That the report from Merissa Lompart, Assistant Heritage Planner, re: **Heritage Impact Assessment, 10300 The Gore Road, Former Castlemore Schoolhouse S.S. #6 – Ward 10, dated January 10, 2023**, to the Brampton Heritage Board Meeting of January 24, 2023, be received; and
2. That the following recommendations as per the Heritage Impact Assessment by WSP be followed:
 1. That future development of the severed lands maintain views to the front facade and north elevations of the former schoolhouse from The Gore Road through the appropriate placement of buildings;
 2. That any future application under the Planning Act for the severed lands be accompanied by a Heritage Impact Assessment to review potential negative impacts and provide appropriate alternatives and/or mitigation measures.
3. That the consent application for the severance of these lands be recommended for approval by Heritage staff through the appropriate planning processes as outlined by the Planning Act.

HB012-2023

1. That the report from Anastasia Abrazhevich, Assistant Heritage Planner, re: **Heritage Permit Application and Designated Heritage Property Incentive Grant Application – 249 Main Street North – Ward 1, dated January 25, 2023**, to the Brampton Heritage Board Meeting of February 21, 2023 be received;
2. That the Heritage Permit and Heritage Incentive Grant application for 249 Main Street North for the restoration of the interior decorative archway, restoration of interior decorative elements including ceiling medallions, and restoration of four decorative dove moldings and the addition of a new exterior steel staircase at the back of the building be approved, subject to the following conditions:
3. That the proposed works be conducted by a qualified heritage contractor with demonstrated experience working with heritage properties to the satisfaction of Heritage staff;
4. That the applicant confirm the proposed cleaning and restoration methods for the decorative interior archway, ornamental ceiling, and installation of the steel staircase to the satisfaction of Heritage staff;

5. That the Designated Heritage Property Incentive Grant application for the restoration of the interior alterations, and the exterior addition of a new steel staircase at the back of the building be approved, to a maximum of \$10,000.00 and;
6. That the owner shall enter into a designated Heritage Property Incentive Grant Agreement with the City upon Council's approval to support the Grant.

HB013-2023

1. That the report from Anastasia Abrazhevich, Assistant Heritage Planner, re: **Heritage Permit Application and Designated Heritage Property Incentive Grant Application - 63 Elizabeth St S - Ward 3, dated January 25, 2023** to the Brampton Heritage Board Meeting of February 21, 2023 be received;
2. That the Heritage Permit application for 63 Elizabeth Street South to repair the windows in the sunroom and basement window be approved.
3. That the Designated Heritage Property Incentive Grant application for the repair of windows at 63 Elizabeth St S be approved to a maximum of \$10,000.00; and
4. That the owner shall enter into a designated Heritage Property Incentive Grant Agreement with the City upon Council approval to support the Grant.

HB014-2023

1. That the report from Shelby Swinfield, Heritage Planner, re: **Heritage Permit Application – 7741 Churchville Road, dated January 10, 2023**, to the Brampton Heritage Board Meeting of February 21, 2023, be received; and,
2. That the Heritage Permit Application for 7741 Churchville Road be approved.

HB015-2023

1. That the report from Shelby Swinfield, Heritage Planner, re: **Minor Update to Churchville Heritage Conservation District Plan - Addressing Updates** dated October 6, 2022, to the Brampton Heritage Board Meeting of February 21, 2023, be received; and

2. That staff be authorized to update the address list of “Buildings of Heritage Significance” to reflect the current addresses of those properties identified within the original 1989 study materials.

HB016-2022

That staff be directed to look into the matter of insurance premiums for heritage designated properties and report back to the Board at a future meeting.

HB017-2023

That Brampton Heritage Board do now adjourn to meet again on March 21, 2023 at 7:00 p.m. or at the call of the Chair.

Carried

9. Other Business/New Business

Nil

10. Referred/Deferred Matters

Nil

11. Correspondence

- 11.1 Correspondence re: Application to Amend the Zoning By-law - Soneil Markham Inc. c/o Gagnon Walker Domes Ltd., 2 County Court Boulevard, Ward 3, File: OZS-2023-0003

Dealt with under Item 5.1 - Recommendation PDC035-2023

- 11.2 Correspondence re: Staff Report re: Application to Amend the Official Plan, Zoning By-Law and for a Proposed Draft Plan of Subdivision, Glen Schnarr & Associates Inc. – Branthaven Creditview Inc., 8940 Creditview Road, Ward 4, File: OZS-2022-0014

Dealt with (Withdrawn) under Approval of the Agenda - Recommendation PDC033-2023

12. Councillor Question Period

Nil

13. Public Question Period

Nil

14. **Closed Session**

Nil

15. **Adjournment**

PDC041-2023

That the Planning and Development Committee do now adjourn to meet again for a Regular Meeting on Monday, April 24, 2023, at 7:00 p.m. or at the call of the Chair.

Carried

Regional Councillor M. Palleschi, Chair



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, April 24, 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
City Councillor R. Power - Wards 7 and 8
Mayor Patrick Brown (ex officio)
- Members Absent: Regional Councillor G. Toor - Wards 9 and 10
- Staff Present: Steve Ganesh, Commissioner, Planning Building and Growth Management
Allan Parsons, Director, Planning, Building and Growth Management
Henrik Zbogor, Director, City Planning and Design
Cindy Hammond, Director, Planning, Building & Growth Management
David Vanderberg, Manager, Planning, Building and Growth Management
Angelo Ambrico, Manager, Development Services
Michelle Gervais, Planner, Planning, Building and Growth Management
Alex Sepe, Planner, Planning, Building and Growth Management
Stephen Dykstra, Planner, Planning, Building and Growth Management
Emma De Melo, Planner, Planning, Building and Growth Management
Francois Hemon-Morneau, Planner, Planning, Building and

Growth Management
Tejinder Sidhu, Planner, Planning, Building and Growth
Management
Andrew Ramsammy, Planner, Planning, Building and Growth
Management
Chinoye Sunny, Planner, Planning, Building and Growth
Management
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 8:10 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), Deputy Mayor Singh, Regional Councillor Santos, Regional Councillor Vicente, Regional Councillor Keenan, Regional Councillor Brar, Regional Councillor Medeiros, Regional Councillor Fortini, and City Councillor Power.

Members absent during roll call: Regional Councillor Toor (personal)

2. **Approval of Agenda**

PDC042-2023

That the agenda for the Planning and Development Committee Meeting of April 24, 2023, be approved as amended:

To defer to the May 15, 2023, Planning and Development Committee meeting:

Item 7.2 - - Staff Report re: City-initiated Official Plan Amendment – Major Transit Station Areas – City-wide; and

Item 11.2 - Correspondence re: City-initiated Official Plan Amendment – Major Transit Station Areas – City-wide

To refer to the May 3, 2023, Council meeting:

Item 6.4 – Delegation re: Item 7.1 - City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45, Wards 4 and 5;

Item 7.1 - Staff Report re: City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45, Wards 4 and 5 to the May 3, 2023, Council meeting;

Item 7.7 - Staff Report re: City-initiated Official Plan Amendment and Zoning By-law Amendment to Amend Additional Residential Units Regulations to Conform to Bill 23; and

Item 11.3 - Correspondence re: City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45, Wards 4 and 5.

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:

7.4, 7.5, 7.6 and 8.1

The following motion was considered.

PDC043-2023

That the following items to the Planning and Development Committee Meeting of April 24, 2023, be approved as part of the Consent Motion:

7.4, 7.5, 7.6 and 8.1

Carried

5. Statutory Public Meeting Reports

- 5.1 Staff Presentation re: Application to Amend the Zoning By-law and Plan of Subdivision, Sheridan Capital Management c/o Matthews Planning and Management Ltd., 0 The Gore Road, 10635 The Gore Road, and 10647 The Gore Road, Ward 10, File: OZS-2023-0001

The following motion was considered.

PDC044-2023

1. That the staff presentation re: **Application to Amend the Zoning By-law and Plan of Subdivision, Sheridan Capital Management c/o Matthews Planning and Management Ltd., 0 The Gore Road, 10635 The Gore Road, and 10647 The Gore Road, Ward 10, File: OZS-2023-0001**, to the Planning and Development Committee meeting of April 24, 2023, be received.

Carried

- 5.2 Staff Presentation re: Application for a Draft Plan of Subdivision and to Amend the Zoning By-law, Sheridan Capital Management – Matthews Planning & Management Ltd., 10797 The Gore Road, Ward 10, File: OZS-2023-0002

The following motion was considered.

PDC045-2023

1. That the staff presentation re: **Application for a Draft Plan of Subdivision and to Amend the Zoning By-law, Sheridan Capital Management – Matthews Planning & Management Ltd., 10797 The Gore Road, Ward 10, File: OZS-2023-0002** to the Planning and Development Committee meeting of April 24, 2023, be received.

Carried

- 5.3 Staff Presentation re: Application to Amend the Zoning By-Law and Official Plan, First Gulf Business Park Inc. c/o Glen Schnarr and Associates, 535 Steeles Avenue East, Ward 3, File: OZS-2022-0047

The following motion was considered.

PDC046-2023

1. That the staff presentation re: **Application to Amend the Zoning By-Law and Official Plan, First Gulf Business Park Inc. c/o Glen Schnarr and Associates, 535 Steeles Avenue East, Ward 3, File: OZS-2022-0047** to the Planning and Development Committee meeting of April 24, 2023, be received.

Carried

5.4 Staff Presentation re: Application to Amend the Zoning By-law and Official Plan, Anclare Holdings Inc. c/o Humphries Planning Group Inc., 700 Balmoral Drive, Ward 7, File: OZS-2022-0040

Items 6.3 and 11.1 were brought forward and dealt with at this time.

François Hémon-Morneau, Planner, Planning, Building and Growth Management, presented an overview of the application that included location overview, area context, development proposal, official plan designation, secondary plan designation, zoning by-law, zoning by-law amendment, planning framework summary, issues and opportunities, and next steps.

Regional Councillor Fortini requested the matter be deferred to a future planning meeting 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 the proposal.

Regional Councillor Palleschi, Committee Chair, advised this is a Statutory Public Meeting item, and must follow appropriate process to allow delegations to address Committee.

Regional Councillor Fortini suggested a town hall meeting be arranged with area residents, consultant and ward councillors prior to the recommendation report returning for consideration.

Jonathan Sasso, Senior Planner, Humphries Planning Group Inc. presented an overview of the commercial and retail space, community services and facilities, servicing infrastructure, neighborhood character and compatibility, and sun/shadow study.

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

- existing home values will be decreased
- impact on residents and business owners in the area
- parking spots, residential streets will be expected to support shortage
- congestion on the roadways
- height of the buildings
- noise level during construction
- sewer and water sustainability

- safety of the children during school hours
- entry points to the area will be reduced
- shadowing effects
- traffic studies not reflecting the potential for increased traffic with development in the area

The following motion was considered.

PDC047-2023

1. That the staff presentation re: **Application to Amend the Zoning By-law and Official Plan, Anclare Holdings Inc. c/o Humphries Planning Group Inc., 700 Balmoral Drive, Ward 7, File: OZS-2022-0040**, to the Planning and Development Committee meeting of April 24, 2023, be received;
2. That the following delegations re: Application to Amend the Zoning By-law and Official Plan, Anclare Holdings Inc. c/o Humphries Planning Group Inc., 700 Balmoral Drive, File: OZS-2022-0040, Ward 7 to the Planning and Development Committee meeting of April 24, 2023, be received;
 1. Michael Muth-Murray, Brampton Resident
 2. Farid Farah, Brampton Resident
 3. Deanna McAfee, Brampton Resident, [Audio/Video Delegation File Link](#)
 4. Gopaul Rajwantie and Vaishali Ramdharry, Brampton Resident - not present
 5. Catherine Fenech, Brampton Resident
 6. Theo Grootenboer, Brampton Resident
 7. Jonathan Sasso, Humphries Planning Group Inc.
3. That the following correspondence re: Application to Amend the Zoning By-law and Official Plan, Anclare Holdings Inc. c/o Humphries Planning Group Inc., 700 Balmoral Drive, File: OZS-2022-0040, Ward 7 to the Planning and Development Committee meeting of April 24, 2023, be received;
 1. Erin Thornton, Brampton Resident, dated April 14, 2023
 2. Art Marshall, Brampton Resident, dated April 14, 2023

3. Candy Larocque, Brampton Resident, dated April 16, 2023
4. Denise Bryce, Brampton Resident, dated April 17, 2023
5. Holly Parkes, Brampton Resident, dated April 17, 2023
6. Dinah, Brampton Resident, dated April 17, 2023
7. Jerry Gwozdz, Brampton Resident, dated April 17, 2023
8. A. Newman, Brampton Resident, dated April 20, 2023
9. Craig Beckers, Brampton Resident, dated April 23, 2023
10. Shari Kluszczynski, Brampton Resident, Petition on behalf of the area residents, dated April 24, 2023

Carried

- 5.5 Staff Presentation re: Application to Amend the Zoning By-law and for a Draft Plan of Subdivision, Golden Gate Castlemore Plaza Limited – Glen Schnarr & Associates, 4538 Castlemore Road, Ward 10, File: OZS-2022-0045

Items 6.2 and 11.4 were brought forward and dealt with at this time.

Andrew Ramsammy, Planner, Planning, Building and Growth Management, presented an overview of the application that included location overview, area context, development proposal, official plan designation, secondary plan designation, zoning by-law, zoning by-law amendment, planning framework summary, issues and opportunities, and next steps.

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

1. Harpinder Dade and Gurprey Purba, Brampton Resident

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

- impact on property value

The following motion was considered.

PDC048-2023

1. That the staff presentation re: **Application to Amend the Zoning By-law and for a Draft Plan of Subdivision, Golden Gate Castlemore Plaza Limited – Glen Schnarr & Associates, 4538 Castlemore Road, Ward**

10, File: OZS-2022-0045, to the Planning and Development Committee meeting of April 24, 2023, be received;

2. That the following delegation re: Application to Amend the Zoning By-law and for a Draft Plan of Subdivision, Golden Gate Castlemore Plaza Limited – Glen Schnarr & Associates, 4538 Castlemore Road, Ward 10, File: OZS-2022-0045, to the Planning and Development Committee meeting of April 24, 2023, be received;

1. Harpinder Dade and Gurprey Purba, Brampton Residents

3. That the following correspondence re: Application to Amend the Zoning By-law and for a Draft Plan of Subdivision, Golden Gate Castlemore Plaza Limited – Glen Schnarr & Associates, 4538 Castlemore Road, Ward 10, File: OZS-2022-0045, to the Planning and Development Committee meeting of April 24, 2023, be received:

1. Gagan Saini, Brampton Resident, dated April 18, 2023

2. Gagan Saini, Brampton Resident, Petition on behalf of Castlemore and Gore Road area residents, dated April 20, 2023

Carried

6. Public Delegations (5 minutes maximum)

- 6.1 Delegation re: Item 7.3 - Application to Amend the Official Plan and Zoning By-law, 2537079 Ontario Inc. – Candevcon Ltd., East of The Gore Road and North of Countryside Drive, Ward 10, File: OZS-2022-0024

Items 7.3 and 11.5 were brought forward and dealt with at this time.

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

1. Baljinder Singh Badesha, Brampton Resident

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

- property grading not allowing water drainage away from the homes
- excessive noise from students
- traffic congestion
- area zoned for commercial

The following motion was considered.

PDC049-2023

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law, 2537079 Ontario Inc. – Candevcon Ltd., East of The Gore Road and North of Countryside Drive, Ward 10, File: OZS-2022-0024** to the Planning and Development Committee meeting of April 24, 2023, be received;
2. That Application to Amend the Official Plan and Zoning By-law submitted by Candevcon Ltd. on behalf of 2537079 Ontario Inc., File: OZS-2022-0024, be endorsed, on the basis that it represents good planning, including that it is consistent with the Planning Act, and for the reasons set out in the Planning Recommendation Report;
3. That the amendment to the Official Plan generally in accordance with the by-law attached as Appendix 11 of this report be adopted;
4. That the amendment to the Zoning By-law generally in accordance with the by-law attached as Appendix 12 of this report be adopted;
5. That no further notice or public meeting be required for the attached Official Plan and Zoning By-law Amendment pursuant to Section 22(6.1) and Section 34(17) of the Planning Act, R.S.O. c.P. 13, as amended;
6. That the following delegation re: Application to Amend the Official Plan and Zoning By-law, 2537079 Ontario Inc. – Candevcon Ltd., East of The Gore Road and North of Countryside Drive, Ward 10, File: OZS-2022-0024 to the Planning and Development Committee meeting of April 24, 2023, be received;
 1. Baljinder Singh Badesha, Brampton Resident
7. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law, 2537079 Ontario Inc. – Candevcon Ltd., East of The Gore Road and North of Countryside Drive, Ward 10, File: OZS-2022-0024 to the Planning and Development Committee meeting of April 24, 2023, be received;
 1. Harpreet Chattha, Brampton Resident, dated June 15, 2022
 2. Sukhjeevan Singh Chattha, Brampton Resident, dated June 13, 2022

Carried

- 6.2 Delegation re: Item 5.5 - Application to Amend the Zoning By-law and for a Draft Plan of Subdivision, Golden Gate Castlemore Plaza Limited – Glen Schnarr & Associates, 4538 Castlemore Road, Ward 10, File: OZS-2022-0045

Dealt with under Item 5.5 - Recommendation PDC048-2023

- 6.3 Delegation re: Item 5.4 - Application to Amend the Zoning By-law and Official Plan, Anclare Holdings Inc. c/o Humphries Planning Group Inc., 700 Balmoral Drive, Ward 7, File: OZS-2022-0040

Dealt with under Item 5.4 - Recommendation PDC047-2023

- 6.4 Delegation re: Item 7.1 - City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45, Wards 4 and 5

Note: This item was referred to the Council Meeting of May 3, 2023.

Dealt with under Approval of the Agenda - Recommendation PDC042-2023

7. Staff Presentations and Planning Reports

- 7.1 Staff Report re: City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45, Wards 4 and 5

Note: This item was referred to the Council Meeting of May 3, 2023.

Dealt with under Approval of the Agenda - Recommendation PDC042-2023

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

Note: This item was deferred to the Planning and Development Committee Meeting of May 15, 2023.

Dealt with under Approval of the Agenda - Recommendation PDC042-2023

- 7.3 Staff Report re: Application to Amend the Official Plan and Zoning By-law, 2537079 Ontario Inc. – Candevcon Ltd., East of The Gore Road and North of Countryside Drive, Ward 10, File: OZS-2022-0024

Dealt with under Item 6.1 - Recommendation PDC049-2023

- 7.4 Staff Report re: Application to Amend the Official Plan and Zoning By-law, Church (Brampton) Ventures Inc., W.E. Oughtred & Associates Inc., 55, 59 and 61 Beech Street, and 136, 140, and 142 Church Street East, Ward 1, File: OZS-2021-0011

The following motion was approved on consent.

PDC050-2023

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law, Church (Brampton) Ventures Inc. - W.E. Oughtred & Associates Inc., 55, 59 and 61 Beech Street, and 136, 140, and 142 Church Street East, Ward 1, File: OZS-2021-0011**, to the Planning and Development Committee Meeting of April 24, 2023 be received;
2. That the Official Plan Amendment and Zoning By-law Amendment application submitted by W.E. Oughtred & Associates Inc. on behalf of Church (Brampton) Ventures Inc., Ward 1, File: OZS-2021-0011 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 amendments to the Official Plan and Brampton Flowertown Secondary Plan (Area 6) generally in accordance with Attachment 10 to this report be adopted;
4. That the amendment to the Zoning By-law generally in accordance with Attachment 12 to this report be adopted; and
5. That no further notice or public meeting be required for the attached Official Plan and Zoning By-law Amendment pursuant to Section 22(6.1) and Section 34(17) of the Planning Act, R.S.O. c.P. 13, as amended.

Carried

- 7.5 Staff Report re: Application to amend the Official Plan and Zoning By-law, Blackthorn Development Corp. – 2794465 Ontario Inc., 11556 Bramalea Road, Ward 9, File OZS-2022-0042

The following motion was approved on consent.

PDC051-2023

1. That the staff report re: **Application to amend the Official Plan and Zoning By-law, Blackthorn Development Corp. – 2794465 Ontario Inc., 11556 Bramalea Road, Ward 9, File OZS-2022-0042** to the Planning and Development Committee meeting of April 24th, 2023, be received;

2. That the Official Plan and Zoning By-law Amendment submitted by Blackthorn Development Corp. on behalf of 2794465 Ontario Inc. Ward 9, File: OZS-2022-0042 be approved on the basis that it represents good planning, is consistent with Section 22 (6.1) and Section 34 (10.4) of the Planning Act 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 no further notice of public meeting be required for the attached Zoning By-law Amendment as per Section 34(17) of the Planning Act.

Carried

- 7.6 Staff Report re: Application to Amend the Official Plan and Zoning By-law, J.L. Richards & Associates – 2849150 Ontario Inc., 150 First Gulf Boulevard, Ward 3, File: OZS-2022-0043

The following motion was approved on consent.

PDC052-2023

1. That the staff report re: **Application to Amend the Official Plan and Zoning By-law, J.L. Richards & Associates – 2849150 Ontario Inc., 150 First Gulf Boulevard, Ward 3, File: OZS-2022-0043**, to the Planning and Development Committee Meeting of April 24, 2023, be received;
2. That the applications for an Amendment to the Official Plan and Zoning By-law, submitted by J. L. Richards & Associates., on behalf of 2849159 Ontario Inc., (City File: OZS-2022-0043 and Planning, Bld & Growth Management 2023-176), be approved, on the basis that the application 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 for the reasons set out in this Recommendation Report;
3. That the amendment to the Official Plan generally in accordance with Appendix 12 of this report be adopted;
4. That the amendment to the Zoning By-law generally in accordance with Appendix 13 of this report be adopted; and,

5. That no further public notice or public meeting be required for the attached Official Plan and Zoning By-law Amendment pursuant to Section 22 (6.1) and Section 34 (10.4) of the Planning Act, R.S.O., c.P. 13, as amended.

Carried

- 7.7 Staff Report re: City-initiated Official Plan Amendment and Zoning By-law Amendment to Amend Additional Residential Units Regulations to Conform to Bill 23

Note: This item was referred to the Council Meeting of May 3, 2023.

Dealt with under Approval of the Agenda - Recommendation PDC042-2023

8. Committee Minutes

- 8.1 Minutes - Brampton Heritage Board - March 21, 2023

The following motion was approved on consent.

PDC053-2023

That the Minutes of the Brampton Heritage Board meeting of March 21, 2023, Recommendations HB018-2023 - HB028-2023, to the Planning and Development Committee Meeting of April 24, 2023, be approved as published and circulated.

The recommendations were approved as follows:

HB018-2023

That the agenda for the Brampton Heritage Board meeting of March 21, 2023, be approved as published and circulated.

HB019-2023

1. That the delegation by Laura Walter and David Waverman, Cultural Heritage Specialist/Sr Landscape Architect, Stantec Consulting Ltd./Bristol Place Corp., to the Brampton Heritage Board meeting of March 21, 2023, re: **Commemoration Plan**, be received;
2. That the report from Shelby Swinfield, Heritage Planner, dated February 10, 2023, to the Brampton Heritage Board meeting of March 21, 2023, re: **Commemoration Plan – Main and Market (Bristol Place)**, be received;
3. That the applicant finalize the Heritage Commemoration Plan, including detailed design and location of the commemoration options and cost

estimates for associated works, to the satisfaction of the Director of Integrated City Planning; and

4. That upon acceptance of the Heritage Commemoration Plan, the applicant shall post securities related to the commemoration pieces, which will be released upon satisfactory inspection of the installation of the commemoration pieces by City Heritage staff.

HB020-2023

1. That the delegation by Peter Epler, Project Archaeologist, Archaeological Research Associates Ltd, to the Brampton Heritage Board meeting of March 21, 2023, re: **City of Brampton Archaeological Management Plan (AMP)**, be received; and
2. That a Board member be selected to participate in the project once the new Board membership was established.

HB021-2023

1. That the report from Harsh Padhya, Heritage Planner, to the Brampton Heritage Board meeting of March 21, 2023, re: **8950 McLaughlin Road South – Heritage Impact Assessment**, be received; and
2. That the recommendations of the Heritage Impact Assessment for the property at 8950 McLaughlin Road South, titled Heritage Impact Assessment 8950 McLaughlin Road South, Brampton, Ontario, prepared by Goldsmith Borgal & Company Ltd. Architects (GBCA), dated August 31, 2022, attached as Appendix A to the report, be accepted.

HB022-2023

1. That the report by Merissa Lompart, Assistant Heritage Planner, to the Brampton Heritage Board meeting of March 21, 2023, re: **16 West Street, Heritage Impact Assessment – Ward 1**, be received;
2. That the Heritage Impact Assessment, and addendum dated September 28, 2022 and February 3, 2023, respectively, authored by Megan Hobson, CAHP, be received, and;
3. That the following recommendations as outlined in the Heritage Impact Assessment be followed by the proponent in their building permit submission to the City:

4. That a landscape plan for the front yard include landscape elements such as hedging, shrubs or small specimen trees that provide screening adjacent to the heritage building at 12 West Street
5. That a revised design for the front elevation be prepared that follows the design direction provided in the Heritage Impact Assessment addendum.

HB023-2023

1. That the report by Harsh Padhya, Heritage Planner, to the Brampton Heritage Board meeting of March 21, 2023, re: **Heritage Impact Assessment – 21 Nelson Street West, Brampton Centre for Innovation (BCFI) – Ward 1**, be received;
2. That the Heritage Impact Assessment of the property at 21 Nelson Street West, titled: Scoped Heritage Impact Assessment, 21 Nelson Street West, City of Brampton, Ontario, prepared by Parslow Heritage Consultancy Inc. (PHC), dated February 15, 2023 attached as Appendix A to the report, be received; and
3. That the recommendations for the proposed mitigation measures be approved and accepted.

HB024-2023

1. That the report from Harsh Padhya, Heritage Planner, to the Brampton Heritage Board meeting of March 21, 2023, re: **Heritage Impact Assessment – 93 John Street, Brampton, Ward 3**, be received; and
2. That the Heritage Impact Assessment of the property at 93 John Street, titled: Heritage Impact Assessment – Cultural Heritage Evaluation Report (CHER), 93 John Street, City of Brampton, Ontario, prepared by LHC Heritage Planning & Archaeology Inc. dated February 2, 2023, attached as Appendix A to the report (“HIA”) be received and accepted.

HB025-2023

1. That the report from Merissa Lompart, Assistant Heritage Planner, to the Brampton Heritage Board Meeting of March 21, 2023, re: **Heritage Plaque Ceremony 2023 Request for Funds**, be received;
2. That City of Brampton Heritage staff respectfully request \$3,000 from the Brampton Heritage Board annual budget to fund the 2023 Heritage Plaque Ceremony.

HB026-2023

1. That the report by Anastasia Abrazhevich, Assistant Heritage Planner, to the Brampton Heritage Board meeting of March 21, 2023, re: **Gage Park Bandstand Commemorative Plaque**, be received; and
2. That the Heritage Board provide a recommendation regarding the most appropriate location for installation; and
3. That Option 1 be considered as the appropriate location for placement of the Commemorative Plaque as it was easily accessible for passersby, including during winter skating, and showcases the front of the bandstand with little or no impact on sight lines/wedding photography.

HB027-2023

1. That the discussion material from Kathryn Fowlston, Member, to the Brampton Heritage Board meeting of March 21, 2023, re: **Churchville District Representation on Brampton Heritage**, be received; and
2. That the Citizen Appointments Committee consider the appointment of two members from the Churchville Heritage District as a permanent part of the composition of the Brampton Heritage Board and representatives of the Churchville Heritage Committee.

HB028-2023

That the Brampton Heritage Board do now adjourn to meet again on April 25, 2023 at 7:00 p.m. or at the call of the Chair.

Carried

9. Other Business/New Business

Nil

10. Referred/Deferred Matters

Nil

11. Correspondence

- 11.1 Correspondence re: Application to Amend the Zoning By-law and Official Plan, Anclare Holdings Inc. c/o Humphries Planning Group Inc., 700 Balmoral Drive, Ward 7, File: OZS-2022-0040

Dealt with under Item 5.4 - Recommendation PDC047-2023

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

Note: This item was deferred to the Planning and Development Committee Meeting of May 15, 2023.

Dealt with under Approval of the Agenda - Recommendation PDC042-2023

- 11.3 Correspondence re: City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45, Wards 4 and 5

Note: This item was referred to the Council Meeting of May 3, 2023.

Dealt with under Approval of the Agenda - Recommendation PDC042-2023

- 11.4 Correspondence re: Application to Amend the Zoning By-law and for a Draft Plan of Subdivision, Golden Gate Castlemore Plaza Limited – Glen Schnarr & Associates, 4538 Castlemore Road, Ward 10, File: OZS-2022-0045

Dealt with under Item 5.5 - Recommendation PDC048-2023

- 11.5 Correspondence Application to Amend the Official Plan and Zoning By-law, 2537079 Ontario Inc. – Candevcon Ltd., East of The Gore Road and North of Countryside Drive, Ward 10, File: OZS-2022-0024

Dealt with under Item 6.1 - Recommendation PDC049-2023

12. Councillor Question Period

Nil

13. Public Question Period

1. Sukhvinder S. Jhaji, Brampton Resident, referenced Item 7.3 on the agenda and inquired about potential issues he may experience pertaining to water drainage, excessive noise from children, quality of life and impact on wildlife.

Regional Councillor Palleschi, Chair, advised the resident to contact his Councillor and submit any concerns or comments.

14. Closed Session

Nil

15. Adjournment

The following motion was considered

PDC054-2023

That the Planning and Development Committee do now adjourn to meet again for a Regular Meeting on Monday, May 15, 2023, at 7:00 p.m. or at the call of the Chair.

Carried

Regional Councillor M. Palleschi, Chair



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



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, June 5, 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
- Members Absent: Mayor Patrick Brown (ex officio)
- Staff Present: Steve Ganesh, Commissioner, Planning Building and Growth Management
Allan Parsons, Director, Development Services
Cindy Hammond, Director, Planning, Building and Growth Management
David Vanderberg, Manager, Planning Building and Economic Development
Angelo Ambrico, Manager, Development Services
Wang Kei (Edwin) Li, Planner, Development Services
Emma De Melo, Planner, Development Services
Arjun Singh, Planner, Development Services
Chinoye Sunny, Planner, Development Services
Andrew Ramsammy, Planner, Development Services
Alex Sepe, Supervisor, 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 7:03 p.m. and adjourned at 8:10 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), Deputy Mayor Singh, Regional Councillor Santos, Regional Councillor Vicente, Regional Councillor Keenan, Regional Councillor Brar, Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Toor and City Councillor Power.

Members absent during roll call: Nil

2. Approval of Agenda

PDC064-2023

That the agenda for the Planning and Development Committee Meeting of June 5, 2023, be approved as amended:

To Withdraw at the request of the Applicant:

Item 7.3 - Staff Report re: Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd. – Mario Matteo Silvestro, Guido D’Alesio and 2088205 Ontario Ltd. 22, 24, 26, 28 and 32 John Street, Ward 3, File: OZS-2022-0035.

To Add:

Item 6.1 - Delegations re: Item 5.2 - Application to Amend the Zoning By-law, MHBC Planning – on behalf of Patel Land & Developments Ltd., 8383 Mississauga Road, Ward 4, File: OZS-2023-0007:

4. Tony Eliopokolos, Brampton Resident

5. Inder Chopra, Brampton Resident

Item 11.2 - Correspondence re: Item 5.2 - Application to Amend the Zoning By-law, MHBC Planning – on behalf of Patel Land & Developments Ltd., 8383 Mississauga Road, Ward 4:

6. Namrata and Jay Archarya, Updated Petition on behalf of area residents, dated June 5, 2023

Item 6.4 - Delegation re: Item 5.4 - Application to Amend the Zoning By-law, Airport Highway 7 Developments Ltd. c/o Glen Schnarr and Associates Inc., 9125 Airport Road, Ward 8, File: OZS-2023-0012:

2. Sam Sarjeant, Brampton Resident

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, 11.1 and 11.2

PDC065-2023

That the following items to the Planning and Development Committee Meeting of June 5, 2023, be approved as part of the Consent Motion:

7.1, 7.2, 11.1 and 11.2

Carried

5. Statutory Public Meeting Reports

5.1 Staff Presentation re: Application to Temporarily Amend the Zoning By-law, Sutharsan & Family Holdings Ltd c/o Blackthorn Development Corp, 5254 Old Castlemore Road, Ward 10, File: OZS-2023-0006

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

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.

PDC066-2023

1. That the Staff Presentation re: **Application to Temporarily Amend the Zoning By-law, Sutharsan & Family Holdings Ltd c/o Blackthorn Development Corp, 5254 Old Castlemore Road, Ward 10, File: OZS-**

2023-0006, to the Planning and Development Committee meeting of June 5, 2023, be received; and

2. That the following correspondence re: Application to Temporarily Amend the Zoning By-law, Sutharsan & Family Holdings Ltd c/o Blackthorn Development Corp, 5254 Old Castlemore Road, Ward 10, File: OZS-2023-0006, to the Planning and Development Committee meeting of June 5, 2023, be received:

1. Mark Condello, Glenn Schnarr and Associates Inc., on behalf of 47-1 Country Properties Limited and Castlemore Country Properties Limited, dated May 30, 2023.

Carried

5.2 Staff Presentation re: Application to Amend the Zoning By-law, MHBC Planning – on behalf of Patel Land & Developments Ltd., 8383 Mississauga Road, Ward 4, File: OZS-2023-0007

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

Edwin Li, Planner, Planning, Building and Growth Management, presented an overview of the application that included location overview, area context, development proposal, official plan designation, secondary plan designation, zoning by-law, zoning by-law amendment, planning framework summary, issues and opportunities, and next steps.

Stefan Staicu, Planner, MacNaughton Hermsen Britton Clarkson Planning Ltd. (MHBC Planning) advised the proposal was in the early stages and was present for questions.

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

- existing home values will be decreased
- impact on residents in the area
- parking spots, residential streets will be expected to support shortage
- congestion on the roadways
- noise level during construction
- safety of the children during school hours
- entry points should be on Mississauga Road or Financial Drive

- shadowing effects
- area zoned for residential with the building it becomes commercial
- privacy for residential residents
- lack of information provided to the residents

PDC067-2023

1. That the Staff Presentation re: **Application to Amend the Zoning By-law, MHBC Planning – on behalf of Patel Land & Developments Ltd., 8383 Mississauga Road, Ward 4, File: OZS-2023-0007**, to the Planning and Development Committee meeting of June 5, 2023, be received;
2. That the following delegations re: Application to Amend the Zoning By-law, MHBC Planning – on behalf of Patel Land & Developments Ltd., 8383 Mississauga Road, Ward 4, File: OZS-2023-0007, to the Planning and Development Committee meeting of June 5, 2023, be received; and
 1. Stefan Staicu and Debra Walker, MHBC Planning
 2. Narasimha Murthy Balasubramanian, Brampton Resident
 3. Namrata and Jay Acharya, Brampton Resident
 4. Tony Eliopokolos, Brampton Resident
 5. Inder Chopra, Brampton Resident
3. That the following correspondence re: Application to Amend the Zoning By-law, MHBC Planning – on behalf of Patel Land & Developments Ltd., 8383 Mississauga Road, Ward 4, File: OZS-2023-0007, to the Planning and Development Committee meeting of June 5, 2023, be received;
 1. Raheel Jiwan, Brampton Resident, dated May 22, 2023
 2. Clive Picardo, Brampton Resident, dated May 23, 2023
 3. Narasimha Murthy Balasubramanian, Brampton Resident, dated May 26, 2023
 4. Sheikh Aslam, Brampton Resident, dated May 28, 2023
 5. Jag Patel, Brampton Resident, dated May 31, 2023
 6. Jay Acharya, Petition on behalf of Area Residents, dated June 1, 2023 and updated and submitted on June 5, 2023

Carried

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

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.

PDC068-2023

That the Staff Presentation re: **Application to Amend the Zoning By-law, Airport Highway 7 Developments Ltd. c/o Glen Schnarr and Associates Inc., 9125 Airport Road, Ward 8, File: OZS-2023-0012**, to the Planning and Development Committee meeting of June 5, 2023, be received.

Carried

- 5.4 Staff Presentation re: Application to Amend the Secondary Plan and Zoning By-law, Apoca Carpenters Limited – Candevcon Limited, 4584 Castlemore Road, Ward 10, File: OZS-2023-0008

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

Andrew Ramsammy, Planner, Planning, Building and Growth Management, presented an overview of the application that included location overview, area context, development proposal, official plan designation, secondary plan designation, zoning by-law, zoning by-law amendment, planning framework summary, issues and opportunities, and next steps.

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

- privacy for residential residents
- environmental green space features of already existing homes
- concerns with height of the building

Staff commented the building would be ranging from two to four floors.

Additional comments from a resident included the following:

- support of the proposal

PDC069-2023

1. That the Staff Presentation re: **Application to Amend the Secondary Plan and Zoning By-law, Apoca Carpenters Limited – Candevcon Limited, 4584 Castlemore Road, Ward 10, File: OZS-2023-0008**, to the Planning and Development Committee meeting of June 5, 2023, be received; and
2. That the following delegations re: Application to Amend the Secondary Plan and Zoning By-law, Apoca Carpenters Limited – Candevcon Limited, 4584 Castlemore Road, Ward 10, File: OZS-2023-0008, to the Planning and Development Committee meeting of June 5, 2023, be received:
 1. Piyush Sheth, Brampton Resident
 2. Sam Sarjeant, Brampton Resident

Carried

6. Public Delegations (5 minutes maximum)

- 6.1 Delegation re: Application to Amend the Zoning By-law, MHBC Planning – on behalf of Patel Land & Developments Ltd., 8383 Mississauga Road, Ward 4, File: OZS-2023-0007

Dealt with under Item 5.2 - Recommendation PDC067-2023

- 6.2 Delegation re: Ministerial Zoning Order Request, 545 Steeles Avenue West, Ward 4

Item 11.4 was brought forward and dealt with at this time.

David Charezenko, Planner, Bousfield Inc., requested consideration for Ministerial Zoning Order (MZO) submitted for the redevelopment of 545 Steeles Avenue West. The development would consist of commercial and residential units. The redevelopment would allow for all public health and safety concerns to be addressed.

Committee discussion on this matter included the following:

- proposal would revitalize the area
- eliminate the negative attention of the area
- addresses housing issues

- consultation with surrounding buildings i.e. Sheridan College and Holland Christian Homes
- ensure City of Brampton framework for MZO request are being met
- proposal was at Planning and Development Committee meeting of June 20, 2022

David Charezenko advised Committee of the following:

- stakeholder plan has been drafted and will be discussed with City Staff
- future engagement will be undertaken with neighbors in the area
- availability of 2500 square meters of non residential lands to the neighbors including a grocery store

Committee suggested that staff consider the following when reviewing the proposal:

- capabilities of servicing in the area
- project anticipated traffic

A motion was introduced to refer the correspondence on this matter to staff for consideration and a report thereon to the June 14, 2023 meeting of Council.

The following motion was introduced.

PDC070-2023

1. That the following delegation re: **Ministerial Zoning Order Request, 545 Steeles Avenue West, Ward 4**, to the Planning and Development Committee meeting of June 5, 2023, be received; and
 1. David Charezenko, Bousfields Inc., on behalf of Kingknoll Developments, dated May 26, 2023
2. That the following correspondence re: Ministerial Zoning Order Request, 545 Steeles Avenue West, Ward 4, to the Planning and Development Committee meeting of June 5, 2023, be **referred** to staff for consideration and report thereon to the June 14, 2023 meeting of Council:
 1. Correspondence from David Charezenko, Bousfields Inc., on behalf of Kingknoll Developments, dated May 26, 2023.

Carried

- 6.3 Delegation re: Application to Amend the Secondary Plan and Zoning By-law, Apoca Carpenters Limited – Candevcon Limited, 4584 Castlemore Road, Ward 10, File: OZS-2023-0008

Dealt with under Item 5.4 - Recommendation PDC069-2023

7. Staff Presentations and Planning Reports

- 7.1 Staff Report re: Application to Amend the Zoning By-law and Draft Plan of Subdivision, KLM Planning Partners Inc. – Upper Mayfield Estates c/o Caliber Homes, 0, 5759 Mayfield Road, Ward 10, File: OZS-2022-0034

The following motion was approved on consent.

PDC071-2023

1. That the Staff Report re: **Application to Amend the Zoning By-law and Draft Plan of Subdivision, KLM Planning Partners Inc. – Upper Mayfield Estates c/o Caliber Homes, 0, 5759 Mayfield Road, Ward 10, File: OZS-2022-0034**, to the Planning and Development Committee Meeting of June 5, 2023, be received;
2. That the application for Zoning By-law Amendment and Draft Plan of Subdivision submitted by KLM Planning Partners Inc. on behalf of Caliber Homes be approved on the basis 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 the Recommendation Report;
3. That the amendment to the Zoning By-law generally in accordance with the attached Appendix 13 to this report be adopted; and
4. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34 of the Planning Act, R.S.O. c.P. 13, as amended.

Carried

- 7.2 Staff Report re: Application to Amend the Zoning By-law, Goldberg Group – Cedar City Greenvale Maytor Inc., Southwest corner of Mayfield Road and Torbram Road, Ward 9, File: C05E17.004

The following motion was approved on consent.

PDC072-2023

1. That the Staff Report re: **Application to Amend the Zoning By-law, Goldberg Group – Cedar City Greenvale Maytor Inc., Southwest corner of Mayfield Road and Torbram Road, Ward 9, File: C05E17.004**, to the Planning and Development Services Meeting of June 5, 2023 be received;
2. That the Application to Amend the Zoning By-law submitted by Goldberg Group on behalf of Cedar City Greenvale Maytor Inc., be endorsed, on the basis that it represents good planning, including that it is consistent with the Planning Act, and for the reasons set out in the Planning Recommendation Report dated May 17, 2023;
3. That a By-law attached hereto as Appendix 9 be passed to amend the Comprehensive Zoning By-law 270-2004, as amended; and
4. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34(17) of the Planning Act, R.S.O. c.P. 13, as amended.

Carried

- 7.3 Staff Report re: Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd. – Mario Matteo Silvestro, Guido D’Alesio and 2088205 Ontario Ltd. 22, 24, 26, 28 and 32 John Street, Ward 3, File: OZS-2022-0035

Dealt with (Withdrawn) under Approval of the Agenda - Recommendation PDC064-2023.

8. Committee Minutes

Nil

9. Other Business/New Business

Nil

10. Referred/Deferred Matters

Nil

11. Correspondence

- 11.1 Correspondence from Joanne Hyde, Clerk and Manager, Policy, Toronto and Region Conservation Authority (TRCA), dated May 15, 2023, re: Section 28 Regulation Mapping Annual Update

The following motion was approved on consent.

PDC073-2023

1. That the correspondence from the Toronto and Region Conservation Authority's (TRCA) 28 Regulation Mapping, dated May 15, 2023, to the Planning and Development Committee meeting of June 5, 2023 be received.

Carried

- 11.2 Correspondence re: Application to Amend the Zoning By-law, MHBC Planning – on behalf of Patel Land & Developments Ltd., 8383 Mississauga Road, Ward 4, File: OZS-2023-0007

The following motion was approved on consent.

Dealt with under Item 5.2 - Recommendation PDC067-2023

- 11.3 Correspondence re: Application to Temporarily Amend the Zoning By-law, Sutharsan & Family Holdings Ltd c/o Blackthorn Development Corp, 5254 Old Castlemore Road, Ward 10, File: OZS-2023-0006

Dealt with under Item 5.1 - Recommendation PDC066-2023

- 11.4 Correspondence from David Charezenko, Bousfields Inc., on behalf of Kingknoll Developments, dated May 26, 2023 re: Ministerial Zoning Order Request, 545 Steeles Avenue West, Ward 4

Dealt with under Item 6.2 - Recommendation PDC070-2023

12. Councillor Question Period

Nil

13. Public Question Period

Nil

14. Closed Session

Nil

15. Adjournment

PDC074-2023

That the Planning and Development Committee do now adjourn to meet again for a Regular Meeting on Monday, June 26, 2023, at 7:00 p.m. or at the call of the Chair.

Carried

Regional Councillor M. Palleschi, Chair



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 Widening – RM 41/2022

The following motion was approved on consent.

PDC077-2023

1. That the Staff Report re: **Supplementary Information on Residential Driveway Widening – 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



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
- Staff Present:
- Steve Ganesh, Commissioner, Planning Building and Growth Management
 - Allan Parsons, Director, Development Services
 - David Vanderberg, Manager, Planning Building and Economic Development
 - Angelo Ambrico, Manager, Development Services
 - Francois Hemon-Morneau, Planner, Development Services
 - Emma De Melo, 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 7.11 p.m. and adjourned at 10:48 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 (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**

PDC089-2023

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

To add:

Item 6.3 re: Item 5.2 - Delegation re: Application to amend the Official Plan and Zoning By-law, KLM Planning Partners on behalf of Metrus Central Properties Inc., 0 Steeles Avenue West, Ward 4, File: OZS-2023-0014

1. Kulvir Singh Gill, Brampton Resident

Item 11.1 re Item 5.3 - Correspondence re: Application to amend the Official Plan and Zoning By-law, KLM Planning Partners on behalf of Metrus Central Properties Inc., 1735 Steeles Avenue West, Ward 6, File: OZS-2023-0015

1. Diane Maxworth, Brampton Resident, dated July 31, 2023
2. Manjit, Brampton Resident, dated July 31, 2023

Item 11.2 re Item 5.2 - Correspondence re: Application to amend the Official Plan and Zoning By-law, KLM Planning Partners on behalf of Metrus Central Properties Inc., 0 Steeles Avenue West, Ward 4, File: OZS-2023-0014

1. Diane Maxworth, Brampton Resident, dated July 31, 2023

2. Manjit, Brampton Resident, dated July 31, 2023

Item 11.6 - Correspondence re: Item 5.4 - Application to Amend the Zoning By-law, Official Plan and Draft Plan of Subdivision, 13743446 Canada Inc. c/o Blackthorn Development Corp., 9874 The Gore Road, Ward 8, File: OZS-2023-0017

1. Michael Gagnon, Gagnon Walker Domes, dated July 31, 2023

To withdraw:

Item 6.1 - Delegation re: City of Brampton Planning Application Fees - Planning Fees By-law 85-96:

1. Colin Chung, Glen Schnarr & Associates Inc.

Carried

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

Nil

4. Consent Motion

The following item listed with a caret (^) was considered to be routine and non-controversial by the Committee and was approved at one time:

8.1

PDC090-2023

The following item listed with a caret (^) was considered to be routine and non-controversial by the Committee and was approved at one time:

8.1

Carried

5. Statutory Public Meeting Reports

- 5.1 Staff Presentation re: Application to Amend the Zoning By-law, Avalon Developments c/o Weston Consulting, 137 Steeles Avenue West, Ward 4, File: OZS-2023-0018

Items 6.4 and 11.4 were brought forward and dealt with at this time.

Angelo Ambrico, Manager, Development Services, presented an overview of the application that included location overview, area context, development proposal,

official plan designation, secondary plan designation, zoning by-law, zoning by-law amendment, planning framework summary, issues and opportunities, and next steps.

Martin Quarcoopome, Planner, Weston Consulting, presented an overview of the application that included the subject property, proposed development, ground floor plan, planning framework, City of Brampton official plan and MTSA boundary and, the tertiary plan.

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

1. Gabriel Virag, Brampton Resident
2. Sylvia Roberts, Brampton Resident

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

- shadowing effect on homes in the vicinity
- suggestions that a shadow study be completed both in winter and summer
- reconsideration of a new height for the buildings
- lack of designated handicap parking
- lack of bicycle parking spots

Staff commented that they are in the process of acquiring the shadow impact study.

The following motion was considered.

PDC091-2023

1. That the Staff Presentation re: **Application to Amend the Zoning By-law, Avalon Developments c/o Weston Consulting, 137 Steeles Avenue West, Ward 4, File: OZS-2023-0018** to the Planning and Development Committee meeting of July 31, 2023, be received;
2. That the following delegations re: Application to Amend the Zoning By-law, Avalon Developments c/o Weston Consulting, 137 Steeles Avenue West, Ward 4, File: OZS-2023-0018 to the Planning and Development Committee meeting of July 31, 2023, be received; and
 1. Martin Quarcoopome, Weston Consulting
 2. Marko Juricic, Brooklyn Contracting Inc.

3. Gabriel Virag, Brampton Resident
4. Sylvia Roberts, Brampton Resident
3. That the following correspondence re: Application to Amend the Zoning By-law, Avalon Developments c/o Weston Consulting, 137 Steeles Avenue West, Ward 4, File: OZS-2023-0018 to the Planning and Development Committee meeting of July 31, 2023, be received.
 1. A.F., Brampton Resident, dated July 25, 2023
 2. Colin Chung, Glenn Schnarr and Associates, on behalf of Newmark Developments Limited, dated July 28, 2023
 3. Alexander Suriano, Aird Berlis, on behalf of Hillside TO Properties Inc., dated July 28, 2023

Carried

- 5.2 Staff Presentation re: Application to amend the Official Plan and Zoning By-law, KLM Planning Partners on behalf of Metrus Central Properties Inc., 0 Steeles Avenue West, Ward 4, File: OZS-2023-0014

Items 6.3 and 11.2 were brought forward and dealt with at this time.

Emma Demelo, Planner, Development Services, presented an overview of the application that included location overview, area context, development proposal, official plan designation, secondary plan designation, zoning by-law, zoning by-law amendment, planning framework summary, issues and opportunities, and next steps.

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

1. Sean Bhagwandin, Brampton Resident
2. Dave Aeri, Brampton Resident - not present
3. Fazelah Ali, Brampton Resident
4. Anish Shah, Brampton Resident
5. Dhiren Mehta, Brampton Resident
6. Gaurav Yaksh, Brampton Resident
7. Sandeep Sharma, Brampton Resident

8. Amaritpal Gill, Brampton Resident
9. Major Singh, Brampton Resident
10. Jasmeet Singh, Brampton Resident - not present
11. Harshal Bhatt, Brampton Resident
12. Conrad Fernandes, Brampton Resident
13. Kanwar Deep Singh Bhatia, Brampton Resident
14. Sylvia Roberts, Brampton Resident
15. Marijana Neves, Brampton Resident
16. Kulvir Singh Gill, Brampton Resident
17. Wei Chen, Brampton Resident
18. Penny Dorka, Brampton Resident
19. Natasha Mercy, Brampton Resident
20. Niaaer Nazir, Brampton Resident
21. Nadir Khan, Brampton Resident

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

- concerns with the setbacks of the buildings
- privacy for residents
- existing home values will be decreased
- damage to homes in the area
- residential streets will be expected to support shortage of parking spots
- congestion on the roadways
- noise level during construction
- safety of the children during school hours
- concerns about the density that will be created by the number of buildings to be built
- loss of enjoyment of their homes

- lack of schools, hospitals, grocery stores, community centers and parks in the area
- elderly residents safety at risk
- lack of information provided to the residents
- insufficient transit in the area
- traffic study should be completed while schools are in operation
- shadowing effects

Staff commented they will be working with the applicant on the concerns raised by residents and the recommendation report will come back within six months.

The following motion was considered.

PDC092-2023

1. That the Staff Presentation re: **Application to amend the Official Plan and Zoning By-law, KLM Planning Partners on behalf of Metrus Central Properties Inc., 0 Steeles Avenue West, Ward 4, File: OZS-2023-0014** to the Planning and Development Committee meeting of July 31, 2023, be received;
2. That the following delegations re: Application to amend the Official Plan and Zoning By-law, KLM Planning Partners on behalf of Metrus Central Properties Inc., 0 Steeles Avenue West, Ward 4, File: OZS-2023-0014 to the Planning and Development Committee meeting of July 31, 2023, be received; and
 1. Sean Bhagwandin, Brampton Resident
 2. Dave Aeri, Brampton Resident - not present
 3. Keith MacKinnon, KLM Planning Partners Inc., Daren Steedman, DG Group
 4. Fazelah Ali, Brampton Resident
 5. Anish Shah, Brampton Resident
 6. Dhiren Mehta, Brampton Resident
 7. Gaurav Yaksh, Brampton Resident
 8. Sandeep Sharma, Brampton Resident
 9. Amaritpal Gill, Brampton Resident

10. Major Singh, Brampton Resident
 11. Jasmeet Singh, Brampton Resident - not present
 12. Harshal Bhatt, Brampton Resident
 13. Conrad Fernandes, Brampton Resident
 14. Kanwar Deep Singh Bhatia, Brampton Resident
 15. Sylvia Roberts, Brampton Resident
 16. Marijana Neves, Brampton Resident
 17. Kulvir Singh Gill, Brampton Resident
 18. Wei Chen, Brampton Resident
 19. Penny Dorka, Brampton Resident
 20. Natasha Mercy, Brampton Resident
 21. Niaeer Nazir, Brampton Resident
 22. Nadir Khan, Brampton Resident
3. That the following correspondence re: Application to Amend the Zoning By-law, Avalon Developments c/o Weston Consulting, 137 Steeles Avenue West, Ward 4, File: OZS-2023-0018 to the Planning and Development Committee meeting of July 31, 2023, be received.
1. Anna D'Agostino, Brampton Resident, dated July 14, 2023
 2. Vijar Ojar, Brampton Resident, dated July 19, 2023
 3. Conrad Fernandes, Brampton Resident, dated July 12, 2023
 4. Sean Bhagwandin and Aruna Ramgoolam, Brampton Residents, dated July 25, 2023
 5. Alison D., Brampton Resident, dated July 25, 2023
 6. Nighat Zaidi and Syed Riaz Mustafa, Brampton Residents, dated July 23, 2023
 7. Jaswinder Gill, Brampton Resident, dated July 26, 2023
 8. Binil Nair and Anulakshmy Binil Nair, Brampton Residents, dated July 26, 2023

9. Dharmali Shah - Petition - on behalf of Copper Ridge Community Residents, dated July 25, 2023
10. Prashant Nair, Brampton Resident, dated July 26, 2023
11. Amar Singh, Brampton Resident, dated July 26, 2023
12. AnuLakshmy Nair, Brampton Resident, dated July 25, 2023
13. Anish Shah, Brampton Resident, dated July 26, 2023
14. Ed Mandani, Brampton Resident, dated July 26, 2023
15. Yi Sun, Brampton Resident, dated July 26, 2023
16. Ms. Nazir, Brampton Resident, dated July 28, 2023
17. Gagandeep Malhotra, Brampton Resident, dated July 27, 2023
18. Kuldeep Panwar, Brampton Resident, dated July 30, 2023
19. Genevieve Balan, Brampton Resident, dated July 27, 2023
20. Niaeer Nazir, Brampton Resident, dated July 28, 2023
21. Kevin and Joanne Kim, Brampton Resident, dated July 28, 2023
22. Diane Maxworth, Brampton Resident, dated July 31, 2023
23. Manjit, Brampton Resident, dated July 31, 2023

Carried

- 5.3 Staff Presentation re: Application to amend the Official Plan and Zoning By-law, KLM Planning Partners on behalf of Metrus Central Properties Inc., 1735 Steeles Avenue West, Ward 6, File: OZS-2023-0015

Items 6.6 and 11.1 were brought forward and dealt with at this time.

Emma Demelo, Planner, Development Services, presented an overview of the application that included location overview, area context, development proposal, official plan designation, secondary plan designation, zoning by-law, zoning by-law amendment, planning framework summary, issues and opportunities, and next steps.

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

1. Kiran Johal, Brampton Resident

2. Joanne Hillion, Brampton Resident
3. Gagandeep Malhotra, Brampton Resident
4. Sylvia Roberts, Brampton Resident
5. Pramit Sheth, Brampton Resident
6. Judy Power, Brampton Resident

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

- shadowing effects
- expansion of Steeles Avenue and Financial Drive
- lack of sufficient grocery stores, long term care facilities, recreation centers, parks, hospitals, and schools
- residential streets will be expected to support shortage of parking spots
- increased crime
- existing home values will be decreased
- congestion on the roadways
- noise level during construction
- safety of the children during school hours
- lack of transit in the area
- concerns of about the number of buildings proposed
- insufficient transit in the area
- overcrowding

Staff commented they will be working with the applicant on the concerns raised by residents and the recommendation report will come back within six months.

The following motion was considered.

PDC093-2023

1. That the Staff Presentation re: **Application to amend the Official Plan and Zoning By-law, KLM Planning Partners on behalf of Metrus Central Properties Inc., 1735 Steeles Avenue West, Ward 6, File: OZS-**

2023-0015 to the Planning and Development Committee meeting of July 31, 2023, be received;

2. That the following delegations re: Application to amend the Official Plan and Zoning By-law, KLM Planning Partners on behalf of Metrus Central Properties Inc., 1735 Steeles Avenue West, Ward 6, File: OZS-2023-0015 to the Planning and Development Committee meeting of July 31, 2023, be received; and

1. Keith MacKinnon, KLM Planning Partners Inc., Daren Steedman, DG Group
2. Kiran Johal, Brampton Resident
3. Joanne Hillion, Brampton Resident
4. Gagandeep Malhotra, Brampton Resident
5. Sylvia Roberts, Brampton Resident
6. Pramit Sheth, Brampton Resident
7. Judy Power, Brampton Resident

3. That the following correspondence re: Application to amend the Official Plan and Zoning By-law, KLM Planning Partners on behalf of Metrus Central Properties Inc., 1735 Steeles Avenue West, Ward 6, File: OZS-2023-0015 to the Planning and Development Committee meeting of July 31, 2023, be received;

1. Ketan Patel, Brampton Resident, dated July 12, 2023
2. Babu Cherain, Brampton Resident, dated July 23, 2023
3. Connie Tran, Brampton Resident, dated July 24, 2023
4. Nighat Zaidi and Syed Riaz Mustafa, Brampton Residents, dated July 23, 2023
5. Joanne Hillion, Brampton Resident, dated July 27, 2023
6. Sarbjeet Sidhu, Brampton Resident, dated July 26, 2023
7. Fleming and Glynis Viegas, Brampton Residents, dated July 27, 2023
8. Gagandeep Malhotra, Brampton Resident, dated July 27, 2023
9. Sue, Brampton Resident, dated July 27, 2023
10. Genevieve Balan, Brampton Resident, dated July 27, 2023

11. Niaeer Nazir, Brampton Resident, dated July 28, 2023
12. Paul DaSilva, Brampton Resident, dated July 29, 2023
13. Diane Maxworth, Brampton Resident, dated July 31, 2023
14. Manjit, Brampton Resident, dated July 31, 2023

Carried

- 5.4 Staff Presentation re: Application to Amend the Zoning By-law, Official Plan and Draft Plan of Subdivision, 13743446 Canada Inc. c/o Blackthorn Development Corp., 9874 The Gore Road, Ward 8, File: OZS-2023-0017

Items 6.2 and 11.6 were brought forward and dealt with at this time.

François Hémon-Morneau, Planner, Development Services, presented an overview of the application that included location overview, area context, development proposal, official plan designation, secondary plan designation, zoning by-law, zoning by-law amendment, planning framework summary, issues and opportunities, and next steps.

Michael Gagnon, Planner, Gagnon Walker Domes, representing Fitzpatrick and Area Residential Association, outlined the residents ownership map, existing estate residential area and subject site, site plan, details of the proposal, photos of existing residential estate area, and the basis of the opposition to the applications by the residents.

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

1. Michael Gagnon, Gagnon Walker Domes Ltd.
2. Ken Singh, Fitzpatrick and Area Residential Association
3. Onorio Rocco, Fitzpatrick and Area Residential Association
4. Sarbjit Singh, Fitzpatrick and Area Residential Association

Committee consideration of the matter included concerns from the members of the Fitzpatrick and Area Residential Association with respect to following:

- Bylaw 270-2004 states the estate lots are for single detached dwelling
- area is zoned for low density and low intensity development
- proposal is out of character for estate neighborhood

- traffic and speeding concerns
- Fitzpatrick Road will be used as a bypass road
- shadowing effects
- privacy issues
- safety of the residents
- excessive noise
- quality of life for existing neighbors

Maurizio Rogato, Planner, Blackthorn Development, advised committee of the following:

- consultation between the Region of Peel and the City of Brampton was well over a year
- full serviced site location
- 3 metre back yard exception is to accommodate the double frontage
- an amenity area incorporated
- under utilized site

The following motion was considered.

PDC094-2023

1. That the Staff Presentation re: **Application to Amend the Zoning By-law, Official Plan and Draft Plan of Subdivision, 13743446 Canada Inc. c/o Blackthorn Development Corp., 9874 The Gore Road, Ward 8, File: OZS-2023-0017** to the Planning and Development Committee meeting of July 31, 2023, be received;
2. That the following delegations re: Application to Amend the Zoning By-law, Official Plan and Draft Plan of Subdivision, 13743446 Canada Inc. c/o Blackthorn Development Corp., 9874 The Gore Road, Ward 8, File: OZS-2023-0017 to the Planning and Development Committee meeting of July 31, 2023, be received; and
 1. Maurizio Rogato, Blackthorn Development Corp.
 2. Michael Gagnon, Gagnon Walker Domes Ltd.
 3. Ken Singh, Fitzpatrick and Area Residential Association

4. Onorio Rocco, Fitzpatrick and Area Residential Association
5. Sarbjit Singh, Fitzpatrick and Area Residential Association
3. That the following correspondence re: Application to Amend the Zoning By-law, Official Plan and Draft Plan of Subdivision, 13743446 Canada Inc. c/o Blackthorn Development Corp., 9874 The Gore Road, Ward 8, File: OZS-2023-0017 to the Planning and Development Committee meeting of July 31, 2023, be received;
 1. Onorio Rocco, Fitzpatrick and Area Residential Association, Petition, on behalf of Area Residents, dated July 31, 2023
 2. Michael Gagnon, Gagnon Walker Domes, dated July 31, 2023

Carried

- 5.5 Staff Presentation re: Application to Amend the Zoning By-law and Official Plan, HP 9131313 Inc. c/o Candevcon Limited, 9320 Goreway Drive, Ward 8, File: OZS-2023-0016

Item 11.5 was brought forward and dealt with at this time.

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.

PDC095-2023

1. That the Staff Presentation re: **Application to Amend the Zoning By-law and Official Plan, HP 9131313 Inc. c/o Candevcon Limited, 9320 Goreway Drive, Ward 8, File: OZS-2023-0016** to the Planning and Development Committee meeting of July 31, 2023, be received.
2. That the following correspondence re: Application to Amend the Zoning By-law and Official Plan, HP 9131313 Inc. c/o Candevcon Limited, 9320 Goreway Drive, Ward 8, File: OZS-2023-0016 to the Planning and Development Committee meeting of July 31, 2023, be received.
 1. Andy Pang, Brampton Resident, dated July 26, 2023

Carried

6. Public Delegations (5 minutes maximum)

- 6.1 Delegation re: City of Brampton Planning Application Fees - Planning Fees By-law 85-96

Dealt with under Item Approval of Agenda - Recommendation PDC089-2023

- 6.2 Delegation re: Application to Amend the Zoning By-law, Official Plan and Draft Plan of Subdivision, 13743446 Canada Inc. c/o Blackthorn Development Corp., 9874 The Gore Road, Ward 8, File: OZS-2023-0017

Dealt with under Item 5.4 - Recommendation PDC094-2023

- 6.3 Delegation re: Application to amend the Official Plan and Zoning By-law, KLM Planning Partners on behalf of Metrus Central Properties Inc., 0 Steeles Avenue West, Ward 4, File: OZS-2023-0014

Dealt with under Item 5.2 - Recommendation PDC092-2023

- 6.4 Delegation re: Application to Amend the Zoning By-law, Avalon Developments c/o Weston Consulting, 137 Steeles Avenue West, Ward 4, File: OZS-2023-0018

Dealt with under Item 5.1 - Recommendation PDC091-2023

- 6.5 Delegation re: Application to Amend the Zoning By-law, Highway 50 & 7 South Equities Inc. Pangreen Ltd. Partnership, 9404635 Canada Inc., Greycan 9 Properties Ltd. Partnership, Greycan 9 Properties Inc. Weston Consulting, Ward 8, File: OZS-2022-0036

Items 7.1 and 11.3 were brought forward and dealt with at this time.

A motion was introduced to amend the staff recommendation to add the following clause:

‘That prior to the zoning by-law amendment coming forward for enactment, staff be requested to work with the Region of Peel and the Applicant to confirm that the truck access be restricted from The Gore Road and shifted to Highway 50’.

The following delegates addressed Committee and expressed their gratitude and appreciation for the support on this issue:

1. Pankaj Chopra, Brampton Resident
2. Parmod Ralhan, Brampton Resident
3. Veena Tahlan and Narinder Sehravat, Brampton Residents
4. Franka Cautillo, Brampton Resident
5. Tony Cautillo, Brampton Resident

6. Ruby Malik, Brampton Resident
7. Mukesh and Sarita Puri, Brampton Residents
8. Raj Sharma, Brampton Resident
9. Rajinder Saini, Brampton Resident

The following motion was considered.

PDC096-2023

1. That the Staff Report re: **Application to Amend the Zoning By-law, Highway 50 & 7 South Equities Inc. Pangreen Ltd. Partnership; 9404635 Canada Inc.; Greycan 9 Properties Ltd. Partnership; Greycan 9 Properties Inc., Weston Consulting, Ward 8, File: OZS-2022-0036** to the Planning and Development Committee of July 31, 2023 be received;
2. That the application for Zoning By-law Amendment submitted by Weston Consulting on behalf of Highway 50 & 7 South Equities Inc.; Pangreen Limited Partnership; 9404635 Canada Inc.; and Greycan 9 Properties Limited Partnership; Greycan 9 Properties Inc. be approved on the basis 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 the Recommendation Report;
3. That the amendment to the Zoning By-law generally in accordance with the attached Attachment11 to this report be adopted;
4. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34 of the Planning Act, R.S.O. c.P. 13, as amended;
5. That prior to the zoning by-law amendment coming forward for enactment, staff be requested to work with the Region of Peel and the Applicant to confirm that the truck access be restricted from The Gore Road and shifted to Highway 50;
6. That the following delegations re: Application to Amend the Zoning By-law, Highway 50 & 7 South Equities Inc. Pangreen Ltd. Partnership; 9404635 Canada Inc.; Greycan 9 Properties Ltd. Partnership; Greycan 9 Properties Inc., Weston Consulting, Ward 8, File: OZS-2022-0036 to the Planning and Development Committee of July 31, 2023 be received; and

1. Pankaj Chopra, Brampton Resident
 2. Parmod Ralhan, Brampton Resident
 3. Veena Tahlan and Narinder Sehrawat, Brampton Residents
 4. Franka Cautillo, Brampton Resident
 5. Tony Cautillo, Brampton Resident
 6. Ruby Malik, Brampton Resident
 7. Mukesh and Sarita Puri, Brampton Residents
 8. Michael Vani, Weston Consulting
 9. Raj Sharma, Brampton Resident
 10. Rajinder Saini, Brampton Resident
7. That the following correspondence re: Application to Amend the Zoning By-law, Highway 50 & 7 South Equities Inc. Pangreen Ltd. Partnership; 9404635 Canada Inc.; Greycan 9 Properties Ltd. Partnership; Greycan 9 Properties Inc., Weston Consulting, Ward 8, File: OZS-2022-0036 to the Planning and Development Committee of July 31, 2023 be received:
1. Pankaj Chopra, Brampton Resident, dated May 29, 2023
 2. Pankaj Chopra, Brampton Resident, dated June 1, 2023
 3. Veena Tahlan, Brampton Resident, dated May 29, 2023
 4. Veena Tahlan, Brampton Resident, dated June 1, 2023
 5. Atul Jain, Brampton Resident, dated January 17, 2023
 6. Veena Tahlan and Narinder Sehrawat, Brampton Residents, dated February 5, 2023
 7. Tony Cautillo, Brampton Resident, dated July 25, 2023
 8. Petition - Ruby Malik on behalf of Area Residents, dated July 25, 2023
 9. Mario Asta, Brampton Resident, dated July 25, 2023
 10. Tony Carosi, Brampton Resident, dated July 28, 2023

Carried

- 6.6 Delegation re: Application to amend the Official Plan and Zoning By-law, KLM Planning Partners on behalf of Metrus Central Properties Inc., 1735 Steeles Avenue West, Ward 6, File: OZS-2023-0015

Dealt with under Item 5.3 - Recommendation PDC093-2023

- 6.7 Delegation re: Minutes - Brampton Heritage Board - July 26, 2023

Don Arthur addressed Committee and advised that the renovations proposed for the property at 85 Victoria Street in the Village of Churchville would be considered a 'rebuild', similar to other properties in the Village. He clarified that the renovations would not be considered precedent setting.

Committee consideration of the matter included consensus that recommendation HB048-2023, of the subject minutes be referred to the August 9, 2023, Council Committee Meeting.

PDC097-2023

1. That the Minutes of the Brampton Heritage Board meeting of July 26, 2023, Recommendations HB045-2023 - HB047-2023 and HB049-2023 - HB050-2023, to the Planning and Development Committee Meeting of July 31, 2023, be approved as published and circulated; and
2. That the following recommendation be referred to the Council meeting of August 9, 2023:

HB048-2023

1. That the report from Shelby Swinfield, Heritage Planner, to the Brampton Heritage Board Meeting of July 26, 2023, re: Heritage Impact Assessment and Heritage Permit - 85 Victoria Street - Ward 6, be received; and
2. That the Heritage Permit Application be refused.

The recommendations were approved as follows:

HB045-2023

That the agenda for the Brampton Heritage Board meeting of July 26, 2023, be approved as published and circulated.

HB046-2023

1. That the report from Merissa Lompart, Assistant Heritage Planner, to the Brampton Heritage Board Meeting of July 26, 2023, re: **Intention to**

**Designate under Part IV, Section 29 of the Ontario Heritage Act –
10315 Winston Churchill Boulevard - Ward 6**, be received;

2. That the designation of the property at 10315 Winston Churchill Boulevard under Part IV, Section 29 of the Ontario Heritage Act (the “Act”) be approved;
3. That staff be authorized to publish and serve the Notice of Intention to designate the property at 10315 Winston Churchill Boulevard in accordance with the requirements of the Act;
4. That, in the event that no objections to the designation are received, a by-law be passed to designate the subject property;
5. That, in the event that any objections to the designation are received, staff be directed to refer the proposed designation to the Ontario Land Tribunal; and,
6. That staff be authorized to attend any hearing process held by the Ontario Land Tribunal in support of Council’s decision to designate the subject property.

HB047-2023

1. That the report from Merissa Lompart, Assistant Heritage Planner, to the Brampton Heritage Board Meeting of July 26, 2023, re: **Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 17 Frederick Street - Ward 3**, be received;
2. That the designation of the property at 17 Frederick Street under Part IV, Section 29 of the Ontario Heritage Act (the “Act”) be approved;
3. That staff be authorized to publish and serve the Notice of Intention to designate the property at 17 Frederick Street in accordance with the requirements of the Act;
4. That, in the event that no objections to the designation are received, a by-law be passed to designate the subject property;
5. That, in the event that any objections to the designation are received, staff be directed to refer the proposed designation to the Ontario Land Tribunal; and,
6. That staff be authorized to attend any hearing process held by the Ontario Land Tribunal in support of Council’s decision to designate the subject property.

HB048-2023 – Referred to the August 9, 2023 Council meeting pursuant to Recommendation PDC097-2023

HB049-2023

1. That the report from Shelby Swinfield, Heritage Planner, dated June 20, 2023, to the Brampton Heritage Board Meeting of April, re: **Heritage Conservation Plan and Heritage Building Protection Plan – 8940 Creditview Road – Ward 4**, the be received;
2. That the Heritage Conservation Plan, prepared by Parslow Heritage Consultancy Inc., dated April 26, 2023 be received; and
3. That the Heritage Building Protection Plan, prepared by Parslow Heritage Consultancy Inc., dated November 22, 2022 be approved.

HB050-2023

That the Brampton Heritage Board meeting do now adjourn to meet again on September 19, 2023 at 7:00 p.m.

Carried

7. Staff Presentations and Planning Reports

- 7.1 Staff Report re: Application to Amend the Zoning By-law, Highway 50 & 7 South Equities Inc. Pangreen Ltd. Partnership; 9404635 Canada Inc.; Greycan 9 Properties Ltd. Partnership; Greycan 9 Properties Inc., Weston Consulting, Ward 8, File: OZS-2022-0036

Dealt with under Item 6.5 - Recommendation PDC096-2023

8. Committee Minutes

- 8.1 Minutes - Brampton Heritage Board - June 20, 2023

The following motion was approved on consent.

PDC098-2023

That the Minutes of the Brampton Heritage Board meeting of June 20, 2023, Recommendations HB033-2023 - HB044-2023, to the Planning and Development Committee Meeting of July 31, 2023, be approved as published and circulated.

The recommendations were approved as follows:

HB033-2023

That the agenda for the Brampton Heritage Board meeting of June 20, 2023 be approved as published and circulated.

HB034-2023

That the presentation by Charlotte Gravlev, Deputy Clerk, to the Brampton Heritage Board meeting of June 20, 2023, re: **Brampton Heritage Board Orientation** be received.

HB035-2023

That the presentation by Charlton Carscallen, Supervisor/Principal Planner, to the Brampton Heritage Board meeting of June 20, 2023, re: **Brampton Heritage Board Introduction** be received.

HB036-2023

1. That the report by Harsh Padhya, Heritage Planner, to the Brampton Heritage Board meeting of June 20, 2023, re: **8935 Mississauga Road – Heritage Impact Assessment – Ward 4 (HE.x 8935 Mississauga Road)** be received; and,
2. That the recommendation within the Heritage Impact Assessment prepared by Parslow Heritage Consultancy Inc. (PHC), dated November 2022, for removing the property from the heritage register, be approved.

HB037-2023

1. That the report from Shelby Swinfield, Heritage Planner, dated April 6, 2023, to the Brampton Heritage Board meeting of June 20, 2023, re: **Heritage Impact Assessment - 0 & 256 Main Street North - Ward 1** be received;
2. That the Heritage Impact Assessment for 0 and 256 Main Street North, prepared by LHC Heritage Planning and Archaeology, dated February 2023 be approved; and
3. That the following recommendations within the Heritage Impact Assessment by LHC Heritage Planning and Archaeology be followed:
 1. A Temporary Protection Plan be prepared to mitigate potential indirect and accidental impacts to the adjacent resource due to construction;
 2. A plaque be considered to commemorate the mercantile history of Brampton; and

3. Comparative analysis of the proposed design elements indicates that it is sympathetic to the character of the surrounding area. LHC recommends that a more vernacular set of materials and designs be utilized. This can include the following:
 1. The use of rusticated buff brick instead of stone or stucco on the first storey;
 2. The use of dichromatic brick ends mimicking quoins and/or the use of buff brick in the engaged pilasters; and
 - The addition of decorative brick coursework which would provide visual interest apart from the symmetry of the building.

HB038-2023

1. That the report from Shelby Swinfield, Heritage Planner, dated March 14, 2023, to the Brampton Heritage Board meeting of June 20, 2023, re: **Heritage Impact Assessment, 4784 Castlemore Road, Ward 10** be received;
2. That the Heritage Impact Assessment for 4784 Castlemore Road, prepared by Golder/WSP Canada Inc, dated March 1, 2023 (per Appendix 1) be approved;
3. That all recommendations within the Heritage Impact Assessment by Golder/WSP Canada Inc. dated March 1, 2023 be followed, including but not limited to:
 1. The applicant shall compile a Heritage Building Protection Plan (HBPP) to stabilize and conserve the farmhouse in its current location until the proposed development is initiated. Include measures in the HBPP to mothball the structure until the conservation effort can begin.
 1. The HBPP should be prepared by a qualified individual in accordance with the *Standards and Guidelines for the Conservation of Historic Places in Canada*, 2nd Edition (Parks Canada 2010); the *Code of Ethics and Guidelines for Practices* by the Canadian Association of Conservation of Cultural Property and the Canadian Association of Professional Conservators (2009); the MHSTCI's *Eight Guiding Principles in the Conservation of Built Heritage Properties* (2007); *Preservation Briefs 31: Mothballing Historic Buildings* (Park, 1993), and *Well-Preserved: The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation* (Fram 1998).

2. The HBPP should also include a plan for potential physical impacts such as accidental damage from machinery, a plan for appropriate repairs should damage occur to the building, and communication protocols that identify who should be informed about the heritage attributes and who should be contacted if there is accidental damage.
2. The applicant shall establish a regular inspection and monitoring protocol until the proposed development is initiated;
3. The applicant shall prepare a Heritage Conservation Plan (HCP) detailing how the heritage attributes of the farmhouse will be conserved, protected, and enhanced, and the preferred conservation approach (i.e., rehabilitation for adaptive reuse), that balances the objectives of heritage conservation with economic and social sustainability.
 1. The HCP should also include required actions and trades depending on approach, and an implementation schedule to conserve the farmhouse prior to, during, and after the relocation effort.
4. The applicant shall document the farmhouse through measured drawings, rectified photography, and written notes prior to undertaking any intervention beyond minor stabilization or maintenance;
5. In accordance with the MCM's Heritage Resources in Land Use Planning Process design guidelines that harmonize massing, setback, setting and materials as a mitigation measure to reduce impacts to cultural heritage resources, the design of the dwellings immediately surrounding the farmhouse shall be sensitively designed to reflect a similar massing, height, and materials.
 1. This includes efforts to limit the height of the mid-rise building to the south of the farmhouse, ideally to not exceed two-storesys, to reduce or avoid impacts from shadows cast on to the farmhouse.
6. The applicant shall incorporate landscaping measures into the site planning to ensure vegetation related to the property is protected and/ or enhanced by the development or redevelopment.
7. Efforts should be made to maintain the vegetation on the overall property as much as possible.
8. During the construction phase of development the applicant shall:
 1. Implement site control and communication;

2. Clearly mark on project mapping the location of the farmhouse and communicate this to project personnel prior to mobilization;
 1. Where possible prevent heavy equipment traffic from being routed in the vicinity of the farmhouse to minimize potential effects from vibration.
- Create physical buffers:
 1. Erect temporary fencing or physical barriers around the farmhouse to prevent accidental collision with the structure.
1. Manage fugitive dust emissions:
 1. Draft a fugitive dust emissions plan following practices outlined in the Ontario Standards Development Branch Technical Bulletin: Management Approaches for Industrial Fugitive Dust Sources (2017).
2. Monitor construction within a 10-m zone around the farmhouse for vibration exceedance. This monitoring zone should be communicated to all site personnel.

HB039-2023

1. That the following members be appointed as Co-Chairs of the Brampton Heritage Board for the term ending November 2024:
 - Stephen Collie
 - Doug McLeod
2. That the term of the future appointments be reviewed at that time.

HB040-2023

1. That the report from Anastasia Abrazhevich, Assistant Heritage Planner, dated May 19, 2023 to the Brampton Heritage Board meeting of June 20, 2023 re: **Heritage Permit Application and Designated Heritage Property Incentive Grant Application –21 Church Street East– Ward 1**, be received;
2. That the Heritage Permit application for 21 Church Street East for the repair of the brickwork to front and sides of the house, restoration of cedar pediment on front and side of the house, and replacement of 2 staircase spindles be approved;
3. That the Designated Heritage Property Incentive Grant application for 21 Church Street East for the repair of brickwork, restoration of cedar

pediment, and replacement of 2 staircase spindles be approved, to a maximum of \$10,000.00;

4. That the owner shall enter into a designated Heritage Property Incentive Grant Agreement with the City after City Council agrees to support the Grant; and,
5. That prior to any works commencing, the property owner shall provide detailed information on the proposed mortar compound for the review and approval of City Heritage Staff.

HB041-2023

1. That the report from Anastasia Abrazhevich, Assistant Heritage Planner, Planning and Development Services, dated May 19, 2023, to the Brampton Heritage Board meeting of June 20, 2023, **re: Heritage Permit and Designated Property Incentive Grant Application– 44 Church Street East– Ward 1** be received;
2. That the Heritage Permit application for the restoration of the front steps at St. Andrew’s Presbyterian Church, be approved;
3. That the Designated Heritage Property Incentive Grant application for the restoration of the front steps be approved, to a maximum of \$10,000.00, and;
4. That the owner shall enter into a designated Heritage Incentive Grant Agreement with the City after City Council agrees to support the Grant.

HB042-2023

1. That the report from Charlton Carscallen, Principal Planner/Supervisor, dated May 23, 2023, to the Brampton Heritage Board meeting of June 20, 2023, **re: Council Motion to De-Designate 164 and 166 Main Street North – Ward 1** be received; and
2. That prior to the issuance of any demolition permits for the property a Documentation and Salvage Report be required to be submitted and approved to the satisfaction of City Heritage Staff.

HB043-2023

1. That the report from Shelby Swinfield, Heritage Planner, dated April 26, 2023, to the Brampton Heritage Board meeting of June 20, 2023, **re: Heritage Permit Application – 6461 Mayfield Road – Ward 10** be received; and,

2. That the Heritage Permit Application for 6461 Mayfield Road be approved.

HB044-2022

That Brampton Heritage Board do now adjourn to meet again on July 25, 2023 at 7:00 p.m.

Carried

- 8.2 Minutes - Brampton Heritage Board - July 26, 2023

Dealt with under Item 6.7 - Recommendation PDC097-2023

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, KLM Planning Partners on behalf of Metrus Central Properties Inc., 1735 Steeles Avenue West, Ward 6, File: OZS-2023-0015

Dealt with under Item 5.3 - Recommendation PDC093-2023

- 11.2 Correspondence re: Application to amend the Official Plan and Zoning By-law, KLM Planning Partners on behalf of Metrus Central Properties Inc., 0 Steeles Avenue West, Ward 4, File: OZS-2023-0014

Dealt with under Item 5.2 - Recommendation PDC092-2023

- 11.3 Correspondence re: Application to Amend the Zoning By-law, Highway 50 & 7 South Equities Inc. Pangreen Ltd. Partnership, 9404635 Canada Inc., Greycan 9Properties Ltd. Partnership, Greycan 9 Properties Inc. Weston Consulting, Ward 8, File: OZS-2022-0036

Dealt with under Item 6.5 - Recommendation PDC096-2023

- 11.4 Correspondence re: Application to Amend the Zoning By-law, Avalon Developments c/o Weston Consulting, 137 Steeles Avenue West, Ward 4, File: OZS-2023-0018

Dealt with under Item 5.1 - Recommendation PDC091-2023

11.5 Correspondence re: Application to Amend the Zoning By-law and Official Plan, HP 9131313 Inc. c/o Candevcon Limited, 9320 Goreway Drive, Ward 8, File: OZS-2023-0016

Dealt with under Item 5.5 - Recommendation PDC095-2023

11.6 Correspondence re: Application to Amend the Zoning By-law, Official Plan and Draft Plan of Subdivision, 13743446 Canada Inc. c/o Blackthorn Development Corp., 9874 The Gore Road, Ward 8, File: OZS-2023-0017

Dealt with under Item 5.4 - Recommendation PDC094-2023

12. Councillor Question Period

Nil

13. Public Question Period

Alison, Brampton Resident, inquired regarding the Steeles Avenue and Financial Drive

- 1. Sizes proposed for the parks;
- 2. Details of creation of 15-minute complete communities;
- 3. Net increase for total job employment; and
- 4. Follow-up townhall in the fall.

Sylvia Roberts, Brampton Resident, inquired on the Steeles Avenue and Hurontario Street location, where the Electric Vehicle Charging Standards can be located, as well as how many per development.

14. Closed Session

Nil

15. Adjournment

PDC099-2023

That the Planning and Development Committee do now adjourn to meet again for a Regular Meeting on Monday, August 28, 2023, at 7:00 p.m. or at the call of the Chair.

Carried

Regional Councillor M. Palleschi, Chair



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, August 28, 2023

Members Present: 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 (*arrived late - 7:35 p.m.*)
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: Regional Councillor M. Palleschi - Wards 2 and 6 (*personal*)

Staff Present: S. Ganesh, Commissioner, Planning Building and Growth Management
Allan Parsons, Director, Development Services
Henrik Zbogor, Director, Integrated City Planning
David Vanderberg, Manager, Planning Building and Economic Development
Jeffrey Humble, Manager, Policy, Program and Implementation
Angelo Ambrico, Manager, Development Services
Claudia LaRota, Principal Planner/Supervisor
Wang Kei (Edwin) Li, Planner, Development Services
Simran Sandhu, Advisor, Special Projects
Andrew Ramsammy, Planner, Development Services
Chinoye Sunny, Planner, Development Services
Harjot Sra, Planner, Development Services
Jan Salaya, Planner, Development Services
Peter Fay, City Clerk
Charlotte Gravlev, Deputy City Clerk
Gagandeep Jaswal, Legislative Assistant

1. Call to Order

The meeting was called to order at 7:00 p.m. and adjourned at 8:55 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: Deputy Mayor Singh (Chair), Regional Councillor Santos, Regional Councillor Toor, Regional Councillor Vicente, Regional Councillor Keenan, Regional Councillor Brar, Regional Councillor Medeiros (arrived late - 7:35 p.m.), Regional Councillor Fortini, and City Councillor Power.

Members absent during roll call: Mayor Brown (ex officio), Regional Councillor Palleschi (personal)

2. Approval of Agenda

PDC100-2023

That the agenda for the Planning and Development Committee Meeting of August 28, 2023, be approved as amended:

To add:

Item 11.4 re: Item 5.1 - Correspondence re: Major Transit Station Areas (MTSAs), Draft Brampton Plan Policies, City-wide

32. Marshall Smith, KLM Planning Partners, on behalf of Forestide Estates Inc., dated August 28, 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.

(11.1)

The following motion was considered:

PDC101-2023

That the following items to the Planning and Development Committee Meeting of August 28, 2023, be approved as part of Consent:

11.1

Carried

5. Statutory Public Meeting Reports

5.1 Staff Report re: Major Transit Station Areas (MTSAs), Draft Brampton Plan Policies, City-wide

Items 6.3 and 11.4 were brought forward and dealt with at this time.

Steve Ganesh, Commissioner, Planning, Building and Growth Management, provided an overview of the Major Transit Station Areas (MTSAs), Draft Brampton Plan Policies that included increased employment opportunities.

Claudio LaRota, Principal Planner/Supervisor, presented an overview of the draft plan that included the draft policies, MTSA definition, locations, background information, phases, land use schedules, policies, and next steps.

James Cook, Planner, Watson & Associates, consultant on behalf of the City, presented an overview of the draft plan that included primary areas, purpose, outlook and growth forecast, growth drivers and disruptors, and strategic recommendations.

The following delegate addressed Committee and expressed their views, suggestions, and questions with respect to the subject draft plan policies:

1. Andrew Ferancik, WND Associates

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

- policies encourage higher level of office space than is feasible
- transition policy

Committee requested that the ratios for 1, 2, and 3 bedroom homes, as well as sustainability metrics, be reviewed. Committee also requested that the staff report be forwarded to the Region of Peel, local MPs and local MPPs.

The following motion was considered.

PDC102-2023

1. That the staff report re: **Major Transit Station Areas (MTSAs), Draft Brampton Plan Policies, City-wide** from Claudia LaRota, Principal Planner, Integrated City Planning to the Planning and Development Committee Meeting of August 28, 2023, be received;
2. That staff be directed to include the proposed MTSA policies and schedules as part of the future Official Plan Amendment recommending adoption of *Brampton Plan*;
3. That the City Clerk be directed to forward a copy of the Information Report and Council resolution to the Region of Peel;
4. That the following delegation re: Staff Report re: Major Transit Station Areas (MTSAs), Draft Brampton Plan Policies, City-wide from Claudia LaRota, Principal Planner, Integrated City Planning to the Planning and Development Committee Meeting of August 28, 2023, be received; and
 1. Jamie Cook, Watson and Associates Economists Ltd.
 2. Andrew Ferancik, WND Associates
5. That the following correspondence re: Staff Report re: Major Transit Station Areas (MTSAs), Draft Brampton Plan Policies, City-wide from Claudia LaRota, Principal Planner, Integrated City Planning to the Planning and Development Committee Meeting of August 28, 2023, be received:
 1. Lincoln Lo, Malone Given Parsons, on behalf of Greenwin Corp. and Sweeny Holdings Inc., dated August 22, 2023
 2. Jonathan Rodger, Zelinka Priamo Ltd., on behalf of Canadian Tire Corporation, Limited, dated August 22, 2023
 3. Maurizio Rogato, Blackthorn Development Corp., and Steven Qi, Design Plan Services Inc., on behalf of Sugrim Enterprises Inc., dated August 24, 2023
 4. Jennifer Staden, Glen Schnarr & Associates, on behalf of Crestpoint Real Estate Investments Ltd., dated August 25, 2023
 5. Colin Chung, Glen Schnarr & Associates, on behalf of 1493951 Ontario Inc., dated August 25, 2023
 6. Rob MacFarlane, Zelinka Priamo Ltd., on behalf of Choice Properties REIT, dated August 24, 2023

7. Gerry Tchisler, MHBC, on behalf of Morguard Corporation, dated August 25, 2023
8. J. Craig Hunter, Triage Development Corp., on behalf of Amdev Property Group, dated August 25, 2023
9. Mark Condello, Glen Schnarr and Associates Inc., on behalf of 69 Bramalea Holdings Limited, dated August 25, 2023
10. Keith Mackinnon, KLM Planning Partners Inc., on behalf of Metrus Central Properties, dated August 25, 2023
11. Oz Kemal, MHBC, on behalf of Bovaird West Holdings Inc., dated August 25, 2023
12. The Drew Family, dated August 25, 2023
13. Andrew Ferancik, WND Associates, on behalf of County Court Centre Ltd., dated August 25, 2023
14. Rowan Faludi, Malone Given Parsons, on behalf of Holborn (Block 140) Inc., dated August 25, 2023
15. Paul Lowes, SGL Planning & Design Inc., on behalf of Mac Mor, Canada Ltd., dated August 28, 2023
16. Marc De Nardis, Gagnon Walker Domes Ltd., on behalf of Maebrook Scott Inc. (Maebrook), dated August 28, 2023
17. Marc De Nardis, Gagnon Walker Domes Ltd., on behalf of Mario Matteo Silvestro, Guido D'Alesio, and 2088205 Ontario Ltd., dated August 28, 2023
18. Marc De Nardis, Gagnon Walker Domes Ltd., on behalf of 16 Lisa Street Ltd., dated August 28, 2023
19. Dan Kraszewski, D. J. K. Land Use Planning, on behalf of Fifth Avenue Group, dated August 27, 2023
20. Dan Kraszewski, D. J. K. Land Use Planning, on behalf of Ev-Mar Properties Limited, dated August 27, 2023
21. Andrew Walker, Gagnon Walker Domes, on behalf of 23 Railroad Inc., 17595031 Railroad ME Inc., and 5519273548 Railroad ME Inc. (Client), dated August 28, 2023
22. Andrew Walker, Gagnon Walker Domes, on behalf of Lark Investments Inc. (Lark), dated August 28, 2023

23. Andrew Walker, Gagnon Walker Domes, on behalf of Manga (Queen) Inc. (Manga), dated August 28, 2023
 24. Andrew Walker, Gagnon Walker Domes, on behalf of Candeco Realty Limited (Candeco), dated August 28, 2023
 25. Andrew Walker, Gagnon Walker Domes, on behalf of Starbank Developments 285 Corp. (Starbank), dated August 28, 2023
 26. Richard Domes, Gagnon Walker Domes, on behalf of Choice Properties Limited Partnership and Loblaws Properties Limited (collectively Choice/Loblaw), dated August 28, 2023
 27. Richard Domes, Gagnon Walker Domes, on behalf of Soneil Mississauga Inc. and Soneil Oakville Inc. (collectively Soneil), dated August 28, 2023
 28. Richard Domes, Gagnon Walker Domes, on behalf of Centennial Mall Brampton Ltd. (Davpart), dated August 28, 2023
 29. Nikhail Dawan, Gagnon Walker Domes, on behalf of Amexon Holdings Ltd. (Amexon), dated August 28, 2023
 30. Richard Domes, Gagnon Walker Domes, on behalf of Soneil Markham Inc. (Soneil), dated July 18, 2023
 31. Richard Domes, Gagnon Walker Domes, on behalf of Soneil Markham Inc. (Soneil), dated August 28, 2023
 32. Marshall Smith, KLM Planning Partners, on behalf of Forestside Estates Inc., dated August 28, 2023
6. That the resolution and related report also be forwarded to the Council of the Region of Peel, local MPs and local MPPs.

Carried

- 5.2 Staff Presentation re: City-Initiated Zoning By-law Amendment, 5556, 5600 and 5620 Countryside Drive, Ward 10

Item 6.5 was brought forward and dealt with at this time.

Simran Sandhu, Advisor, Special Projects, Planning, Building and Growth Management, 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.

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

1. Mary DiBiase, Brampton Resident
2. Tony Pilotti, Brampton Resident

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

- enforcement of rules and regulations
- traffic
- widening of roads
- narrow parking spaces
- tractor trailer storage policies
- privacy screening requirements

In response to questions from the delegations, staff commented that tractor trailer storage will be allowed as long as company headquarters are constructed on site as well. Staff advised that secondary plan policies are under review to determine if any policy amendments are required. Matters relating to the proposed screening requirements will be subject to a site plan application review.

The following motion was considered.

PDC103-2023

1. That the staff presentation re: **City-Initiated Zoning By-law Amendment, 5556, 5600 and 5620 Countryside Drive, Ward 10** to the Planning and Development Committee of August 28, 2023, be received; and
2. That the following delegations re: City-Initiated Zoning By-law Amendment, 5556, 5600 and 5620 Countryside Drive, Ward 10 to the Planning and Development Committee meeting of August 28, 2023, be received:
 1. Maria DiBiase, Brampton Resident
 2. Tony Pilotti, Brampton Resident.

Carried

- 5.3 Staff Presentation re: Application to Amend the Zoning By-Law, MHBC on behalf of Canus Logistics, 0 Goreway Drive, Ward 8, File: OZS-2023-0011

Item 6.1 was brought forward and dealt with at this time.

In response to the Chair's inquiry if members of the public would like to see a presentation, no one responded.

Stefan Staicu, MHBC Planning, was in attendance and withdrew his delegation.

The following motion was considered.

PDC104-2023

1. That the staff presentation re: **Application to Amend the Zoning By-Law, MHBC on behalf of Canus Logistics, 0 Goreway Drive, Ward 8, File: OZS-2023-0011** to the Planning and Development Committee meeting of August 28, 2023, be received.

Carried

- 5.4 Staff Presentation re: Application to Amend the Official Plan and Zoning By-Law, King Consultants Inc., on behalf 1000446904 Ontario Inc. and Navjot Dhami, 10209 Bramalea Road, Ward 9, File: OZS-2023-0026

In response to the Chair's inquiry if members of the public would like to see a presentation, no one responded.

The following motion was considered.

PDC105-2023

1. That the staff presentation re: **Application to Amend the Official Plan and Zoning By-Law, King Consultants Inc., on behalf 1000446904 Ontario Inc. and Navjot Dhami, 10209 Bramalea Road, Ward 9, File: OZS-2023-0026** to the Planning and Development Committee meeting of August 28, 2023, be received.

Carried

6. Public Delegations (5 minutes maximum)

- 6.1 Delegation re: Application to Amend the Zoning By-Law, MHBC on behalf of Canus Logistics, 0 Goreway Drive, Ward 8, File: OZS-2023-0011

Dealt with under Item 5.3 - Recommendation PDC104-2023

- 6.2 Delegation re: Application to Amend the Official Plan and Zoning By-law, KLM Planning Partners Inc. c/o Cal-Markell Developments Inc., 1724 and 1730 Queen Street West, Ward 5, File: OZS-2022-0038

Items 7.4 and 11.3 were brought forward and dealt with at this time.

Marshall Smith, Planner, KLM Planning Partners Inc., presented an overview of the application that included community context, secondary plan, city-initiated tertiary plan draft amendment, site plan, landscape, conceptual amenities and massing plans, built form transition, and angular plane.

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

1. Marshall Smith, KLM Planning Partners Inc.
2. Ramaljit Sandhu, Brampton Resident
3. Rohit Dewan, Brampton Resident
4. Jasbir Singh, Brampton Resident
5. Deepi Purba, Brampton Resident

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

- privacy
- noise
- shadowing effect on homes in the vicinity
- environmental effect on the surrounding area
- effect on neighbouring public infrastructures
- sustainability score and long term sustainability
- opposition to the high-rise portion of the development
- alignment with provincial mandate to build more homes
- request for a complete and updated traffic impact study

- traffic congestion and lack of transit availability

In response to questions from Committee, staff provided details on the sustainability score of the application, comments from neighbouring public infrastructures, and possible employment opportunities. Staff commented they will be working with the applicant on the concerns raised by residents in regards to the sustainability score.

Note: Later in the meeting, the motion was reopened and amended by Councillor Vicente to add paragraph 9.

The following motion was considered.

PDC106-2023

1. That the Staff Report re: **Application to Amend the Official Plan and Zoning By-law, KLM Planning Partners Inc. c/o Cal-Markell Developments Inc., 1724 and 1730 Queen Street West, Ward 5, File: OZS-2022-0038** to the Planning and Development Committee of August 28, 2023, be received;
2. That the Official Plan and Zoning By-law Amendment application submitted by KLM Planning Partners Inc. on behalf of Cal-Markell Developments Inc. be approved, with modifications, on the basis that they represent good planning, including that they are consistent with the Provincial Policy Statement, conform to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City's Official Plan, 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;
5. That the implementing by-laws be forwarded to Council for enactment only when the Functional Servicing Report for the Springbrook Tertiary Plan and Environmental Site Assessments have been advanced appropriately to the satisfaction of the Commissioner of Planning, Building and Growth Management; and,
6. That no further notice or public meeting be required for the attached Official Plan and Zoning By-law Amendment pursuant to Section 22 and Section 34 of the *Planning Act*, R.S.O. c.P. 13, as amended.

7. That the following delegations re: Application to Amend the Official Plan and Zoning By-law, KLM Planning Partners Inc. c/o Cal-Markell Developments Inc., 1724 and 1730 Queen Street West, Ward 5, File: OZS-2022-0038 to the Planning and Development Committee of August 28, 2023, be received;

1. Marshall Smith, KLM Planning Partners Inc.
2. Ramaljit Sandhu, Brampton Resident
3. Rohit Dewan, Brampton Resident
4. Jasbir Singh, Brampton Resident
5. Deepi Purba, Brampton Resident

8. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law, KLM Planning Partners Inc. c/o Cal-Markell Developments Inc., 1724 and 1730 Queen Street West, Ward 5, File: OZS-2022-0038 to the Planning and Development Committee of August 28, 2023, be received;

1. Andrew Orr, on behalf of Springbrook Community, dated August 22, 2023.
2. Alex Lusty, Davies Howe LLP, on behalf of Crystal Homes (Wildflowers) Corporation, dated August 28, 2023

9. That staff be directed to work with the Applicant to obtain at least a Silver sustainability score as part of the site plan process.

Carried

6.3 Delegation re: Major Transit Station Areas (MTSAs), Draft Brampton Plan Policies, City-wide

Dealt with under Item 5.1 - Recommendation PDC102-2023

6.4 Delegation re: Staff Report re: Application to amend the Official Plan and Zoning By-law, 12768500 Canada Inc. c/o Weston Consulting, 11937 Goreway Drive and 6539 Mayfield Road, Ward 10, File: OZS-2021-0045

Raj Khanuja, Property Owner, was in attendance and withdrew his delegation.

(See Item 7.2)

- 6.5 Delegation re: City-Initiated Zoning By-law Amendment, 5556, 5600 and 5620 Countryside Drive, Ward 10

Dealt with under Item 5.2 - Recommendation PDC103-2023

7. Staff Presentations and Planning Reports

- 7.1 Staff Report re: Application to Amend the Official Plan, Calloway REIT (Bramport) Inc. c/o SmartCentres REIT, 2959-2989 Bovaird Drive East & 9960-9990 Airport Road, Ward 8, File: OZS-2022-0039

In response to questions from Committee, staff provided clarification on the purpose of the application and the standard process for such applications.

Committee suggested the item be referred back to staff for further consideration.

The following motion was considered.

PDC107-2023

That the Staff Report re: **Application to Amend the Official Plan, Calloway REIT (Bramport) Inc. c/o SmartCentres REIT, 2959-2989 Bovaird Drive East & 9960-9990 Airport Road, Ward 8, File: OZS-2022-0039**, to the Planning and Development Committee of August 28, 2023, be **referred** back to staff for further consideration.

Carried

- 7.2 Staff Report re: Application to amend the Official Plan and Zoning By-law, 12768500 Canada Inc. c/o Weston Consulting, 11937 Goreway Drive and 6539 Mayfield Road, Ward 10, File: OZS-2021-0045

Item 11.5 was brought forward and dealt with at this time.

Regional Councillor Toor expressed his support for the application.

The following motion was considered.

PDC108-2023

1. That the staff report re: **Application to amend the Official Plan and Zoning By-law, 12768500 Canada Inc. c/o Weston Consulting, 11937 Goreway Drive and 6539 Mayfield Road, Ward 10, File: OZS-2021-0045** to the Planning and Development Committee of August 28, 2023, be received;

2. That the application for Official Plan Amendment and Zoning By-law Amendment submitted by Weston Consulting on behalf of 12768500 Canada Inc. Ward 10, File: OZS-2021-0045 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 12 to this report be adopted;
4. That the amendments to the Zoning By-law generally in accordance with the attached Attachment 13 to this report be adopted;
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;
6. That the following correspondence re: Application to amend the Official Plan and Zoning By-law, 12768500 Canada Inc. c/o Weston Consulting, 11937 Goreway Drive and 6539 Mayfield Road, Ward 10, File: OZS-2021-0045 to the Planning and Development Committee of August 28, 2023, be received:
 1. John Bains, Brampton Resident, dated August 3, 2023.

Carried

- 7.3 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

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

Regional Councillor Toor requested an amendment to the staff recommendation to include the following clause:

That prior to the Zoning By-law amendment coming forward for enactment, a Holding Provision be added to the By-law that requires portions of Old Castlemore Road, East of the Rainbow Creek Corridor to Regional Road 50, be rebuilt to the City's Industrial Road Standard (Class A Standard).

The motion, in its entirety, was considered as follows.

PDC0109-2023

1. That the 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 Planning and Development Committee Meeting of August 28, 2023, be received;
2. That Application to Amend the Zoning By-law submitted by Candevcon Limited. on behalf of 2820453 Ontario Inc., File: OZS-2022-0020, be endorsed, on the basis that it represents good planning, including that it is consistent with the Planning Act, and for the reasons set out in the Planning Recommendation Report, dated July 12, 2023;
3. That the amendment to the Zoning By-law generally in accordance with the by-law attached as Attachment 10 of this report be adopted;
4. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 22(6.1) and Section 34(17) of the Planning Act, R.S.O. c.P. 13, as amended; and
5. That the 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 Planning and Development Committee Meeting of August 28, 2023, be received:
 1. Mark Condello, Glenn Schnarr & Associates Inc., on behalf of 47-1 Country Properties Limited and Castlemore Country Properties Ltd. (Country Homes) dated July 24, 2023.
6. That prior to the Zoning By-law amendment coming forward for enactment, a Holding Provision be added to the By-law that requires portions of Old Castlemore Road, East of the Rainbow Creek Corridor to Regional Road 50, be rebuilt to the City's Industrial Road Standard (Class A Standard).

Carried

- 7.4 Staff Report re: Application to Amend the Official Plan and Zoning By-law, KLM Planning Partners Inc. c/o Cal-Markell Developments Inc., 1724 and 1730 Queen Street West, Ward 5, File: OZS-2022-0038

Dealt with under Item 6.2 - Recommendation PDC106-2023

8. **Committee Minutes**

Nil

9. **Other Business/New Business**

Nil

10. **Referred/Deferred Matters**

Nil

11. **Correspondence**

- 11.1 Correspondence from Mayor Annette Groves, Town of Caledon, to Premier Doug Ford, dated June 29, 2023, re. Illegal Land Use Enforcement Update

The following motion was approved on consent.

PDC110-2023

1. That the following correspondence re: **Correspondence from Mayor Annette Groves, Town of Caledon, to Premier Doug Ford, dated June 29, 2023, re. Illegal Land Use Enforcement Update** to the Planning and Development Committee Meeting of August 28, 2023, be received.

Carried

- 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 under Item 7.3 - Recommendation PDC109-2023

- 11.3 Correspondence re: Application to Amend the Official Plan and Zoning By-law, KLM Planning Partners Inc. c/o Cal-Markell Developments Inc., 1724 and 1730 Queen Street West, Ward 5, File: OZS-2022-0038

Dealt with under Item 6.2 - Recommendation PDC106-2023

- 11.4 Correspondence re: Major Transit Station Areas (MTSAs), Draft Brampton Plan Policies, City-wide

Dealt with under Item 5.1 - Recommendation PDC102-2023

- 11.5 Correspondence re: Application to amend the Official Plan and Zoning By-law, 12768500 Canada Inc. c/o Weston Consulting, 11937 Goreway Drive and 6539 Mayfield Road, Ward 10, File: OZS-2021-0045

Dealt with under Item 7.2 - Recommendation PDC108-2023

12. Councillor Question Period

Nil

13. Public Question Period

Samir Shah, Brampton Resident, inquired regarding the following:

- sustainability
- acquiring a consolidated report on all ongoing developments along Queen Street West, between Mississauga Road and Chinguacousy Road
- acquiring a 360 degree aerial view of the proposed sight line
- how the dissolution of Peel Region will affect service levels
- working collaboratively with the Public

Staff commented that they will engage in discussions with the resident to address concerns raised.

14. Closed Session

Nil

15. Adjournment

The following motion was considered.

PDC111-2023

That the Planning and Development Committee do now adjourn to meet again for a Regular Meeting on Monday, September 11, 2023, at 7:00 p.m. or at the call of the Chair.

Carried

Deputy Mayor H. Singh, Chair

**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



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, September 25, 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
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
Samantha Dela Pena, Planner, Development Services
Simran Sandhu, Advisor, Special Projects
Emma De Melo, Planner, Development Services
Nicole Hanson, Planner, Development Services
Arjun Singh, Planner, Development Services
Chinoye Sunny, Planner, Development Services
Neil Chadda, Planner, Integrated City Planning
Tristan Costa, Planner, Integrated City Planning
Peter Fay, City Clerk

1. Call to Order

The meeting was called to order at 7:00 p.m. and adjourned at 9:14 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, Regional Councillor Santos, Regional Councillor Toor, Regional Councillor Vicente, Regional Councillor Keenan, Regional Councillor Medeiros, Regional Councillor Fortini, and City Councillor Power.

Members absent during roll call: Deputy Mayor Singh (arrived late - 7:04 p.m.), Regional Councillor Brar (arrived late - 7:04 p.m.)

2. Approval of Agenda

PDC121-2023

That the agenda for the Planning and Development Committee Meeting of September 25, 2023, be approved, as amended, as follows:

To add:

Item 6.5 re: Item 7.5 - Application for Temporary Zoning By-law Amendment, Sutharsan & Family Holdings – Blackthorn Development Corp, 5254 Old Castlemore Road, Ward 10, File: OZS-2023-0006

1. Mark Condello, Glen Schnarr and Associates Inc., on behalf of an adjacent property owner

Item 11.6 re: Item 7.7 - City-Initiated Zoning By-law Amendment, 5556, 5600 and 5620 Countryside Drive, Ward 10

1. Melissa Winch, Cassels Brock and Blackwell LLP, on behalf of M. Di Biase, property owner of 5620 Countryside Drive, dated September 28, 2023

Item 11.5 – re: Item 5.2 - Application to Amend the Zoning By-law, Blackthorn Development Corp. on behalf of Falcon Investment Group Inc., 11462 Coleraine Drive, Ward 10, File: OZS-2023-0029

3. Kevin Dhiman
4. Gavin Chahil
5. Jagdip Kaur
6. Andy Grewal/Sunny Dhesi
7. Jassica Binepal

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, 7.3, 7.4, and 11.2)

The following motion was considered:

PDC122-2023

That the following items to the Planning and Development Committee Meeting of September 25, 2023, be approved as part of Consent:

7.1, 7.3, 7.4, and 11.2.

Carried

5. Statutory Public Meeting Reports

- 5.1 Staff Presentation re: Application to Amend the Zoning By-law, Hampton Development Corp and SGL Planning & Design Inc., 241 Queen Street East, Ward 3, File: OZS-2023-0021

Item 6.2 was brought forward and dealt with at this time.

Nicole Hanson, 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 considerations, and current status.

David Riley, Planner, on behalf of Hampton Development Corp., presented an overview of the application that included site location, surrounding area, land use designations, secondary plan designation, existing transportation, housing context, planned transportation, and development proposal.

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

1. Sylvia Roberts, Brampton Resident

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

- proposal of excessive parking spaces which can lead to increased traffic congestion
- impracticality of the proposed bike parking
- insufficient consideration of transit availability

The following motion was considered.

PDC123-2023

1. That the presentation titled: **Application to Amend the Zoning By-law, Hampton Development Corp and SGL Planning & Design Inc., File No.: OZS-2023-0021, 241 Queen Street East, Ward 3** to the Planning and Development Committee meeting of September 25th, 2023, be received; and
2. That the following delegations re: Staff Presentation re: Application to Amend the Zoning By-law, Hampton Development Corp and SGL Planning & Design Inc., 241 Queen Street West, Ward 3, File: OZS-2023-0021 to the Planning and Development Committee meeting of September 25th, 2023, be received:
 1. David Riley, Mauro Peverini and Berardo Graziani, on behalf of Hampton Development Corp.
 2. Sylvia Roberts, Brampton Resident

Carried

- 5.2 Staff Presentation re: Application to Amend the Zoning By-law, Blackthorn Development Corp. on behalf of Falcon Investment Group Inc., 11462 Coleraine Drive, Ward 10, File: OZS-2023-0029

Item 11.5 was brought forward and dealt with at this time.

In response to the Chair's inquiry if anyone present would like to see a presentation, or delegate to this item, no one responded.

The following motion was considered.

PDC124-2023

1. That the presentation titled: **Application to Amend the Zoning By-law, Blackthorn Development Corp. on behalf of Falcon Investment Group Inc., File: OZS-2023-0029, 11462 Coleraine Drive, Ward 10**, to the Planning and Development Committee meeting of September 25, 2023, be received; and
2. That the following correspondence re: Application to Amend the Zoning By-law, Blackthorn Development Corp. on behalf of Falcon Investment Group Inc., 11462 Coleraine Drive, Ward 10, File: OZS-2023-0029 to the Planning and Development Committee Meeting of September 25, 2023, be received:
 1. Satyen Pandey, Brampton Resident, dated September 25, 2023
 2. Rubal, Brampton Resident, dated September 25, 2023
 3. Kevin Dhiman, Brampton Resident, dated September 25, 2023
 4. Gavin Chahil, Brampton Resident, dated September 25, 2023
 5. Jagdip Kaur, Brampton Resident, dated September 25, 2023
 6. Andy Grewal/Sunny Dhesi, Brampton Resident, dated September 25, 2023
 7. Jassica Binepal, Brampton Resident, dated September 25, 2023

Carried

6. Public Delegations (5 minutes maximum)

- 6.1 Delegation from Deborah Kusturin, Brampton Resident, on behalf of residents of Donwoods Court, re: Parcel "C" of Flintshire Building Group Corp. (Castlemore Golf Course and Country Club) - OLT-22-001935 (Formerly PL170607, PL170608 and PL170609)

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

1. Deborah Kusturin, Brampton Resident, on behalf of residents of Donwoods Court

Concerns from the resident included the following:

- excessive traffic, noise, and dirt as a result of ongoing construction and development is disruptive to the community
- inadequate notice from the City and the developer advising affected residents of the changes being made to the area
- consideration of traffic calming measures
- who will be responsible for the repair of the street once construction is complete
- consideration of ways to mitigate impact of new subdivision construction

Committee considered the comments and concerns and requested that staff work with the residents and Councillors to address the concerns raised.

The following motion was considered.

PDC125-2023

That the delegation from Deborah Kusturin, Brampton Resident, on behalf of residents of Donwoods Court, re: **Parcel "C" of Flintshire Building Group Corp. (Castlemore Golf Course and Country Club) - OLT-22-001935 (Formerly PL170607, PL170608 and PL170609)**, to the Planning and Development Committee Meeting of September 25, 2023, be received.

Carried

- 6.2 Delegations re: Application to Amend the Zoning By-law, Hampton Development Corp and SGL Planning & Design Inc., 241 Queen Street West, Ward 3, File: OZS-2023-0021

Dealt with under Item 5.1 - Recommendation PDC123-2023

- 6.3 Delegations re: City-initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45, Wards 4 and 5

Dealt with under Item 7.2 - Recommendation PDC129-2023

- 6.4 Delegation re: Application to Amend the Zoning By-Law, Weston Consulting - 253 Queen Street Inc., 253 Queen Street East, Ward 3, File: C02E05.036

Item 7.6 was brought forward and dealt with at this time.

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

1. Ian Andres, Goodmans LLP, legal counsel to the property owner

Committee consideration of the matter included the following requests from the delegate:

- that the City revise the zoning amendment before it is brought forward to Council for approval, to remove the phase 1 holding provision and instead apply a provision which would prohibit land use until necessary servicing is in place
- that the City consider entering into a servicing agreement with the property owner to ensure compliance

A motion was introduced to refer this matter to the next regular Council meeting.

The following motion was considered.

PDC126-2023

1. That the following be **referred** to Council:
 1. Item 7.6. - Staff Report re: **Application to Amend the Zoning By-Law, Weston Consulting - 253 Queen Street Inc., 253 Queen Street East, Ward 3, File: C02E05.036**; and
 2. That the following delegation re: Application to Amend the Zoning By-Law, Weston Consulting - 253 Queen Street Inc., 253 Queen Street East, Ward 3, File: C02E05.036, to the Planning and Development Committee Meeting of September 25, 2023, be received:
 1. Ian Andres, Goodmans LLP.

Carried

- 6.5 Delegation re. Item 7.5 - Staff Report re: Application for Temporary Zoning By-law Amendment, Sutharsan & Family Holdings – Blackthorn Development Corp, 5254 Old Castlemore Road, Ward 10, File: OZS-2023-0006:

Item 7.5 was brought forward and dealt with at this time.

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

1. Mark Condello, Glen Schnarr and Associates Inc., on behalf of an adjacent property owner

Committee consideration of the matter included the following requests from the delegate:

- that the City defer this item to allow the client to work with staff and the applicant and ensure their concerns are addressed
- the holding provision on this application

A motion was introduced to defer the matter.

The following motion was considered.

PDC127-2023

1. That the following item be **deferred** until staff has had the opportunity to work with the applicant:
 1. Item 7.5. - Staff Report re: **Application for Temporary Zoning By-law Amendment, Sutharsan & Family Holdings – Blackthorn Development Corp, 5254 Old Castlemore Road, Ward 10, File: OZS-2023-0006**; and
 2. That the following delegation re: Application for Temporary Zoning By-law Amendment, Sutharsan & Family Holdings – Blackthorn Development Corp, 5254 Old Castlemore Road, Ward 10, File: OZS-2023-0006, to the Planning and Development Committee Meeting of September 25, 2023, be received:
 1. Mark Condello, Glen Schnarr and Associates Inc., on behalf of an adjacent property owner.

Carried

7. Staff Presentations and Planning Reports

- 7.1 ^ Staff Report re: Application to Amend the Zoning By-law, Bousfields Inc. – Dream Industrial LP, 0, 5200 Countryside Drive, Ward 10, OZS-2022-0029

The following motion was approved on consent.

PDC128-2023

1. That the report from Emma De Melo, Development Planner, Development Services to the Planning and Development Committee Meeting of

September 25th, 2023, re: **Recommendation Report**, Application to Amend the Zoning By-law, **Bousfields Inc. – Dream Industrial LP, 0, 5200 Countryside Drive, Ward 10**, be received;

2. That the Application to amend the Zoning By-law, submitted by Bousfields Inc. – Dream Industrial LP, 0, 5200 Countryside Drive, Ward 10, File Number OZS-2022-0029, be approved on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, and confirms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City’s Official Plan for the reasons set out in this report;
3. That the amendment to the Zoning By-law, generally in accordance with the by-law attached as Attachment 11 of this report be adopted; and
4. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34(17) of the Planning Act, R.S.O. c.P. 13, as amended.

Carried

7.2 Staff Report re: City-initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45, Wards 4 and 5

Items 6.3 and 11.3 were brought forward and dealt with at this time.

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

1. Satinder Malhotra, Brampton Resident, [Audio/Video Delegation](#)
2. Jackie Chiesa, Brampton Resident
3. Ramaljit Sandhu, Brampton Resident
4. Deepi Purba, Brampton Resident, [Audio/Video Delegation](#)
5. Samir Shah, Brampton Resident
6. Jasbir Singh, Brampton Resident
7. David McKay, MHBC Planning

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

- inadequate infrastructure to support higher density

- absence of essential services in the vicinity
- incompatibility with the surrounding area
- traffic congestion and lack of transit services in the area
- environmental and sustainability concerns
- lack of public consultation and communication with residents
- consideration of well-being of residents in the area

In response to questions from Committee, staff provided details of the comprehensive functional servicing report undertaken in collaboration with all known developers in the area. Staff noted the report addressed the following:

- resident concerns
- changes made to the tertiary plan and impact on residents
- recent provincial legislation regarding exclusionary zoning
- how the policy allows for flexibility and regard to both existing neighbourhood characteristics and provincial legislation

Staff also responded to clarifying questions from Council in regards to an environmental assessment currently underway by Metrolinx.

Committee reiterated that the City was being directed by the provincial government with respect to intensification. Both staff and Council are working to achieve the right balance with respect to appropriate locations for such developments.

The following motion was considered.

PDC129-2023

1. That the report from Neil Chadda, Policy Planner II, Integrated City Planning to the Planning and Development Committee, to the Planning and Development Committee Meeting of September 25, 2023, re: **Supplementary Report – City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45, Wards 4 and 5**, be received;
2. That the report from Neil Chadda, Policy Planner II, Integrated City Planning to the Planning and Development Committee, re: **Recommendation Report – City-initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45, Wards 4 and 5**, dated

January 16, 2023, and presented at the May 3, 2023 City Council meeting (Attachment 3), be received;

3. That the City-initiated Official Plan Amendment be approved, on the basis that it represents good planning for the reasons set out in this report, 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;
4. That the revised Official Plan Amendment, which is generally in accordance with Attachment - 9 to this report, be adopted; subject to the following amendment:

Whereas Council recognizes the efforts that staff have made on this tertiary plan – it has brought clarity around key issues such as servicing and built form and height; and

Whereas Council also recognizes that the province and federal government are addressing the housing crisis through intensification – whether it be building along our transit corridors or including three ARUs as-of-right on residential lots;

Therefore be it resolved that:

Staff be directed to amend Schedule SP45(b) of the Springbrook Tertiary Plan to implement a “Low Density Residential” designation with an appropriate depth along the periphery of the Tertiary Plan and adjacent to existing residential neighbourhoods not intended to be redeveloped, in order to ensure consistency with the overall character of the Springbrook Area and allow for context sensitive design to be applied in the review of development applications;

5. That approval of development applications and accompanying By-laws in the Springbrook Tertiary Plan area be withheld until the remaining conditions of the joint and comprehensive Functional Servicing Report (FSR) have been addressed to the satisfaction of the Commissioner of Planning, Building and Growth Management;
6. That the following delegations re: City-initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45, Wards 4 and 5 to the Planning and Development Committee Meeting of September 25, 2023, be received; and
 - a. Satinder Malhotra, Brampton Resident, Audio/Video Delegation
 - b. Jackie Chiesa, Brampton Resident
 - c. Ramaljit Sandhu, Brampton Resident

- d. Deepi Purba, Brampton Resident, Audio/Video Delegation
 - e. Samir Shah, Brampton Resident
 - f. Jasbir Singh, Brampton Resident
 - g. David McKay, MHBC Planning
7. That the following correspondence re: City-initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45, Wards 4 and 5 to the Planning and Development Committee Meeting of September 25, 2023, be received:
- a. Alex Lusty, Davies Howe LLP, on behalf of Crystal Homes, dated September 21, 2023
 - b. Amrik Ahluwalia, Brampton Resident, dated September 23, 2023
 - c. Jasbir Singh, Brampton Resident, dated September 23, 2023
 - d. Rohit Dewan, Brampton Resident, dated September 24, 2023
 - e. Tony Mason, Brampton Resident, dated September 25, 2023
 - f. John Brennen, Brampton Resident, dated September 25, 2023
 - g. Cheryl Roy, Brampton Resident, dated September 25, 2023
 - h. Satinder Malhotra, Brampton Resident, dated September 25, 2023

Carried

- 7.3 ^ Staff Report re: Plan of Subdivision and Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd. – Centennial Mall Brampton Ltd., 227 Vodden Street East, Ward 1, File: OZS-2022-0001 & OZS-2022-0046

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

The following motion was approved on consent.

PDC130-2023

1. That the report from Angelo Ambrico, Manager, Development Services to the Planning and Development Committee of September 25, 2023, re: **Recommendation Report, Plan of Subdivision and Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd. – Centennial Mall Brampton Ltd., 227 Vodden Street East, Ward 1**, be received;

2. That the application for Official Plan and Zoning By-law Amendment submitted by Gagnon Walker Domes Ltd. on behalf of Centennial Mall Brampton Ltd. be approved on the basis 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 the 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;
5. That prior to the forwarding the enacting zoning by-law amendment to Council for adoption, the Commissioner of Planning, Building and Growth Management is satisfied with provisions associated with vehicle parking arrangements for the proposed development;
6. That no further notice or public meeting be required for the attached Official Plan and Zoning By-law Amendment pursuant to Section 22 and Section 34 of the Planning Act, R.S.O. c.P. 13, as amended; and
7. That the following correspondence re: Plan of Subdivision and Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd. – Centennial Mall Brampton Ltd., 227 Vodden Street East, Ward 1, File: OZS-2022-0001 & OZS-2022-0046 to the Planning and Development Committee Meeting of September 25, 2023, be received:
 1. Thomas R. Kortko, Maple Ridge Community Management, on behalf of Board of Directors, Peel Condominium Corporation No. 125 (PCC 125), dated May 31, 2022.

Carried

7.4 Staff Report re: City Initiated Zoning Bylaw Amendment to Permit University, College and Accessory Uses in Downtown Brampton

The following motion was approved on consent.

PDC131-2023

1. That the report from Tristian Costa, Policy Planner, Integrated City Planning to the Planning and Development Meeting of September 25, 2023, re: **Recommendation Report – City Initiated Zoning Bylaw**

Amendment to Permit University, College and Accessory Uses in Downtown Brampton, be received; and,

2. That the proposed City-initiated Zoning By-law Amendment attached hereto as Attachment 1 be adopted to amend the Comprehensive Zoning By-law 270-2004.

Carried

- 7.5 Staff Report re: Application for Temporary Zoning By-law Amendment, Sutharsan & Family Holdings – Blackthorn Development Corp, 5254 Old Castlemore Road, Ward 10, File: OZS-2023-0006

Dealt with under Item 6.5 - Recommendation PDC127-2023

- 7.6 Staff Report re: Application to Amend the Zoning By-Law, Weston Consulting - 253 Queen Street Inc., 253 Queen Street East, Ward 3, File: C02E05.036

Dealt with under Item 6.4 - Recommendation PDC126-2023

- 7.7 Staff Report re: City-Initiated Zoning By-law Amendment, 5556, 5600 and 5620 Countryside Drive, Ward 10

In response to questions from Committee, staff confirmed that major industrial development is proposed for the subject area.

A motion was introduced to refer this matter to staff for further consideration and a future report to Council.

The following motion was considered.

PDC132-2023

That the following items be **referred** back to staff for a report to the next regular meeting of Council:

1. 7.7. Staff Report re: **Recommendation Report – City-Initiated Zoning By-law Amendment, 5556, 5600 and 5620 Countryside Drive, Ward 10**, be received; and
2. 11.6. Correspondence from Melissa Winch, Cassels Brock and Blackwell LLP, on behalf of M. Di Biase, property owner of 5620 Countryside Drive, re. Item 7.7 - Staff Report re: City-Initiated Zoning By-law Amendment, 5556, 5600 and 5620 Countryside Drive, Ward 10.

Carried

8. **Committee Minutes**

Nil

9. **Other Business/New Business**

Nil

10. **Referred/Deferred Matters**

Nil

11. **Correspondence**

- 11.1 Correspondence re: Honorable Paul Calandra, Minister of Municipal Affairs and Housing, dated September 6, 2023, re: Proposal to return lands in Ajax to the Greenbelt (File: 234-2023-4434)

The following motion was considered.

PDC133-2023

That the following correspondence re: **Honorable Paul Calandra, Minister of Municipal Affairs and Housing, dated September 6, 2023, re: Proposal to return lands in Ajax to the Greenbelt (File: 234-2023-4434)** to the Planning and Development Committee Meeting of September 25, 2023, be received.

Carried

- 11.2 Correspondence re: Plan of Subdivision and Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd. – Centennial Mall Brampton Ltd., 227 Vodden Street East, Ward 1, File: OZS-2022-0001 & OZS-2022-0046

Dealt with under Item 7.3 - Recommendation PDC130-2023

- 11.3 Correspondence re: City-initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45, Wards 4 and 5

Dealt with under Item 7.2 - Recommendation PDC129-2023

- 11.4 Correspondence re: Application for Temporary Zoning By-law Amendment, Sutharsan & Family Holdings – Blackthorn Development Corp, 5254 Old Castlemore Road, Ward 10, File: OZS-2023-0006

Dealt with under Item 6.5 - Recommendation PDC127-2023

- 11.5 Correspondence re: Application to Amend the Zoning By-law, Blackthorn Development Corp. on behalf of Falcon Investment Group Inc., 11462 Coleraine Drive, Ward 10, File: OZS-2023-0029

Dealt with under Item 5.2 - Recommendation PDC124-2023

- 11.6 Correspondence re: Item 7.7 - Staff Report re: City-Initiated Zoning By-law Amendment, 5556, 5600 and 5620 Countryside Drive, Ward 10:

Dealt with under Item 7.7 - Recommendation PDC132-2023

12. Councillor Question Period

Nil

13. Public Question Period

Samir Shah, Brampton Resident, inquired regarding the following:

- a summary of the approved motion regarding agenda item 7.2

Jasbir Singh, Brampton Resident, expressed thoughts regarding the following:

- appreciation for communication between residents and Committee

Jackie Chiesa, Brampton Resident, inquired regarding the following:

- density classification of high-rise building proposal at Elbern Markell Drive and Queen Street

Idris Orughu, Brampton Resident, inquired regarding the following:

- scope of Council authority with regards to applications related to intensification

Staff commented that the motion moved by Committee directed staff to provide further consideration on the proposed amendments to ensure appropriate designations that are compatible with the existing communities.

14. Closed Session

Nil

15. Adjournment

PDC134-2023

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



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



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
Angelo Ambrico, Manager, Development Services
Tristan Costa, Planner, Integrated City Planning
Arjun Singh, Planner, Development Services
Charles Ng, Planner, Development Services
Francois Hemon-Morneau, Planner, Development Services
Samantha Dela Pena, Planner, Development Services
Wang Kei (Edwin) Li, Planner, Development Services
Nasir Mahmood, Planner, Development Services
Alex Sepe, Planner, Development Services
Peter Fay, City Clerk
Charlotte Gravlev, Deputy City Clerk
Gagandeep Jaswal, Legislative Coordinator
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1. **Call to Order**

The meeting was called to order at 7:01 p.m. and adjourned at 9:45 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 (Chair), Deputy Mayor Singh, Regional Councillor Santos, Regional Councillor Vicente, Regional Councillor Brar, Regional Councillor Keenan, Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Toor, and City Councillor Power.

Members absent during roll call: Mayor Brown (ex officio)

2. **Approval of Agenda**

PDC140-2023

That the agenda for the Planning and Development Committee Meeting of October 23, 2023, be approved, as amended, as follows:

To add:

Item 11.2 re: Item 5.2 - Application to Amend the Official Plan and Zoning By-law, Arcadis c/o Region Municipality of Peel, 1358 Queen Street West, Ward 5, File: OZS-2023-0027

3. Bhupi Turna, Brampton Resident, dated October 23, 2023

4. Cheryl Roy, Brampton Resident, dated October 23, 2023

Carried

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

Nil

4. **Consent Motion**

The following item listed with a caret (^) was considered to be routine and non-controversial by the Committee and was approved at one time.

(8.1)

The following motion was considered:

PDC141-2023

That the following item to the Planning and Development Committee Meeting of September 25, 2023, be approved as part of Consent:

8.1

Carried

5. Statutory Public Meeting Reports

5.1 Staff Presentation re: City-Initiated Official Plan Amendment to the Vales of Castlemore North Secondary Plan (Area 49), Ward 10

Items 6.7, 7.1 and 11.3 were brought forward and dealt with at this time.

In response to the Chair's query if anyone present would like to see a presentation, no one responded.

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

1. Ryan Virtanen, KLM Planning Partners Inc.

Committee consideration of the matter included concerns and suggestions from the delegate with respect to the following:

- concerns of inadequate office space in the area
- suggestion to consider mid-rise residential and mixed use designations for increased flexibility

The following motion was considered.

PDC142-2023

1. That the staff presentation re: **City-Initiated Official Plan Amendment to the Vales of Castlemore North Secondary Plan (Area 49), Ward 10** to the Planning and Development Committee Meeting of October 23, 2023, be received;
2. That the report from Tristan Costa, Policy Planner, Official Plan and Growth Management, re: City-Initiated Official Plan Amendment to the Vales of Castlemore North Secondary Plan (Area 49), Ward 10 to the Planning and Development Committee Meeting of October 23, 2023, be received;

3. That Planning staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation;
4. That the following delegation re: City-Initiated Official Plan Amendment to the Vales of Castlemore North Secondary Plan (Area 49), Ward 10 to the Planning and Development Committee Meeting of October 23, 2023, be received; and
 1. Ryan Virtanen, KLM Planning Partners Inc.
5. That the following correspondence re: City-Initiated Official Plan Amendment to the Vales of Castlemore North Secondary Plan (Area 49), Ward 10 to the Planning and Development Committee Meeting of October 23, 2023, be received:
 1. Peter Norman, Altus Group, on behalf of Upper Mayfield Estates Inc and Royal Empire Group Inc, dated October 18, 2023.

Carried

- 5.2 Staff Presentation re: Application to Amend the Official Plan and Zoning By-law, Arcadis c/o Region Municipality of Peel, 1358 Queen Street West, Ward 5, File: OZS-2023-0027

Items 6.8 and 11.2 were brought forward and dealt with at this time.

Arjun Singh, 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, official planning amendment, zoning by-law amendment, issues and considerations, and next steps.

Amy Shepherd, Arcadis Architects, consultant on behalf of the Region of Peel, presented an overview of the application that outlined the need for a new youth shelter, potential services and opportunities the shelter can provide, code of conduct that will address safety and crime concerns, overall goal of the shelter, proposed site and site selection process, required amendments.

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

1. Alicia Booth, Prasad Nair, Sylvia Kolitsopoulos and Beverley Bedeau, Peel CAS

2. Ramaljit Sandhu, Brampton Resident
3. Sylvia Roberts, Brampton Resident
4. Cheryl Roy, Brampton Resident
5. Satinder Malhotra, Brampton Resident

Committee consideration of the matter included concerns, comments, requests and suggestions from the delegates with respect to the following:

- the potential reduced risk of human trafficking and reduced rates of homelessness for at risk youth
- providing increased accessibility to basic needs
- helping youth during a time of vulnerability
- concerns regarding the proposed location and the lack of necessary facilities nearby (including transit stations, schools, restaurants, etc.)
- safety and crime concerns
- potential amenities that could alternatively be provided at this location
- request that the applicant or city staff provide reports detailing the following:
 - which sites were considered for this proposal and the site selection criteria
 - any and all consultations that have taken place with the neighbouring daycare center
 - consultations that have taken place, or will take place, with relevant parties, such as emergency services and neighbouring residents

Committee commented that resident questions will be captured in the forthcoming staff report.

The following motion was considered.

PDC143-2023

1. That the staff presentation re: **Application to Amend the Official Plan and Zoning By-law, Arcadis c/o Region Municipality of Peel, 1358 Queen Street West, Ward 5, File: OZS-2023-0027** to the Planning and Development Committee meeting of October 23, 2023, be received;

2. That the following delegations re: Application to Amend the Official Plan and Zoning By-law, Arcadis c/o Region Municipality of Peel, 1358 Queen Street West, Ward 5, File: OZS-2023-0027 to the Planning and Development Committee meeting of October 23, 2023, be received; and
 1. Amy Shepherd, Arcadis Architects, on behalf of Region of Peel
 2. Alicia Booth, Prasad Nair, Sylvia Kolitsopoulos and Beverley Bedeau, Peel CAS
 3. Ramaljit Sandhu, Brampton Resident
 4. Sylvia Roberts, Brampton Resident
 5. Cheryl Roy, Brampton Resident
 6. Satinder Malhotra, Brampton Resident
3. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law, Arcadis c/o Region Municipality of Peel, 1358 Queen Street West, Ward 5, File: OZS-2023-0027 to the Planning and Development Committee meeting of October 23, 2023, be received:
 1. Ene Underwood, CEO, Habitat for Humanity GTA, dated October 18, 2023
 2. Credit Valley Residents Association, dated October 23, 2023
 3. Bhupi Turna, Brampton Resident, dated October 23, 2023
 4. Cheryl Roy, Brampton Resident, dated October 23, 2023.

Carried

- 5.3 Staff Presentation re: Application to Amend the Official Plan and Zoning By-law, Glen Schnarr & Associates Inc., c/o Claireville Suits (Chacon) Corp., 9624 Goreway Drive, Ward 8, File: OZS-2023-0009

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

Charles Ng, 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, official planning amendment, zoning by-law amendment, issues and considerations, and current status.

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

1. Balpreet Singh Boparai, Vice President, Institute of Gurmat Studies.

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

- safety and privacy concerns
- the possibility of losing solitude, which is essential to the institute

In response to a question of clarification from Committee, staff provided details with respect to the allowable density of the area.

Deputy Mayor Singh suggested that staff should consider a more holistic approach to the matter.

Staff commented that they will be working with the applicant to address the concerns raised by the resident.

The following motion was considered.

PDC144-2023

1. That the staff presentation re: **Application to Amend the Official Plan and Zoning By-law, Glen Schnarr & Associates Inc., c/o Claireville Suits (Chacon) Corp., 9624 Goreway Drive, Ward 8, File: OZS-2023-0009** to the Planning and Development Committee meeting of October 23, 2023, be received; and
2. That the following delegation re: Application to Amend the Official Plan and Zoning By-law, Glen Schnarr & Associates Inc., c/o Claireville Suits (Chacon) Corp., 9624 Goreway Drive, Ward 8, File: OZS-2023-0009 to the Planning and Development Committee meeting of October 23, 2023, be received:
 1. Balpreet Singh Boparai, Vice President, Institute of Gurmat Studies.

Carried

- 5.4 Staff Presentation re: Application to Amend the Zoning By-law, William Osler Health Systems c/o GSP Group, 20 Lynch Street, Ward 3, File: OZS-2023-0025

Item 6.2 was brought forward and dealt with at this time.

François Hémon-Morneau, 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 considerations, and current status.

Eric Saulesleja, Planner, GSP Group, on behalf of William Osler Health System, presented an overview of the application that included development context, project summary, zoning by-law amendment, and shadow impacts.

The following motion was considered.

PDC145-2023

1. That the staff presentation re: **Application to Amend the Zoning By-law, William Osler Health Systems c/o GSP Group, 20 Lynch Street, Ward 3, File: OZS-2023-0025** to the Planning and Development Committee meeting of October 23, 2023, be received; and
2. That the following delegation re: Application to Amend the Zoning By-law, William Osler Health Systems c/o GSP Group, 20 Lynch Street, Ward 3, File: OZS-2023-0025 to the Planning and Development Committee meeting of October 23, 2023, be received:
 1. Eric Saulesleja, GSP Group, on behalf of William Osler Health System.

Carried

- 5.5 Staff Presentation re: Application to Amend the Zoning By-law, Design Plan Services Inc., on behalf of Mayfield Investment Group Inc., 11470 Coleraine Drive, Ward 10, File: OZS-2023-0032

Item 6.9 was brought forward and dealt with at this time.

Samantha Dela Pena, 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 considerations, and current status.

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

1. Domenic, Brampton Resident

Committee consideration of the matter included concerns, comments, requests and suggestions from the delegate with respect to the following:

- safety concerns
- review of City's Zoning By-laws

Staff commented that they are working with the Region of Peel to ensure enforcement measures are employed to address safety concerns.

David Igelman, Planner, Design Plan Services Inc., commented that the application is for a temporary use of a period of no more than three years.

The following motion was considered.

PDC146-2023

1. That the staff presentation re: **Application to Amend the Zoning By-law, Design Plan Services Inc., on behalf of Mayfield Investment Group Inc., 11470 Coleraine Drive, Ward 10, File: OZS-2023-0032** to the Planning and Development Committee meeting of October 23, 2023, be received; and
2. That the following delegations re: Application to Amend the Zoning By-law, Design Plan Services Inc., on behalf of Mayfield Investment Group Inc., 11470 Coleraine Drive, Ward 10, File: OZS-2023-0032 to the Planning and Development Committee meeting of October 23, 2023, be received.
 1. Domenic, Brampton Resident
 2. David Igelman, Design Plan Services Inc.

Carried

- 5.6 Staff Presentation re: Application to Amend the Zoning By-law, Bousfields Inc. c/o Litwillow Holdings Ltd., 2 Bartley Bull Parkway, Ward 3, File: OZS-2021-0010

Items 6.5 and 11.1 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 context and photos, development proposal, renderings, planning framework summary, official plan designation, secondary plan designation, zoning by-law, zoning by-law amendment, issues and considerations, and current status.

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

1. Sylvia Roberts, Brampton Resident

Committee consideration of the matter included the following concern from the delegate:

- bike parking spaces

Katie Hickey and Henry Burstyn, applicant and consultant for the application, presented an overview of the application that included site details, existing conditions, planning highlights, official plan designation, secondary plan designation, planned transit network, potential LRT extension, project vision and design, proposal summary, and site plans. The applicant also addressed the bike parking concerns from the resident.

The following motion was considered.

PDC147-2023

1. That the staff presentation re: **Application to Amend the Zoning By-law, Bousfields Inc. c/o Litwillow Holdings Ltd., 2 Bartley Bull Parkway, Ward 3, File: OZS-2021-0010** to the Planning and Development Committee meeting of October 23, 2023, be received;
2. That the following delegation re: Application to Amend the Zoning By-law, Bousfields Inc. c/o Litwillow Holdings Ltd., 2 Bartley Bull Parkway, Ward 3, File: OZS-2021-0010 to the Planning and Development Committee meeting of October 23, 2023, be received; and
 1. Katie Hickey, Bousfields Inc., and Henry Burstyn, Arcadis Architects, on behalf of Litwillow Holdings Ltd.
 2. Sylvia Roberts, Brampton Resident
3. That the following correspondence re: Application to Amend the Zoning By-law, Bousfields Inc. c/o Litwillow Holdings Ltd., 2 Bartley Bull Parkway, Ward 3, File: OZS-2021-0010 to the Planning and Development Committee meeting of October 23, 2023, be received:
 1. Donald David Rose, Brampton Resident, dated September 20, 2023
 2. Steve Peck, Brampton Resident, dated March 12, 2023
 3. Paul Joza, Brampton Resident, dated October 15, 2023.

- 5.7 Staff Presentation re: Application to Amend the Zoning By-Law and for a Draft Plan of Subdivision, Glen Schnarr and Associates Inc., c/o Paradise Homes Mahogany Inc., 7896 Mavis Road, Ward 6, File: OZS-2023-0033

Items 6.10 and 11.4 were brought forward and dealt with at this time.

Arjun Singh, Planner, Development Services, presented an overview of the application that included location overview, area context, site context, development proposal, planning framework summary, official plan designation, secondary plan designation, zoning by-law, zoning by-law amendment, issues and considerations, and next steps.

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

1. Guriqbal Singh and Javed Khan, Brampton Residents

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

- health and safety

The following motion was considered.

PDC148-2023

1. That the staff presentation re: **Application to Amend the Zoning By-Law and for a Draft Plan of Subdivision, Glen Schnarr and Associates Inc., c/o Paradise Homes Mahogany Inc., 7896 Mavis Road, Ward 6, File: OZS-2023-0033** to the Planning and Development Committee meeting of October 23, 2023, be received;
2. That the following delegation re: Application to Amend the Zoning By-Law and for a Draft Plan of Subdivision, Glen Schnarr and Associates Inc., c/o Paradise Homes Mahogany Inc., 7896 Mavis Road, Ward 6, File: OZS-2023-0033 to the Planning and Development Committee meeting of October 23, 2023, be received; and
 1. Guriqbal Singh and Javed Khan, Brampton Residents
3. That the following correspondence re: Application to Amend the Zoning By-Law and for a Draft Plan of Subdivision, Glen Schnarr and Associates Inc., c/o Paradise Homes Mahogany Inc., 7896 Mavis Road, Ward 6, File:

OZS-2023-0033 to the Planning and Development Committee meeting of October 23, 2023, be received:

1. Nishithkumar Patel, Brampton Resident, dated October 22, 2023

Carried

- 5.8 Staff Presentation re: Application to Amend the Official Plan and Zoning By-law, Corbett Land Strategies Inc., on behalf of Glen Rouge Developments Inc., 2036 Bovaird Drive and 10020, 10024, 10042, 10054 Mississauga Road, Ward: 6, File: OZS-2023-0010

Item 6.4 was brought forward and dealt with at this time.

Nasir Mahmood, Planner, Development Services, presented an overview of the application that included location overview, area context, site context, site photos, development proposal, planning framework summary, official plan designation, secondary plan designation, official plan amendment, zoning by-law, zoning by-law amendment, issues and considerations, and current status.

Jonabelle Ceremuga, Planner, Corbett Land Strategies Inc., presented an overview of the application that included location and property description, development proposal, and secondary plan designation.

The following motion was considered.

PDC149-2023

1. That the staff presentation re: **Application to Amend the Official Plan and Zoning By-law, Corbett Land Strategies Inc., on behalf of Glen Rouge Developments Inc., 2036 Bovaird Drive and 10020, 10024, 10042, 10054 Mississauga Road, Ward: 6, File: OZS-2023-0010** to the Planning and Development Committee meeting of October 23, 2023, be received; and
2. That the following delegation re: Application to Amend the Official Plan and Zoning By-law, Corbett Land Strategies Inc., on behalf of Glen Rouge Developments Inc., 2036 Bovaird Drive and 10020, 10024, 10042, 10054 Mississauga Road, Ward: 6, File: OZS-2023-0010 to the Planning and Development Committee meeting of October 23, 2023, be received:
 1. Jonabelle Ceremuga, Alicia Monteith, and John Corbett, Corbett Land Strategies Inc.

6. Public Delegations (5 minutes maximum)

- 6.1 Delegation re: Application to Amend the Official Plan and Zoning By-law, and for a Draft Plan of Subdivision, MHBC Planning Ltd., c/o Crystal Homes (Wildflowers) Corp., 1626, 1646 and 1654 Queen Street West, Ward 5, File: OZS-2020-0029

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

David McKay, MHBC, on behalf of Crystal Homes, presented an overview of the application that included subject lands, tertiary plan amendment, draft plan, proposed concept plan, statistics, angular plane, and a request to remove the holding provision from the application.

Staff suggested that the 'Holding (H)' provision can be removed upon receipt and review of a site-specific servicing study submitted by the applicant.

Staff provided clarification with respect to questions from Committee regarding the nature of the 'Holding (H)' provision, conditions for its removal and noted previous requests of a similar nature.

The following motion was considered.

PDC150-2023

1. That the report from Edwin Li, Development Planner III, Development Services, re: **Application to Amend the Official Plan and Zoning By-law, and for a Draft Plan of Subdivision, MHBC Planning Ltd., c/o Crystal Homes (Wildflowers) Corp., 1626, 1646 and 1654 Queen Street West, Ward 5, File: OZS-2020-0029** to the Planning and Development Committee meeting of October 23, 2023, be received;
2. That the Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by MHBC Planning Ltd. on behalf of Crystal Homes (Wildflowers) Corp. be approved on the basis that they represent good planning, including that they comply with the Planning Act, are consistent with the Provincial Policy Statement, conform to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City's Official Plan, for the reasons set out in this Recommendation Report;
3. That the amendment to the Official Plan generally in accordance with the attached Attachments 10A and 10B to this report be adopted;

4. That the amendment to the Zoning By-law, generally in accordance with the attached Attachments 11A and 11B to this report, be adopted;
5. That the implementing by-laws be forwarded to Council for enactment only when the comprehensive Functional Servicing Report for the Springbrook Tertiary Plan has been advanced appropriately to the satisfaction of the Commissioner of Planning, Building and Growth Management, in consultation with relevant parties;
6. That no further notice or public meeting be required for the attached Official Plan and Zoning By-law Amendment pursuant to Section 22 and Section 34 of the Planning Act, R.S.O. c.P.13, as amended; and
7. That the following delegation re: Application to Amend the Official Plan and Zoning By-law, and for a Draft Plan of Subdivision, MHBC Planning Ltd., c/o Crystal Homes (Wildflowers) Corp., 1626, 1646 and 1654 Queen Street West, Ward 5, File: OZS-2020-0029 to the Planning and Development Committee meeting of October 23, 2023, be received:
 1. David McKay, MHBC, on behalf of Crystal Homes

Carried

- 6.2 Delegation re: Application to Amend the Zoning By-law, William Osler Health Systems c/o GSP Group, 20 Lynch Street, Ward 3, File: OZS-2023-0025

Dealt with under Item 5.4 - Recommendation PDC145-2023

- 6.3 Delegation re: Application to Amend the Official Plan and Zoning By-law, Glen Schnarr & Associates Inc., c/o Claireville Suits (Chacon) Corp., 9624 Goreway Drive, Ward 8, File: OZS-2023-0009

Dealt with under Item 5.3 - Recommendation PDC144-2023

- 6.4 Delegation re: Application to Amend the Official Plan and Zoning By-law, Corbett Land Strategies Inc., on behalf of Glen Rouge Developments Inc., 2036 Bovaird Drive and 10020, 10024, 10042, 10054 Mississauga Road, Ward: 6, File: OZS-2023-0010

Dealt with under Item 5.8 - Recommendation PDC149-2023

- 6.5 Delegation re: Application to Amend the Zoning By-law, Bousfields Inc. c/o Litwillow Holdings Ltd., 2 Bartley Bull Parkway, Ward 3, File: OZS-2021-0010

Dealt with under Item 5.6 - Recommendation PDC147-2023

- 6.6 Delegation re: Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd., Mario Matteo Silvestro, Guido D’Alesio and 2088205 Ontario Ltd., 22, 24, 26, 28 and 32 John Street, Ward 3, File: OZS-2022-0035

Item 7.3 was brought forward and dealt with at this time.

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

1. Marc DeNardis and Michael Gagnon, Gagnon Walker Domes

The following motion was considered.

PDC151-2023

1. That the report from Alex Sepe, Principal Planner/Supervisor, Planning, Building and Growth Management, re: **Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd., Mario Matteo Silvestro, Guido D’Alesio and 2088205 Ontario Ltd., 22, 24, 26, 28 and 32 John Street, Ward 3, File: OZS-2022-0035** to the Planning and Development Meeting of October 23, 2023, be received;
2. That the Official Plan and Zoning By-law Amendment submitted by Gagnon Walker Domes Ltd. on behalf of Mario Matteo Silvestro, Guido D’Alesio and 2088205 Ontario Ltd. Ward 3, File: OZS-2022-0035 be approved on the basis that it represents good planning, is consistent with Section 22 (6.1) and Section 34 (10.4) of the Planning Act 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 by-law attached as Attachment 11 of this report be adopted;
4. That the amendment to the Official Plan, generally in accordance with the by-law attached as Attachment 10 of this report be adopted;
5. That no further notice of public meeting be required for the attached Zoning By-law Amendment as per section 34(17) of the Planning Act; and
6. That the following delegation re: Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd., Mario Matteo Silvestro, Guido D’Alesio and 2088205 Ontario Ltd., 22, 24, 26, 28 and 32 John Street, Ward 3, File: OZS-2022-0035 to the Planning and Development Committee meeting of October 23, 2023, be received:

1. Marc DeNardis and Michael Gagnon, Gagnon Walker Domes

Carried

6.7 Delegation re: City-Initiated Official Plan Amendment to the Vales of Castlemore North Secondary Plan (Area 49), Ward 10

Dealt with under Item 5.1 - Recommendation PDC142-2023

6.8 Delegation re: Application to Amend the Official Plan and Zoning By-law, Arcadis c/o Region Municipality of Peel, 1358 Queen Street West, Ward 5, File: OZS-2023-0027

Dealt with under Item 5.2 - Recommendation PDC143-2023

6.9 Delegation re: Application to Amend the Zoning By-law, Design Plan Services Inc., on behalf of Mayfield Investment Group Inc., 11470 Coleraine Drive, Ward 10, File: OZS-2023-0032

Dealt with under Item 5.5 - Recommendation PDC146-2023

6.10 Delegation re: Application to Amend the Zoning By-Law and for a Draft Plan of Subdivision, Glen Schnarr and Associates Inc., c/o Paradise Homes Mahogany Inc., 7896 Mavis Road, Ward 6, File: OZS-2023-0033

Dealt with under Item 5.7 - Recommendation PDC148-2023

7. Staff Presentations and Planning Reports

7.1 Staff Report re: City-Initiated Official Plan Amendment to the Vales of Castlemore North Secondary Plan (Area 49), Ward 10

Dealt with under Item 5.1 - Recommendation PDC142-2023

7.2 Staff Report re: Application to Amend the Official Plan and Zoning By-law, and for a Draft Plan of Subdivision, MHBC Planning Ltd., c/o Crystal Homes (Wildflowers) Corp., 1626, 1646 and 1654 Queen Street West, Ward 5, File: OZS-2020-0029

Dealt with under Item 6.1 - Recommendation PDC150-2023

7.3 Staff Report re: Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd., Mario Matteo Silvestro, Guido D'Alesio and 2088205 Ontario Ltd., 22, 24, 26, 28 and 32 John Street, Ward 3, File: OZS-2022-0035

Dealt with under Item 6.6 - Recommendation PDC151-2023

8. Committee Minutes

8.1 Minutes - Brampton Heritage Board - September 19, 2023

The following motion was approved on consent.

PDC152-2023

That the Minutes of the Brampton Heritage Board meeting of September 19, 2023, Recommendations HB051-2023 - HB059-2023, to the Planning and Development Committee Meeting of October 23, 2023, be approved as published and circulated.

The recommendations were approved as follows:

HB051-2023

That the agenda for the Brampton Heritage Board meeting of September 19, 2023 be approved as published and circulated.

HB052-2023

1. That the report from Harsh Padhya, Heritage Planner, dated August 23, 2023, to the Brampton Heritage Board meeting of September 19, 2023, re: **Heritage Impact Assessment and Documentation and Salvage Plan – 8331 Heritage Road – Ward 6** be received; and
2. That the Heritage Impact Assessment and Documentation and Salvage Plan prepared by ATA Architects Inc., dated August, 2023 be received and approved; and,
3. That measures to salvage and store the farmhouse materials be added as a condition to the demolition permit.

HB053-2023

1. That the report from Shelby Swinfield, Heritage Planner, dated August 21, 2023, to the Brampton Heritage Board meeting of September 19, 2023, re: **Heritage Impact Assessment, 69 Bramalea Road – Ward 7** be received;
2. That the Heritage Impact Assessment for 69 Bramalea Road, prepared by ERA Architects Inc., dated May 26, 2023 be approved;
3. That the following recommendations within the Heritage Impact Assessment by ERA Inc. be followed:

- a. A Conservation Plan shall be prepared to provide more detail on the proposed conservation scope of work, including interface between the retained circular pavilion and proposed development;
 - b. A Documentation and Salvage Plan shall be prepared for original interior elements;
 - c. A Heritage Commemoration Plan shall be prepared that includes a plaque, landscape design elements, and interior/exterior commemorative design measures.
4. That, in addition to the above noted Plans, a Heritage Building Protection Plan be prepared;
 5. That, upon completion of the relocation and restoration works in accordance with the final Heritage Conservation Plan, the property will be Designated under Part IV of the Ontario Heritage Act and the Owner will not object to the designation.
 6. That the applicant shall enter into a Heritage Easement Agreement with the City of Brampton to ensure the conservation of the circular pavilion at 69 Bramalea Road, the associated salvaged materials, and the commemorative feature, supported by a Heritage Conservation Plan, Heritage Building Protection Plan, and Commemoration Plan.
 7. That the applicant shall provide at its expense a legal survey of the property at 69 Bramalea Road to facilitate the registration of the designation by-law for the circular pavilion.
 8. That prior to the release of financial securities, the applicant must provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the work has been completed in accordance with the Heritage Conservation Plan.

HB054-2023

1. That the report from Shelby Swinfield, Heritage Planner, to the Brampton Heritage Board Meeting of September 19, 2023, re: **Heritage Impact Assessment, 8000 Dixie Road – Ward – 3** be received;
2. That the Heritage Impact Assessment for 8000 Dixie Road, prepared by PHC Inc., dated October 20, 2022 be approved;
3. That the following recommendations within the Heritage Impact Assessment by PHC Inc. be followed:

- a. That the structure at 8000 Dixie Road be subject to salvage during the demolition process.
- b. That a scoped Salvage and Documentation Plan be created as the current structure contains many components that could be diverted from landfill and recycled. Salvageable materials include but are not limited to steel framing components, exterior metal sheeting, electrical and plumbing components, HVAC system Industrial engines, and generators. If possible, salvaged materials should be incorporated into the public display commemorating the contextual value of the property to the development of Bramalea.
- c. That any demolition permits issued for the property include a condition of material salvage.
- d. That a Commemoration Plan be undertaken to the satisfaction of City Staff, and that a commemoration piece be erected as part of the redevelopment.
 - i. The Commemoration Plan will address the origins of any salvaged materials incorporated into the installation, recognition of the importance of the Ford Motor Company Canada to the local community and provide a history of the development of Bramalea, Canada's first planned satellite community.
 - ii. That any commemoration of 8000 Dixie Road be located within sight of the intersection of Dixie Road and Steeles Avenue East;
- 4. That the existing "Ford" sign on the south-east corner of the property be retained and maintained in its current location; and,
- 5. The City of Brampton's municipal register of Cultural Heritage Resources: 'Listed' Heritage Properties be updated, and 8000 Dixie Road be removed.

HB055-2023

- 1. That the report from Charlton Carscallen, Supervisor, Principal Planner Heritage, dated September 8, 2023, to the Brampton Heritage Board Meeting of September 19, 2023, re: **Heritage Impact Assessment, 223 Main Street North – Ward 1** be received;
- 2. That the Heritage Impact Assessment for 223 Main Street North, prepared by Megan Hobson, Built Heritage Specialist, dated September 8, 2023 be deemed complete; and,

3. That if the property municipally known as 223 Main Street North is proposed to be demolished that a Documentation and Salvage Plan, including a plan to salvage the stained glass transom window, be submitted and approved to the satisfaction of the Director of Integrated City Planning prior to the issuance of any demolition permits for the property.

HB056-2023

1. That the report from Anastasia Abrazhevich, Assistant Heritage Planner, dated August 14, 2023, to the Brampton Heritage Board Meeting of September 19, 2023, re: **Heritage Permit Application- 44 Church Street East, Ward 1**, be received; and,
2. That the Heritage Permit application for 44 Church Street East for the repair of the roof eaves and eaves troughs on the north and west sides of the historic church building be approved.

HB057-2023

1. That the report from Harsh Padhya, Heritage Planner, dated August 22, 2023, to the Brampton Heritage Board Meeting of September 19, 2023, **Heritage Conservation Plan and Heritage Building Protection Plan – 28 Elizabeth Street North (Haggertlea) – Ward 1** be received; and,
2. That the Heritage Conservation Plan and the Heritage Building Protection Plan, prepared by Giaimo Architects, dated July 3, 2023 be received and approved.

HB058-2023

1. That the report from Shelby Swinfield, Heritage Planner, dated August 21, 2023 to the Brampton Heritage Board Meeting of September 19, 2023, re: **Heritage Permit Application and Designated Heritage Property Incentive Grant Application – 8956 Creditview Road – Ward 4**, be received;
2. That the Heritage Permit application for 8956 Creditview Road for the following be approved:
 - i. Structural repairs and improvements and new roofs for Cabins #22, #24, and #25;
 - ii. Foundational repairs for the Lasowsky Centre;

- iii. Installation of eaves/gutters, downspouts, and leaf protection system for the Lasowsky Centre.
- 3. That the Designated Heritage Property Incentive Grant application for the repair and refurbishment of Cabins #22, #24, and #25 and the Lasowsky Centre of 8956 Creditview Road (Camp Naivelt) be approved, to a maximum of \$10,000.00, and;
- 4. That the owner shall enter into a designated Heritage Property Incentive Grant Agreement with the City after City Council agrees to support the Grant.

HB059-2023

That Brampton Heritage Board do now adjourn to meet again on Tuesday, October 17, 2023 at 7:00 p.m.

Carried

9. Other Business/New Business

Nil

10. Referred/Deferred Matters

Nil

11. Correspondence

- 11.1 Correspondence re: Application to Amend the Zoning By-law, Bousfields Inc. c/o Litwillow Holdings Ltd., 2 Bartley Bull Parkway, Ward 3, File: OZS-2021-0010

Dealt with under Item 5.6 - Recommendation PDC147-2023

- 11.2 Correspondence re: Application to Amend the Official Plan and Zoning By-law, Arcadis c/o Region Municipality of Peel, 1358 Queen Street West, Ward 5, File: OZS-2023-0027

Dealt with under Item 5.2 - Recommendation PDC143-2023

- 11.3 Correspondence re: City-Initiated Official Plan Amendment to the Vales of Castlemore North Secondary Plan (Area 49), Ward 10

Dealt with under Item 5.1 - Recommendation PDC142-2023

- 11.4 Correspondence re: Application to Amend the Zoning By-Law and for a Draft Plan of Subdivision, Glen Schnarr and Associates Inc., c/o Paradise Homes Mahogany Inc., 7896 Mavis Road, Ward 6, File: OZS-2023-0033

Dealt with under Item 5.7 - Recommendation PDC148-2023

12. Councillor Question Period

Nil

13. Public Question Period

Gursewak Singh, Brampton Resident, on behalf of Sikh Heritage Centre, referenced Item 5.1 on the agenda and requested staff and the applicant to consider the following with respect to the application:

- to ensure the tertiary plan does not impact their property and site plan agreements
- to provide an additional access point to their property through the road additions proposed in the tertiary plan

Carolyn Arthur, Brampton Resident, referenced Item 7.3 on the agenda and inquired regarding the following:

- whether a shadow study will be conducted

Staff commented that a shadow study was completed for the subject application and that they will follow up with the resident to share the details of the study.

14. Closed Session

Nil

15. Adjournment

PDC153-2023

That the Planning and Development Committee do now adjourn to meet again for a Regular Meeting on Monday, November 6, 2023 at 7:00 p.m. or at the call of the Chair.

Carried

Regional Councillor M. Palleschi, Chair



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, November 6, 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
David Vanderberg, Manager, Planning Building and Economic
Development
Angelo Ambrico, Manager, Development Services
Chinoye Sunny, Planner, Development Services
Arjun Singh, Planner, Development Services
Peter Fay, City Clerk
Charlotte Gravlev, Deputy City Clerk
Gagandeep Jaswal, Legislative Assistant

1. **Call to Order**

The meeting was called to order at 1:00 p.m. and adjourned at 1:18 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 (Chair), Deputy Mayor Singh, Regional Councillor Santos, Regional Councillor Vicente, Regional Councillor Brar, Regional Councillor Keenan, Regional Councillor Fortini, Regional Councillor Toor, and City Councillor Power.

Members absent during roll call: Regional Councillor Medeiros (late - technical issues), Mayor Brown (ex officio)

2. Approval of Agenda

PDC154-2023

That the agenda for the Planning and Development Committee Meeting of November 6, 2023, be approved, as amended, as follows:

To add:

Item 11.3 re: Item 7.3 - Application to Amend the Zoning By-law, Weston Consulting, c/o Avalon Developments Inc., 137 Steeles Avenue West, Ward 4, File: OZS-2023-0018

2. Alexander J. Suriano, Aird & Berlis LLP, on behalf of Hillside TO Properties Inc., dated November 6, 2023

Item 11.4 - Correspondence re: Announcement Impacting Provincial Decisions on Municipal Official Plans/Official Plan Amendments, from the Honourable Paul Calandra, Minister, Municipal Affairs and Housing, dated November 2, 2023

To withdraw:

Item 6.2 re: Item 7.1 - Building Improvement Grant Applications for 25 & 27 Main Street North, Ward 1, File: BFIP-2023-0004 and BFIP-2023-0005:

1. Mohamad Hanif and Rehana Khan, 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.

(7.3, 11.1, and 11.3)

The following motion was considered.

PDC155-2023

That the following items to the Planning and Development Committee Meeting of November 6, 2023, be approved as part of Consent:

7.3, 11.1, and 11.3

Carried

5. Statutory Public Meeting Reports

Nil

6. Public Delegations (5 minutes maximum)

- 6.1 Delegation re: Application to Amend the Zoning By-law, Weston Consulting, c/o Avalon Developments Inc., 137 Steeles Avenue West, Ward 4, File: OZS-2023-0018

Dealt with under Item 7.3 - Recommendation PDC158-2023

- 6.2 Delegation re: Building Improvement Grant Applications for 25 & 27 Main Street North, Ward 1, File: BFIP-2023-0004 and BFIP-2023-0005

The delegation request was withdrawn.

- 6.3 Delegation re: Application to Amend the Official Plan, Calloway REIT (Bramport) Inc., c/o SmartCentres REIT, 2959-2989 Bovaird Drive East and 9960-9990 Airport Road, Ward 8, File: OZS-2022-0039

Dealt with under Item 7.2 - Recommendation PDC157-2023

7. Staff Presentations and Planning Reports

- 7.1 Staff Report re: Building Improvement Grant Applications for 25 & 27 Main Street North, Ward 1, File: BFIP-2023-0004 and BFIP-2023-0005

In response to a comment from Committee, staff provided details regarding the work completed to address concerns.

The following motion was considered.

PDC156-2023

1. That the report from Arjun Singh, Development Planner, Development Services and Design, re: **Building Improvement Grant Applications for 25 & 27 Main Street North, Ward 1, File: BFIP-2023-0004 and BFIP-**

2023-0005 to the Planning and Development Committee Meeting of November 6, 2023, be received;

2. That the applications BFIP-2023-0004 (25 Main Street North) and BFIP-2023-0005 (27 Main Street North) in the amount of \$20,000.00 for each be approved under the Downtown Building Improvement Program, for a total grant of \$40,000.00, subject to the applicant maintaining the rules of the programs as set out in the approved Implementation Guidelines and meeting the following conditions on or before May 6, 2024, unless extended by the Director of Development Services, failing which this approval shall be null and void:
 - a. That satisfactory revised drawings and information on materials for the patio, including appropriate fencing, be submitted;
 - b. That the cost estimates be updated in accordance with the submitted drawings and required materiality of the pavers;
 - c. That the owner obtain minor variances for the gazebos, failing which the gazebos will be removed from the items eligible for the grant; and
 - d. That the applicant enters into the necessary agreements with the City of Brampton.
3. That the Commissioner of Planning, Building and Growth Management be authorized to sign the Building Improvement Program Agreements in relation to the approved project in a form approved by the City Solicitor, or designate, and that staff be authorized to take the next steps to implement the terms of the agreement.
4. That staff be directed to continue to actively work with property owners to activate laneways in the Downtown.

Carried

- 7.2 Staff Report re: Application to Amend the Official Plan, Calloway REIT (Bramport) Inc., c/o SmartCentres REIT, 2959-2989 Bovaird Drive East and 9960-9990 Airport Road, Ward 8, File: OZS-2022-0039

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

In response to concerns from Committee regarding the lack of a community hub in this area, staff commented that they will work with the applicant to address concerns raised.

The following motion was considered.

PDC157-2023

1. That the report from Chinoye Sunny, Development Planner, Development Services, re: **Application to Amend the Official Plan, Calloway REIT (Bramport) Inc., c/o SmartCentres REIT, 2959-2989 Bovaird Drive East and 9960-9990 Airport Road, Ward 8, File: OZS-2022-0039** to the Planning and Development Committee Meeting of November 6, 2023, be received;
2. That the Official Plan amendment application submitted by SmartCentres REIT on behalf of Calloway REIT (Bramport) Inc. Ward 8, File: OZS-2022-0039 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 the Recommendation Report dated August 28, 2023 attached to this report as Attachment 1;
3. That the amendments to the Official Plan generally in accordance with the attached Attachment 2 to this report be adopted;
4. That no further notice of public meeting be required for the attached Official Plan Amendment as per Section 22 (6.1) of the Planning Act, R.S.O. c.P. 13, as amended; and
5. That the following delegation re: Application to Amend the Official Plan, Calloway REIT (Bramport) Inc., c/o SmartCentres REIT, 2959-2989 Bovaird Drive East and 9960-9990 Airport Road, Ward 8, File: OZS-2022-0039 to the Planning and Development Committee Meeting of November 6, 2023, be received.
 1. Ed Sajecki, Sajecki Planning, on behalf of Calloway REIT (Bramport) Inc.

Carried

- 7.3 Staff Report re: Application to Amend the Zoning By-law, Weston Consulting, c/o Avalon Developments Inc., 137 Steeles Avenue West, Ward 4, File: OZS-2023-0018

Items 6.1 and 11.3 were brought forward and dealt with at this time.

The following motion was approved on consent.

PDC158-2023

1. That the report from Angelo Ambrico, Manager, Development Services, re: **Application to Amend the Zoning By-law, Weston Consulting, c/o Avalon Developments Inc., 137 Steeles Avenue West, Ward 4, File: OZS-2023-0018** to the Planning and Development Committee Meeting of November 6, 2023, be received;
2. That the application for an Amendment to the Zoning By-law submitted by Weston Consulting., on behalf of Avalon Developments Inc. (File: OZS-2023-0018) 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 Zoning By-law, generally in accordance with the attached Attachment 10 to this report be adopted;
4. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34 (10.4) of the Planning Act, R.S.O., as amended;
5. That the following delegations re: Application to Amend the Zoning By-law, Weston Consulting, c/o Avalon Developments Inc., 137 Steeles Avenue West, Ward 4, File: OZS-2023-0018 to the Planning and Development Committee Meeting of November 6, 2023, be received; and
 1. Martin Quarcoopome, Weston Consulting
 2. Marko Juricic, Avalon Developments
6. That the following correspondence re: Application to Amend the Zoning By-law, Weston Consulting, c/o Avalon Developments Inc., 137 Steeles Avenue West, Ward 4, File: OZS-2023-0018 to the Planning and Development Committee Meeting of November 6, 2023, be received.
 1. Gabriel Virag, Brampton Resident, dated November 3, 2023
 2. Alexander J. Suriano, Aird & Berlis LLP, on behalf of Hillside TO Properties Inc., dated November 6, 2023

Carried

8. Committee Minutes

Nil

9. **Other Business/New Business**

Nil

10. **Referred/Deferred Matters**

Nil

11. **Correspondence**

- 11.1 Correspondence from the Hon. Paul Calandra, Minister of Municipal Affairs and Housing, dated October 16, 2023, re: Proposed Legislation to Return Lands to the Greenbelt and Oak Ridges Moraine

The following motion was approved on consent.

PDC159-2023

That the following correspondence from the Hon. Paul Calandra, Minister of Municipal Affairs and Housing, dated October 16, 2023, re: **Proposed Legislation to Return Lands to the Greenbelt and Oak Ridges Moraine**, to the Planning and Development Committee Meeting of November 6, 2023, be received.

Carried

- 11.2 Correspondence from the Hon. Paul Calandra, Minister of Municipal Affairs and Housing, dated October 23, 2023, re: Housing Targets

Chair Palleschi commented that this matter be referred to staff for further consideration.

The following motion was considered.

PDC160-2023

That the following correspondence from the Hon. Paul Calandra, Minister of Municipal Affairs and Housing, dated October 23, 2023, re: **Housing Targets**, to the Planning and Development Committee Meeting of November 6, 2023, be **referred** to staff for a response to the Minister.

Carried

11.3 Correspondence re: Application to Amend the Zoning By-law, Weston Consulting, c/o Avalon Developments Inc., 137 Steeles Avenue West, Ward 4, File: OZS-2023-0018

Dealt with under Item 7.3 - Recommendation PDC158-2023

11.4 Correspondence from the Honourable Paul Calandra, Minister, Municipal Affairs and Housing, dated November 2, 2023, re: Announcement Impacting Provincial Decisions on Municipal Official Plans/Official Plan Amendments

No comments were provided on this item.

The following motion was considered.

PDC161-2023

That the following correspondence from the Honourable Paul Calandra, Minister, Municipal Affairs and Housing, dated November 2, 2023, re: **Announcement Impacting Provincial Decisions on Municipal Official Plans/Official Plan Amendments** to the Planning and Development Committee Meeting of November 6, 2023, be received.

Carried

12. Councillor Question Period

Deputy Mayor Singh requested staff to ensure sustainability metrics for all future recommendation reports are considered. Chair Palleschi suggested that staff work toward a Silver (+) sustainability score.

13. Public Question Period

Sylvia Roberts, Brampton Resident, inquired regarding the following:

- what steps are in place to ensure adequate parkland in appropriate areas
- inadequate bike parking

In response to the questions, staff commented that efforts to maximize parkland through the Planning Act are undertaken by working with applicants on all development applications. Staff commented that they will work with the applicant and resident to further address their concerns.

14. Closed Session

Nil

15. Adjournment

PDC162-2023

That the Planning and Development Committee do now adjourn to meet again for a Regular Meeting on Monday, November 20, 2023, at 7:00 p.m. or at the call of the Chair.

Carried

Regional Councillor M. Palleschi, Chair



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, November 20, 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 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
City Councillor R. Power - Wards 7 and 8
- Staff Present: Steve Ganesh, Commissioner, Planning Building and Growth Management
Allan Parsons, Director, Development Services
David Vanderberg, Manager, Planning Building and Economic Development
Angelo Ambrico, Manager, Development Services
Andria Oliveira, Director, Downtown Revitalization
Simran Sandhu, Advisor, Special Projects
Chinoye Sunny, Planner, Development Services
Andrew Ramsammy, Planner, Development Services
Peter Fay, City Clerk
Charlotte Gravlev, Deputy City Clerk
Gagandeep Jaswal, Legislative Assistant
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1. **Call to Order**

The meeting was called to order at 7:00 p.m. and adjourned at 7:06 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 (Chair), Deputy Mayor Singh, Regional Councillor Santos, Regional Councillor Brar, Regional Councillor Keenan, Regional Councillor Medeiros, Regional Councillor Fortini, and City Councillor Power.

Members absent during roll call: Regional Councillor Vicente, Regional Councillor Toor, and Mayor Brown (ex officio)

2. Approval of Agenda

PDC163-2023

That the agenda for the Planning and Development Committee Meeting of November 20, 2023, be approved, as amended, as follows:

To add:

Item 11.1 re: Item 5.1 - City-Initiated Amendments to the Zoning By-law, City wide

8. Mark Condello, Glen Schnarr and Associates Inc., on behalf of Heritage Heights Landowner Group, dated November 17, 2023
9. Andrew Walker, Gagnon Walker Domes, on behalf of the Brampton Block Plan 40-5 Landowners Group, dated November 20, 2023
10. Colin Chung and Andrew Leung, Glen Schnarr and Associates Inc., on behalf of Digram Developments Brampton Inc. (City File: OZS-2021-0004 & 21T-21001B), dated November 20, 2023
11. Colin Chung and Andrew Leung, Glen Schnarr and Associates Inc., on behalf of Digram Developments Brampton Inc. (City File: C06E16.004), dated November 20, 2023
12. Colin Chung and Andrew Leung, Glen Schnarr and Associates Inc., on behalf of Digram Developments Brampton Inc. (City File: OZS 2021- 0026 & 21T-21006B), dated November 20, 2023
13. Colin Chung and Andrew Leung, Glen Schnarr and Associates Inc., on behalf of Digram Developments Brampton Inc. (City File: C06E16.007), dated November 20, 2023
14. Marc De Nardis, Gagnon Walker Domes, on behalf of Mrs. Sukhjeet Kaur and Mrs. Navsharnjeet Parhar, the Registered Owners of 10196 Bramalea Road, dated November 20, 2023

15. Marc De Nardis, Gagnon Walker Domes, on behalf of RG Consulting Inc. and Creditview 11 Holdings Inc., the Registered Owner of 9401 Creditview Road, dated November 20, 2023

16. Marc De Nardis, Gagnon Walker Domes, on behalf of Essence Holdings Inc., the Registered Owner of '0' and 8265 Churchville Road, dated November 20, 2023

Item 11.2 - Correspondence re: Proposed Legislation to Reverse Previous Decisions on Municipal Official Plans/ Official Plan Amendments, from the Honourable Paul Calandra, Minister, Municipal Affairs and Housing, dated November 16, 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, 7.4, and 11.2)

The following motion was considered.

PDC164-2023

That the following items to the Planning and Development Committee Meeting of November 20, 2023, be approved as part of Consent:

7.1, 7.2, 7.3, 7.4, and 11.2

Carried

Deputy Mayor Singh emphasized that staff continue to consider sustainability metrics and active transportation with respect to all applications.

5. Statutory Public Meeting Reports

5.1 Staff Presentation re: City-Initiated Amendments to the Zoning By-law, City wide
Item 11.1 was brought forward and dealt with at this time.

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 this item.

The following motion was considered.

PDC165-2023

1. That the staff presentation re: **City-Initiated Amendments to the Zoning By-law, City wide** to the Planning and Development Committee Meeting of November 20, 2023, be received; and
2. That the following correspondence re: City-Initiated Amendments to the Zoning By-law, City wide to the Planning and Development Committee Meeting of November 20, 2023, be received:
 1. Mark Condello, Glen Schnarr and Associates Inc., on behalf of 1951 Queen Street West Inc., dated November 16, 2023
 2. Danielle Binder, Building Industry and Land Development Association (BILD), dated November 16, 2023
 3. David Stewart, TACC Developments Inc., dated November 16, 2023
 4. Jennifer Staden, Glen Schnarr and Associates Inc., on behalf of 1212949 Ontario Inc. (Ashley Group of Companies), dated November 17, 2023
 5. Jennifer Staden, Glen Schnarr and Associates Inc., on behalf of Falco Group, dated November 17, 2023
 6. Jennifer Staden, Glen Schnarr and Associates Inc., on behalf of 2769197 Ontario Inc., dated November 17, 2023
 7. Mark Jepp, Paradise Developments, dated November 17, 2023
 8. Mark Condello, Glen Schnarr and Associates Inc., on behalf of Heritage Heights Landowner Group, dated November 17, 2023
 9. Andrew Walker, Gagnon Walker Domes, on behalf of the Brampton Block Plan 40-5 Landowners Group, dated November 20, 2023
 10. Colin Chung and Andrew Leung, Glen Schnarr and Associates Inc., on behalf of Digram Developments Brampton Inc. (City File: OZS-2021-0004 & 21T-21001B), dated November 20, 2023

11. Colin Chung and Andrew Leung, Glen Schnarr and Associates Inc., on behalf of Digram Developments Brampton Inc. (City File: C06E16.004), dated November 20, 2023
12. Colin Chung and Andrew Leung, Glen Schnarr and Associates Inc., on behalf of Digram Developments Brampton Inc. (City File: OZS 2021-0026 & 21T-21006B), dated November 20, 2023
13. Colin Chung and Andrew Leung, Glen Schnarr and Associates Inc., on behalf of Digram Developments Brampton Inc. (City File: C06E16.007), dated November 20, 2023
14. Marc De Nardis, Gagnon Walker Domes, on behalf of Mrs. Sukhjeet Kaur and Mrs. Navsharnjeet Parhar, the Registered Owners of 10196 Bramalea Road, dated November 20, 2023
15. Marc De Nardis, Gagnon Walker Domes, on behalf of RG Consulting Inc. and Creditview 11 Holdings Inc., the Registered Owner of 9401 Creditview Road, dated November 20, 2023
16. Marc De Nardis, Gagnon Walker Domes, on behalf of Essence Holdings Inc., the Registered Owner of '0' and 8265 Churchville Road, dated November 20, 2023.

Carried

6. Public Delegations (5 minutes maximum)

Nil

7. Staff Presentations and Planning Reports

- 7.1 Staff Report re: Plan of Subdivision and Application to Amend the Official Plan and Zoning By-law, 47-1 Country Properties & Castlemore Country Properties, Glen Schnarr & Associates, NE corner of Castlemore Road and Clarkway Drive, File: OZS-2021-0050

The following motion was approved on consent.

PDC166-2023

1. That the report from Angelo Ambrico, Manager, Development Services, re: **Plan of Subdivision and Application to Amend the Official Plan and Zoning By-law, 47-1 Country Properties & Castlemore Country Properties, Glen Schnarr & Associates, NE corner of Castlemore**

Road and Clarkway Drive, File: OZS-2021-0050 to the Planning and Development Committee Meeting of November 20, 2023, be received;

2. That the application for Official Plan and Zoning By-law Amendment submitted by Glen Schnarr & Associates Inc., on behalf of 47-1 Country Properties Ltd and Castlemore Country Properties Ltd. be approved on the basis 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 the Recommendation Report;
3. That the amendment to the Official Plan generally in accordance with the attached Attachment 9 to this report be adopted;
4. That the amendment to the Zoning By-law generally in accordance with the attached Attachment 10 to this report be adopted; and
5. That no further notice or public meeting be required for the attached Official Plan and Zoning By-law Amendment pursuant to Section 22 and Section 34 of the Planning Act, R.S.O. c.P. 13, as amended.

Carried

- 7.2 Staff Report re: Draft Plan of Subdivision and Application to Amend the Zoning By-law, Cedar Developments (Clarkway) Inc., Glen Schnarr & Associates Inc., 10308 Clarkway Drive, Ward 10, File: OZS-2021-0019 & 21T-21005B

The following motion was approved on consent.

PDC167-2023

1. That the report from Andrew Ramsammy, Development Planner, Development Services, re: **Draft Plan of Subdivision and Application to Amend the Zoning By-law, Cedar Developments (Clarkway) Inc., Glen Schnarr & Associates Inc., 10308 Clarkway Drive, Ward 10, File: OZS-2021-0019 & 21T-21005B** to the Planning and Development Committee Meeting of November 20, 2023, be received;
2. That the application for a Draft Plan of Subdivision and to Amend the Zoning By-law submitted by Glen Schnarr & Associates Inc., on behalf of Cedar Developments (Clarkway) Inc., be endorsed, on the basis that it represents good planning, including that it is consistent with the Planning Act, and for the reasons set out in the Planning Recommendation Report;

3. That the amendment to the Zoning By-law generally in accordance with the by-law attached as Attachment 9 of this report be adopted; and
4. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34 of the Planning Act, R.S.O. c.P. 13, as amended.

Carried

- 7.3 Staff Report re: Draft Plan of Subdivision and Application to Amend the Zoning By-Law, Gore Creek Estates Inc., Glen Schnarr & Associates Inc., 10263 The Gore Road, Ward 10, File: OZS-2021-0041 & 21T-21017B

The following motion was approved on consent.

PDC168-2023

1. That the report from Andrew Ramsammy, Development Planner, Development Services, re: **Draft Plan of Subdivision and Application to Amend the Zoning By-Law, Gore Creek Estates Inc., Glen Schnarr & Associates Inc., 10263 The Gore Road, Ward 10, File: OZS-2021-0041 & 21T-21017B** to the Planning and Development Committee Meeting of November 20, 2023, be received;
2. That the application to Amend the Zoning By-law and for a Draft Plan of Subdivision submitted by Glen Schnarr & Associates Inc., on behalf of Gore Creek Estates Inc., be endorsed, on the basis that it represents good planning, including that it is consistent with the Planning Act, and for the reasons set out in this Planning Recommendation Report;
3. That the amendment to the Zoning By-law generally in accordance with the by-law attached as Attachment 9 of this report be adopted; and
4. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34 of the Planning Act, R.S.O. c.P. 13, as amended.

Carried

- 7.4 Staff Report re: Application for a Draft Plan of Subdivision and to Amend the Official Plan and Zoning By-law, Digram Developments, c/o Glen Schnarr and Associates Inc., South of Mayfield Road and west of Torbram Road, Ward 9, File: OZS-2021-0026

The following motion was approved on consent.

PDC169-2023

1. That the report from Chinoye Sunny, Development Planner, Development Services, re: **Application for a Draft Plan of Subdivision and to Amend the Official Plan and Zoning By-law, Digram Developments, c/o Glen Schnarr and Associates Inc., South of Mayfield Road and west of Torbram Road, Ward 9, File: OZS-2021-0026** to the Planning and Development Committee Meeting of November 20, 2023, be received;
2. That the application for a Draft Plan of Subdivision and to Amend the Official Plan and Zoning By-law submitted by Glen Schnarr and Associates Inc., on behalf of Digram Developments, 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 11 to this report be adopted;
4. That the amendments to the Zoning By-law generally in accordance with the attached Attachment 12 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

8. Committee Minutes

Nil

9. Other Business/New Business

Nil

10. Referred/Deferred Matters

Nil

11. Correspondence

- 11.1 Correspondence re: City-Initiated Amendments to the Zoning By-law, City wide

Dealt with under Item 5.1 - Recommendation PDCXXX-2023

- 11.2 Correspondence from the Honourable Paul Calandra, Minister, Municipal Affairs and Housing, dated November 16, 2023, re: Proposed Legislation to Reverse Previous Decisions on Municipal Official Plans/ Official Plan Amendments

The following motion was approved on consent.

PDC170-2023

That the following correspondence from the Honourable Paul Calandra, Minister, Municipal Affairs and Housing, dated November 16, 2023, re: **Proposed Legislation to Reverse Previous Decisions on Municipal Official Plans/ Official Plan Amendments**, to the Planning and Development Committee Meeting of November 20, 2023, be received.

Carried

12. **Councillor Question Period**

Nil

13. **Public Question Period**

Nil

14. **Closed Session**

Nil

15. **Adjournment**

PDC171-2023

That the Planning and Development Committee do now adjourn to meet again for a Regular Meeting on Monday, December 4, 2023, at 7:00 p.m. or at the call of the Chair.

Carried

Regional Councillor M. Palleschi, Chair



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, December 4, 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 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
 - David Vanderberg, Manager, Planning Building and Economic Development
 - Angelo Ambrico, Manager, Development Services
 - Ross Campbell, Manager, Zoning and Sign By-law Services
 - Michael Kralt, Strategic Leader, Project Management
 - Arjun Singh, Planner, Development Services
 - Chinoye Sunny, Planner, Development Services
 - Rajvi Patel, Planner, Development Services
 - Andrew Ramsammy, 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 7:17 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 (Chair), Deputy Mayor Singh, Regional Councillor Santos, Regional Councillor Vicente, Regional Councillor Brar, Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Toor, and City Councillor Power.

Members absent during roll call: Mayor Brown (ex officio), Regional Councillor Keenan (personal)

2. Approval of Agenda

PDC172-2023

That the agenda for the Planning and Development Committee Meeting of December 4, 2023, be approved as published and circulated.

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.

(7.2, 7.6, 7.7, 7.8, and 8.1)

The following motion was considered.

PDC173-2023

That the following item to the Planning and Development Committee Meeting of December 4, 2023, be approved as part of Consent:

7.2, 7.6, 7.7, 7.8, and 8.1

Carried

5. Statutory Public Meeting Reports

- 5.1 Staff Presentation re: Application to Temporarily Amend the Zoning By-law, Di Poce Management Limited, 1217246 Ontario Inc., c/o Celeste Salvagna, 0 Queen Street East, Ward 8, File: OZS-2023-0031

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.

(See Item 7.5)

The following motion was considered.

PDC174-2023

1. That the staff presentation re: **Application to Temporarily Amend the Zoning By-law, Di Poce Management Limited, 1217246 Ontario Inc., c/o Celeste Salvagna, 0 Queen Street East, Ward 8, File: OZS-2023-0031** to the Planning and Development Committee Meeting of December 4, 2023, be received.

Carried

6. Public Delegations (5 minutes maximum)

- 6.1 Possible Delegations re: Site Specific Amendment to the Sign By-law 399-2002, Manorbay Estates, Trinistar Corporation, 8750 The Gore Road, Ward 8

Peter Fay, City Clerk, confirmed that there were no delegations registered or present at the meeting to address Committee with respect to this matter.

(See Item 7.3)

- 6.2 Possible Delegations re: Site Specific Amendment to the Sign By-law 399-2002, as amended, Centennial Mall Brampton Ltd., 227 Vodden Street East, Ward 1

The following registered delegation was not present at the meeting:

- Edward Brabenec and Vince Cornacchia, Centennial Mall Brampton Ltd.

(See Item 7.4)

- 6.3 Delegation re: Development Application Fee Review – Update (RM 37/2023)

Item 7.1 was brought forward and dealt with at this time.

Peter Simcisko, Watson & Associates Economists Ltd., presented an overview of the review that included project background and scope, introduction, project overview, legislative context, activity based methodology, benchmarking, Zoning By-law Amendments application processing, fee structure options, rate structure options, and other considerations.

Chair Palleschi referenced the fee structures of other Cities as outlined in the presentation and staff report and commented that the City of Brampton is at different development stage than other Cities.

The following motion was considered.

PDC175-2023

1. That the report from Michael Kralt, Strategic Leader, Project Management, re: **Development Application Fee Review – Update (RM 37/2023)** to the Planning and Development Committee Meeting of December 4, 2023, be received; and
2. That the following delegation re: Development Application Fee Review – Update (RM 37/2023) to the Planning and Development Committee Meeting of December 4, 2023, be received:
 1. Peter Simcisko, Watson & Associates Economists Ltd.

Carried

7. Staff Presentations and Planning Reports

7.1 Staff Report re: Development Application Fee Review – Update (RM 37/2023)

Dealt with under Item 6.3 - Recommendation PDC175-2023

7.2 Staff Report re: Draft Plan of Subdivision and Application to Amend the Zoning By-law, 10365 Gore Developments Limited (Fieldgate), Glen Schnarr & Associates Inc., 10365 The Gore Road, Ward 10, File: OZS-2021-0039 & 21T-21016B

The following motion was approved on consent.

PDC176-2023

1. That the report from Andrew Ramsammy, Development Planner, Development Services, re: **Draft Plan of Subdivision and Application to Amend the Zoning By-law, 10365 Gore Developments Limited (Fieldgate), Glen Schnarr & Associates Inc., 10365 The Gore Road,**

Ward 10, File: OZS-2021-0039 & 21T-21016B to the Planning and Development Committee Meeting of December 4, 2023, be received;

2. That the application for a Draft Plan of Subdivision and to Amend the Zoning By-law submitted by Glen Schnarr & Associates Inc., on behalf of 10365 Gore Developments Limited (Fieldgate), be endorsed, on the basis that it represents good planning, including that it is consistent with the Planning Act, and for the reasons set out in the Planning Recommendation Report, dated November 15, 2023;
3. That the amendment to the Zoning By-law generally in accordance with the by-law attached as Attachment 9 of this report be adopted; and
4. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34 of the Planning Act, R.S.O. c.P. 13, as amended.

Carried

7.3 Staff Report re: Site Specific Amendment to the Sign By-law 399-2002, Manorbay Estates, Trinistar Corporation, 8750 The Gore Road, Ward 8

(See Item 6.1)

The following motion was considered.

PDC177-2023

1. That the report from Ross Campbell, Manager, Zoning and Sign By-law Services, re: **Site Specific Amendment to the Sign By-law 399-2002, Manorbay Estates, Trinistar Corporation, 8750 The Gore Road, Ward 8** to the Planning and Development Committee Meeting of December 4, 2023, be received; and
2. That a By-law be passed to amend Sign By-law 399-2002, as amended, to permit the proposed site-specific amendment.

Carried

7.4 Staff Report re: Site Specific Amendment to the Sign By-law 399-2002, as amended, Centennial Mall Brampton Ltd., 227 Vodden Street East, Ward 1

No comments were provided on this item.

(See Item 6.2)

The following motion was considered.

PDC178-2023

1. That the report from Ross Campbell, Manager, Zoning and Sign By-law Services, re: **Site Specific Amendment to the Sign By-law 399-2002, as amended, Centennial Mall Brampton Ltd., 227 Vodden Street East, Ward 1** to the Planning and Development Committee Meeting of December 4, 2023, be received; and
2. That a By-law be passed to amend Sign By-law 399-2002, as amended, to permit the proposed site-specific amendment.

Carried

- 7.5 Staff Report re: Application to Temporarily Amend the Zoning By-law, Di Poce Management Limited, 1217246 Ontario Inc., c/o Celeste Salvagna, 0 Queen Street East, Ward 8, File: OZS-2023-0031

No comments were provided on this item.

(See Item 5.1)

The following motion was considered.

PDC179-2023

1. That the report from Rajvi Patel, Development Planner, Development Services, re: **Application to Temporarily Amend the Zoning By-law, Di Poce Management Limited, 1217246 Ontario Inc., c/o Celeste Salvagna, 0 Queen Street East, Ward 8, File: OZS-2023-0031** to the Planning and Development Committee Meeting of December 4, 2023, be received;
2. That the application for a Temporary Zoning By-law Amendment submitted by Di Poce Management Limited/ 1217246 Ontario Inc. be approved, on the basis 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 the Recommendation Report; and
3. That the amendment to the Zoning By-law generally in accordance with the attached Draft Zoning By-law Amendment (Attachment 7) to this report be adopted.

Carried

- 7.6 Staff Report re: Application for a Draft Plan of Subdivision and to Amend the Zoning By-law, Emerald Castle Developments Inc (Cachet Developments), Glen Schnarr & Associates Inc., 10431 The Gore Road, Ward 10, File: OZS-2021-0047 & 21T-21019B

The following motion was approved on consent.

PDC180-2023

1. That the report from Andrew Ramsammy, Development Planner, Development Services, re: **Application for a Draft Plan of Subdivision and to Amend the Zoning By-law, Emerald Castle Developments Inc (Cachet Developments), Glen Schnarr & Associates Inc., 10431 The Gore Road, Ward 10, File: OZS-2021-0047 & 21T-21019B** to the Planning and Development Committee Meeting of December 4, 2023, be received;
2. That the application for a Draft Plan of Subdivision and to Amend the Zoning By-law submitted by Glen Schnarr & Associates Inc., on behalf of Emerald Castle Developments Inc. (Cachet Developments), be endorsed, on the basis that it represents good planning, including that it is consistent with the Planning Act, and for the reasons set out in the Planning Recommendation Report associated with this decision;
3. That the amendment to the Zoning By-law generally in accordance with the by-law attached as Attachment 9 of this report be adopted; and
4. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34 of the Planning Act, R.S.O. c.P. 13, as amended.

Carried

- 7.7 Staff Report re: Application for a Draft Plan of Subdivision and to Amend the Zoning By-law, Sheridan Capital Management Corp., c/o Candevcon Limited, 10635, 10647, and 0 The Gore Road, Ward 10, File: OZS-2023-0001

The following motion was approved on consent.

PDC181-2023

1. That the report from Arjun Singh, Development Planner, Development Services, re: **Application for a Draft Plan of Subdivision and to Amend the Zoning By-law, Sheridan Capital Management Corp., c/o Candevcon Limited, 10635, 10647, and 0 The Gore Road, Ward 10, File: OZS-2023-0001** to the Planning and Development Committee Meeting of December 4, 2023, be received;
2. That the application for an Amendment to the Zoning By-law and for a Draft Plan of Subdivision submitted by Candevcon Ltd., on behalf of Sheridan Capital Management Corp., 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 Zoning By-law generally in accordance with the by-law attached as Attachment 9 of this report be adopted, and
4. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34 of the Planning Act, R.S.O. c.P. 13, as amended.

Carried

- 7.8 Staff Report re: Application for a Draft Plan of Subdivision and to Amend the Zoning By-law, Sheridan Capital Management Corp., c/o Matthews Planning & Management Inc., 10797 The Gore Road, Ward 10, File: OZS-2023-0002

The following motion was approved on consent.

PDC182-2023

1. That the report from Chinoye Sunny, Development Planner, Development Services, re: **Application for a Draft Plan of Subdivision and to Amend the Zoning By-law, Sheridan Capital Management Corp., c/o Matthews Planning & Management Inc., 10797 The Gore Road, Ward 10, File: OZS-2023-0002** to the Planning and Development Committee Meeting of December 4, 2023, be received;
2. That the application for a Draft Plan of Subdivision and to amend the Zoning By-law submitted by Matthews Planning & Management Ltd., on behalf of Sheridan Capital Management Corp., 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 Zoning By-law generally in accordance with the attached Attachment 11 to this report be adopted; and
4. 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

8. Committee Minutes

8.1 Brampton Heritage Board - Summary of Recommendations - November 21, 2023

The following motion was approved on consent.

PDC183-2023

That the Summary of Recommendations of the Brampton Heritage Board meeting of November 21, 2023, Recommendations HB060-2023 - HB064-2023, to the Planning and Development Committee Meeting of December 4, 2023, be approved as published and circulated.

The recommendations were approved as follows:

HB060-2023

That the agenda for the Brampton Heritage Board meeting of November 21, 2023 be approved as published and circulated.

HB061-2023

1. That the report from Harsh Padhya, Heritage Planner, Integrated City Planning to the Brampton Heritage Board meeting of November 21, 2023, re: 10020 Mississauga Road – Heritage Impact Assessment be received;
2. That the recommendations of the Heritage Impact Assessment for the property at 10020 Mississauga Road, titled 10020-10054 Mississauga Road & 2036 Bovaird Drive West, Brampton, Ontario, prepared by ERA Architects Inc. dated May 9, 2023 attached as Attachment 1 to this report be accepted; and
3. Prior to the issuance of any permit for all or any part of the alternations, relocation, removal or demolition as set out in this report, including

heritage permit, a building permit or a topsoil stripping and grading permit, the owner shall:

- i. Address demolition of the farmhouse under section 34 of the Ontario Heritage Act and section 6 of Ontario Regulation 385/21;
- ii. De-designation, if warranted, be addressed as per the requirements laid in Section 31 of the Ontario Heritage Act;
- iii. Provide Final Commemoration/ Interpretation Plan; and
- iv. Required securities be submitted as a part of development agreement to address implementation of Final Commemoration/ Interpretation Plan.

HB062-2023

1. That the report from Shelby Swinfield, Heritage Planner, dated September 18, 2023, to the Brampton Heritage Board Meeting of November 21, 2023, re: Heritage Report Terms of Reference Documents be received.

HB063-2023

1. That the discussion at the request of Steve Collie, Co-Chair, to the Brampton Heritage Board meeting of November 21, 2023, re: Highlights of Heritage Event on February 10, 2024, be received; and
2. That Clerk's Office staff be requested to send an email reminder to Board members regarding participation at the event.

HB064-2023

That Brampton Heritage Board do now adjourn to meet again on December 12, 2023 at 7:00 p.m.

Carried

9. Other Business/New Business

Nil

10. Referred/Deferred Matters

Nil

11. Correspondence

Nil

12. Councillor Question Period

Nil

13. Public Question Period

Nil

14. Closed Session

Nil

15. Adjournment

PDC184-2023

That the Planning and Development Committee do now adjourn to meet again for a Regular Meeting on Monday, January 15, 2024 at 7:00 p.m. or at the call of the Chair.

Carried

Regional Councillor M. Paleschi, Chair



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, January 15, 2024

- Members Present: Regional Councillor M. Palleschi - Wards 2 and 6
Deputy Mayor H. Singh - Wards 9 and 10
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
Angelo Ambrico, Manager, Development Services
David Vanderberg, Manager, Planning Building and Economic Development
Mana Zavalat, Manager, Development Services
Alex Sepe, Manager, Development Services
Francois Hemon-Morneau, Planner, Development Services
Arjun Singh, Planner, Development Services
Nicole Hanson, Planner, Development Services
Megan Fernandes, Planner, Development Services
Jan Salaya, Planner, Development Services
Ramsen Yousif, Planner, Development Services
Shawnica Hans, Acting City Clerk
Charlotte Gravlev, Deputy City Clerk
Gagandeep Jaswal, Legislative Coordinator

1. **Call to Order**

The meeting was called to order at 7:00 p.m. and adjourned at 8:57 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 (Chair), Deputy Mayor Singh, Regional Councillor Vicente, Regional Councillor Brar, Regional Councillor Keenan, Regional Councillor Medeiros (arrived late - 7:18 p.m.), Regional Councillor Fortini, Regional Councillor Toor, and City Councillor Power.

Members absent during roll call: Regional Councillor Santos (other municipal business), Mayor Brown (ex officio).

2. Approval of Agenda

PDC001-2024

That the agenda for the Planning and Development Committee Meeting of January 15, 2024, be approved as published and circulated.

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, and 8.1)

The following motion was considered:

PDC002-2024

That the following items to the Planning and Development Committee Meeting of January 15, 2024, be approved as part of Consent:

7.1, 7.2, and 8.1

Carried

5. Statutory Public Meeting Reports

- 5.1 Staff Presentation re: Application to Amend the Zoning By-law, MHBC Planning Limited on behalf of Glenshore Investments Inc., 5203 Old Castlemore Road, Ward 10, File: OZS-2023-0038

Item 11.10 was brought forward and dealt with at this time.

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 this public meeting item.

The following motion was considered:

PDC003-2024

1. That the staff presentation re: **Application to Amend the Zoning By-law, MHBC Planning Limited on behalf of Glenshore Investments Inc., 5203 Old Castlemore Road, Ward 10, File: OZS-2023-0038** to the Planning and Development Committee Meeting of January 15, 2024, be received; and
2. That the following correspondence re: Application to Amend the Zoning By-law, MHBC Planning Limited on behalf of Glenshore Investments Inc., 5203 Old Castlemore Road, Ward 10, File: OZS-2023-0038 to the Planning and Development Committee Meeting of January 15, 2024, be received.
 1. Mark Condello, GSAI, on behalf of 47-1 Country Properties Limited and Castlemore Country Properties Ltd., dated January 15, 2024.

Carried

- 5.2 Staff Presentation re: Application to Amend the Official Plan and Zoning By-law, Weston Consulting Group Inc., c/o Edward Faria Germano, 10362 McLaughlin Road, Ward 6, File: OZS-2023-0035

Items 6.1 and 11.8 were brought forward and dealt with at this time.

Ramsen Yousif, 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 considerations, and next steps.

Jenna Thibault, Weston Consulting, consultant on behalf of the landowner, presented an overview of the application that included site context, development

constraints, development overview, development proposal and plans, official plan designation, secondary plan designation, zoning by-law, zoning by-law amendment, and next steps.

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

1. Waseem Ahmed, Brampton Resident
2. Supreet Singh, Brampton Resident, Audio/Video Delegation
3. Doug Whillans, Brampton Resident

Committee consideration of the matter included concerns, comments, requests and suggestions from the delegates with respect to the following:

- environmental concerns, including concerns regarding the water level and ecosystem of ravine behind the property
- possible effects to the property value of neighbouring properties
- traffic concerns
- increased population density can create further strain on infrastructure
- noise pollution
- possible pedestrian crossing and sidewalk relocation
- effects to the current septic systems of neighbouring properties
- density designations
- suggestion that the applicant work with residents and staff to address concerns raised

The following motion was considered:

PDC004-2024

1. That the staff presentation re: **Application to Amend the Official Plan and Zoning By-law, Weston Consulting Group Inc., c/o Edward Faria Germano, 10362 McLaughlin Road, Ward 6, File: OZS-2023-0035** to the Planning and Development Committee Meeting of January 15, 2024, be received;
2. That the following delegations re: Application to Amend the Official Plan and Zoning By-law, Weston Consulting Group Inc., c/o Edward Faria Germano, 10362 McLaughlin Road, Ward 6, File: OZS-2023-0035 to the

Planning and Development Committee Meeting of January 15, 2024, be received; and

1. Waseem Ahmed, Brampton Resident
 2. Supreet Singh, Brampton Resident
 3. Jenna Thibault, Weston Consulting, Ian Lindley, Crozier Consulting Engineers, and Rocky Yao, Pinchin Ltd., on behalf of Edward Germano (owner)
 4. Doug Whillans, Brampton Resident
3. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law, Weston Consulting Group Inc., c/o Edward Faria Germano, 10362 McLaughlin Road, Ward 6, File: OZS-2023-0035 to the Planning and Development Committee Meeting of January 15, 2024, be received:
1. Tejas Patel, Brampton Resident, dated December 29, 2023
 2. Supreet Singh, Brampton Resident, dated January 7, 2024.

Carried

- 5.3 Staff Presentation re: Application to Amend the Official Plan, Zoning By-law and Draft Plan Subdivision, Stanford Homes, WND Associates, 200 County Court Blvd, Ward 3, File: OZS-2023-0028

Item 6.2 was brought forward and dealt with at this time.

Nicole Hanson, 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 considerations, and next steps.

Andrew Ferancik, WND Associates, presented an overview of the application that included site context, development proposal, official plan designation, key considerations, concept plans, and preliminary phasing.

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

1. Aris Gouvis, Brampton Resident
2. Joseph Oliveiras, Brampton Resident

3. Sylvia Roberts, Brampton Resident
4. Raman Grewal, Brampton Resident
5. Harjeet Khroud, Brampton Resident
6. Randy Benham, Brampton Resident

Committee consideration of the matter included concerns, comments, requests and suggestions from the delegates with respect to the following:

- setback and height concerns
- overburdening of surrounding infrastructure
- affordability concerns
- traffic and safety concerns
- shadowing and privacy concerns
- comments on adequate parking plans
- lack of parkland in the area
- possible burdens to transit services in the area
- environmental concerns

The following motion was considered:

PDC005-2024

1. That the staff presentation re: **Application to Amend the Official Plan, Zoning By-law and Draft Plan Subdivision, Stanford Homes, WND Associates, 200 County Court Blvd, Ward 3, File: OZS-2023-0028** to the Planning and Development Committee Meeting of January 15, 2024, be received;
2. That the following delegations re: Application to Amend the Official Plan, Zoning By-law and Draft Plan Subdivision, Stanford Homes, WND Associates, 200 County Court Blvd, Ward 3, File: OZS-2023-0028 to the Planning and Development Committee Meeting of January 15, 2024, be received:
 1. Andrew Ferancik, WND Associates
 2. Aris Gouvis, Brampton Resident
 3. Joseph Oliveiras, Brampton Resident

4. Sylvia Roberts, Brampton Resident
5. Raman Grewal, Brampton Resident
6. Harjeet Khroud, Brampton Resident
7. Randy Benham, Brampton Resident

Carried

- 5.4 Staff Presentation re: Application to Amend the Zoning By-law, Gagnon Walker Domes Ltd. on behalf of Manga (Queen) Inc., 249 Queen Street East, Ward 3, File: OZS-2023-0040

Item 11.9 was brought forward and dealt with at this time.

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 this public meeting item.

The following motion was considered:

PDC006-2024

1. That the staff presentation re: **Application to Amend the Zoning By-law, Gagnon Walker Domes Ltd. on behalf of Manga (Queen) Inc., 249 Queen Street East, Ward 3, File: OZS-2023-0040** to the Planning and Development Committee Meeting of January 15, 2024, be received; and
2. That the following correspondence re: Application to Amend the Zoning By-law, Gagnon Walker Domes Ltd. on behalf of Manga (Queen) Inc., 249 Queen Street East, Ward 3, File: OZS-2023-0040 to the Planning and Development Committee Meeting of January 15, 2024, be received:
 1. Sia May, Brampton Resident, dated December 25, 2023.

Carried

6. Public Delegations (5 minutes maximum)

- 6.1 Delegation re: Application to Amend the Official Plan and Zoning By-law, Weston Consulting Group Inc., c/o Edward Faria Germano, 10362 McLaughlin Road, Ward 6, File: OZS-2023-0035

Dealt with under Item 5.2 - Recommendation PDC004-2024

- 6.2 Delegation re: Application to Amend the Official Plan, Zoning By-law and Draft Plan Subdivision, Stanford Homes, WND Associates, 200 County Court Blvd, Ward 3, File: OZS-2023-0028

Dealt with under Item 5.3 - Recommendation PDC005-2024

- 6.3 Delegation re: Application to Amend the Official Plan and Zoning By-Law, Arcadis on behalf of the Regional Municipality of Peel, 1358 Queen Street West, Ward 5, File: OZS-2023-0027

Item 11.7 was brought forward and dealt with at this time.

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

1. Amardeep Soin, Brampton Resident, on behalf of Credit Valley Residents Association
2. Yasir Nowshahri, Brampton Resident
3. Garvit Chugh, Brampton Resident

Committee consideration of the matter included concerns, comments, and suggestions from the delegates with respect to the following:

- incompatible zoning
- safety and wellbeing of residents
- effects on the property value of neighbouring properties
- inappropriate location
- lack of neighbouring amenities and services
- inadequate transit services
- possible overcrowding

(See Item 7.3)

The following motion was considered:

PDC007-2024

1. That the following delegations re: **Application to Amend the Official Plan and Zoning By-Law, Arcadis on behalf of the Regional Municipality of Peel, 1358 Queen Street West, Ward 5, File: OZS-2023-0027** to the Planning and Development Committee Meeting of January 15, 2024, be received; and

1. Amardeep Soin, Brampton Resident, on behalf of Credit Valley Residents Association (and petition)
 2. Yasir Nowshahri, Brampton Resident
 3. Garvit Chugh, Brampton Resident
2. That the following correspondence re: Application to Amend the Official Plan and Zoning By-Law, Arcadis on behalf of the Regional Municipality of Peel, 1358 Queen Street West, Ward 5, File: OZS-2023-0027 to the Planning and Development Committee Meeting of January 15, 2024, be received:
1. Anmol Arora, dated December 22, 2023.

Carried

- 6.4 Delegation re: Application to Amend the Zoning By-law, MHBC Planning Limited on behalf of Glenshore Investments Inc., 5203 Old Castlemore Road, Ward 10, File: OZS-2023-0038

The delegation request was withdrawn.

(See Items 5.1 and 11.10)

- 6.5 Delegation re: Application to Amend the Zoning By-law, Gagnon Walker Domes Ltd. on behalf of Manga (Queen) Inc., 249 Queen Street East, Ward 3, File: OZS-2023-0040

The delegation request was withdrawn.

(See Items 5.4 and 11.9)

7. **Staff Presentations and Planning Reports**

- 7.1 Staff Report re: Application to Amend the Zoning By-law, GSP Group Inc., c/o William Osler Health System, 20 Lynch Street, Ward 3, File: OZS-2023-0025

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

The following motion was approved on consent:

PDC009-2024

1. That the report from François Hémon-Morneau, Principal Planner/Supervisor, Development Services, re: **Application to Amend the Zoning By-law, GSP Group Inc., c/o William Osler Health System,**

20 Lynch Street, Ward 3, File: OZS-2023-0025 to the Planning and Development Committee Meeting of January 15, 2024, be received;

2. That the Zoning By-law Amendment submitted by GSP Group Inc. on behalf of William Osler Health System, Ward 3, File: OZS-2023-0025, be approved on the basis that it represents good planning, 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 by-law attached as Attachment 11 of this report be adopted;
4. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34 of the Planning Act, R.S.O. c.P. 13, as amended; and
5. That the following correspondence re: Application to Amend the Zoning By-law, GSP Group Inc., c/o William Osler Health System, 20 Lynch Street, Ward 3, File: OZS-2023-0025 to the Planning and Development Committee Meeting of January 15, 2024, be received:
 1. Jakub Hlavnicka, dated October 2, 2023.

Carried

- 7.2 Staff Report re: Application to Amend the Zoning By-Law and for a Draft Plan of Subdivision, Glen Schnarr and Associates Inc., Paradise Homes Mahogany Inc., 7896 Mavis Road, Ward 4, File: OZS-2023-0033

The following motion was approved on consent:

PDC010-2024

1. That the report from Arjun Singh, Development Planner, Development Services, re: **Application to Amend the Zoning By-Law and for a Draft Plan of Subdivision, Glen Schnarr and Associates Inc., Paradise Homes Mahogany Inc., 7896 Mavis Road, Ward 4, File: OZS-2023-0033** to the Planning and Development Committee Meeting of January 15, 2024, be received;
2. That the application for an Amendment to the Zoning By-law and for a Draft Plan of Subdivision submitted by Glen Schnarr and Associates Inc., on behalf of Paradise Homes Mahogany Inc. (File: OZS-2023-0033) 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 Zoning By-law, 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 Zoning By-law Amendment pursuant to Section 34 (10.4) of the Planning Act, R.S.O., as amended.

Carried

- 7.3 Staff Report re: Application to Amend the Official Plan and Zoning By-Law, Arcadis on behalf of the Regional Municipality of Peel, 1358 Queen Street West, Ward 5, File: OZS-2023-0027

Councillor Vicente commented on the importance of having facilities such as the one proposed and the appropriateness of the selected location.

In response to questions of clarification from Committee, staff commented on the evaluation of the selected location and addressed concerns raised by residents. Staff also commented on the integration of the proposed mixed-uses.

(See Items 6.3 and 11.7)

The following motion was considered:

PDC008-2024

1. That the report from Arjun Singh, Development Planner, Development Services, re: **Application to Amend the Official Plan and Zoning By-Law, Arcadis on behalf of the Regional Municipality of Peel, 1358 Queen Street West, Ward 5, File: OZS-2023-0027** to the Planning and Development Committee Meeting of January 15, 2024, be received;
2. That the application for an Amendment to the Official Plan and Zoning By-law submitted by Arcadis, on behalf of The Regional Municipality of Peel (File: OZS-2023-0027) 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 11 to this report be adopted;
4. That the amendment to the Zoning By-law, generally in accordance with the attached Attachment 10 to this report be adopted; and
5. That no further notice or public meeting be required for the attached Official Plan and Zoning By-law Amendment pursuant to Section 22 (1B) and Section 34 (10.4) respectively of the Planning Act, R.S.O., as amended.

Carried

8. Committee Minutes

8.1 Minutes - Brampton Heritage Board - November 21, 2023

The following motion was approved on consent:

PDC011-2024

That the Minutes of the Brampton Heritage Board meeting of November 21, 2023, Recommendations HB060-2023 - HB064-2023, to the Planning and Development Committee Meeting of January 15, 2024, be approved as published and circulated.

The recommendations were approved as follows:

HB060-2023

That the agenda for the Brampton Heritage Board meeting of November 21, 2023 be approved as published and circulated.

HB061-2023

1. That the report from Harsh Padhya, Heritage Planner, Integrated City Planning, to the Brampton Heritage Board meeting of November 21, 2023, re: **10020 Mississauga Road – Heritage Impact Assessment - Ward 6** be received;
2. That the recommendations of the Heritage Impact Assessment for the property at 10020 Mississauga Road, titled 10020-10054 Mississauga Road & 2036 Bovaird Drive West, Brampton, Ontario, prepared by ERA Architects Inc. dated May 9, 2023 attached as Attachment 1 to this report be accepted; and

3. Prior to the issuance of any permit for all or any part of the alternations, relocation, removal or demolition as set out in this report, including heritage permit, a building permit or a topsoil stripping and grading permit, the owner shall:
 - i. Address demolition of the farmhouse under section 34 of the Ontario Heritage Act and section 6 of Ontario Regulation 385/21;
 - ii. De-designation, if warranted, be addressed as per the requirements laid in Section 31 of the Ontario Heritage Act;
 - iii. Provide Final Commemoration/ Interpretation Plan; and
 - iv. Required securities be submitted as a part of development agreement to address implementation of Final Commemoration/ Interpretation Plan.

HB062-2023

1. That the report from Shelby Swinfield, Heritage Planner, dated September 18, 2023, to the Brampton Heritage Board Meeting of November 21, 2023, re: **Heritage Report Terms of Reference Documents** be received.

HB063-2023

1. That the discussion at the request of Steve Collie, Co-Chair, to the Brampton Heritage Board meeting of November 21, 2023, re: **Highlights of Heritage Event on February 10, 2024**, be received;
2. That Clerk's Office staff be requested to send an email reminder to Board members regarding participation at the event.

HB064-2023

That Brampton Heritage Board do now adjourn to meet again on December 12, 2023 at 7:00 p.m.

Carried

9. Other Business/New Business

Nil

10. Referred/Deferred Matters

Nil

11. Correspondence

11.1 Correspondence re: Application to Amend the Zoning By-law, GSP Group Inc., c/o William Osler Health System, 20 Lynch Street, Ward 3, File: OZS-2023-0025

Dealt with under Item 7.1 - Recommendation PDC009-2024

11.2 Correspondence from Annette Groves, Mayor, Town of Caledon, dated December 6, 2023, re: Bill 150: Provincial Review of Minister’s Decision on Peel Official Plan

The following motion was considered:

PDC012-2024

That the following correspondence from Annette Groves, Mayor, Town of Caledon, dated December 6, 2023, re: **Bill 150: Provincial Review of Minister’s Decision on Peel Official Plan**, to the Planning and Development Committee Meeting of January 15, 2024, be received.

Carried

11.3 Correspondence from Nando Iannicca, Regional Chair and CEO, Region of Peel, dated December 19, 2023, re: Consideration of Potential Employment Area Conversions Results

The following motion was considered:

PDC013-2024

That the following correspondence from Nando Iannicca, Regional Chair and CEO, Region of Peel, dated December 19, 2023, re: **Consideration of Potential Employment Area Conversions Results**, to the Planning and Development Committee Meeting of January 15, 2024, be received.

Carried

11.4 Correspondence from Nando Iannicca, Regional Chair and CEO, Region of Peel, dated December 19, 2023, re: Reversal of Provincial Decisions on Municipal Official Plans

The following motion was considered:

PDC014-2024

That the following correspondence from Nando Iannicca, Regional Chair and CEO, Region of Peel, dated December 19, 2023, re: **Reversal of Provincial**

Decisions on Municipal Official Plans, to the Planning and Development Committee Meeting of January 15, 2024, be received.

Carried

- 11.5 Correspondence from Hannah Evans, Assistant Deputy Minister, Ministry of Municipal Affairs and Housing, dated December 20, 2023, re: Consultations on Potential Revocation or Amendments of Certain Minister's Zoning Orders

The following motion was considered:

PDC015-2024

That the following correspondence from Hannah Evans, Assistant Deputy Minister, Ministry of Municipal Affairs and Housing, dated December 20, 2023, re: **Consultations on Potential Revocation or Amendments of Certain Minister's Zoning Orders**, to the Planning and Development Committee Meeting of January 15, 2024, be received.

Carried

- 11.6 Correspondence from the Honourable Paul Calandra, Minister, Municipal Affairs and Housing, dated December 20, 2023, re: Housing Supply Action Plans

The following motion was considered:

PDC016-2024

That the following correspondence from the Honourable Paul Calandra, Minister, Municipal Affairs and Housing, dated December 20, 2023, re: **Housing Supply Action Plans**, to the Planning and Development Committee Meeting of January 15, 2024, be received.

Carried

- 11.7 Correspondence re: Application to Amend the Official Plan and Zoning By-Law, Arcadis on behalf of the Regional Municipality of Peel, 1358 Queen Street West, Ward 5, File: OZS-2023-0027

Dealt with under Item 6.3 - Recommendation PDC007-2024

- 11.8 Correspondence re: Application to Amend the Official Plan and Zoning By-law, Weston Consulting Group Inc., c/o Edward Faria Germano, 10362 McLaughlin Road, Ward 6, File: OZS-2023-0035

Dealt with under Item 5.2 - Recommendation PDC004-2024

- 11.9 Correspondence re: Application to Amend the Zoning By-law, Gagnon Walker Domes Ltd. on behalf of Manga (Queen) Inc., 249 Queen Street East, Ward 3, File: OZS-2023-0040

Dealt with under Item 5.4 - Recommendation PDC006-2024

- 11.10 Correspondence re: Application to Amend the Zoning By-law, MHBC Planning Limited on behalf of Glenshore Investments Inc., 5203 Old Castlemore Road, Ward 10, File: OZS-2023-0038

Dealt with under Item 5.1 - Recommendation PDC003-2024

12. Councillor Question Period

Nil

13. Public Question Period

The public was given the opportunity to submit questions via e-mail or put forward questions at the meeting regarding any decisions made.

Several members of the public came forward during this portion of the meeting. It was noted that some residents asked questions about decisions made at the meeting, while others put forward comments or questions not related to decisions made.

Committee and staff provided information in response to some of the questions.

14. Closed Session

Nil

15. Adjournment

PDC017-2024

That the Planning and Development Committee do now adjourn to meet again for a Regular Meeting on Monday, January 29, 2024 at 7:00 p.m. or at the call of the Chair.

Carried

Regional Councillor M. Palleschi, Chair

**Planning and Development Committee
The Corporation of the City of Brampton****Monday, January 29, 2024**

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
Angelo Ambrico, Manager, Development Services
Tejinder Sidhu, Planner, Development Services
Simran Sandhu, Advisor, Special Projects
Megan Fernandes, Planner, Development Services
Shawnica Hans, Acting City Clerk
Charlotte Gravlev, Deputy City Clerk
Gagandeep Jaswal, Legislative Coordinator

1. Call to Order

The meeting was called to order at 7:00 p.m. and adjourned at 7:58 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 (Chair), Deputy Mayor Singh, Regional Councillor Santos, Regional Councillor Vicente, Regional Councillor Brar, Regional Councillor Keenan, Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Toor (arrived late - 7:04 p.m.), and City Councillor Power.

Members absent during roll call: Mayor Brown (ex officio).

2. Approval of Agenda

PDC018-2024

That the agenda for the Planning and Development Committee Meeting of January 29, 2024, be approved as published and circulated.

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.

(8.1)

The following motion was considered:

PDC019-2024

That the following items to the Planning and Development Committee Meeting of January 29, 2024, be approved as part of Consent:

8.1

Carried

5. Statutory Public Meeting Reports

Nil

6. Public Delegations (5 minutes maximum)

- 6.1 Delegation re: Application to Amend the Zoning By-law, MHBC Planning Limited - Glenshore Investments Inc., 5203 Old Castlemore Road, Ward 10, File: OZS-2023-0038

Item 7.1 was brought forward and dealt with at this time.

Katherine Rauscher, consultant on behalf of the applicant, provided a brief overview of the application that included the purpose of the application and agreement with staff recommendations.

The following motion was considered:

PDC020-2024

1. That the report from Megan Fernandes, Assistant Development Planner, Development Services, re: **Application to Amend the Zoning By-law, MHBC Planning Limited - Glenshore Investments Inc., 5203 Old Castlemore Road, Ward 10, File: OZS-2023-0038** to the Planning and Development Committee Meeting of January 29, 2024, be received;
2. That the application for a Zoning By-law Amendment submitted by MHBC Planning Limited - Glenshore Investments Inc. (File: OZS-2023-0038) be approved, on the basis 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 the Recommendation Report;
3. That the amendment to the Zoning By-law generally in accordance with the attached Draft Zoning By-law Amendment (Attachment 8) to this report be adopted;
4. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34(7) of the Planning Act, R.S.O. c.P. 13, as amended; and
5. That the following delegation re: Application to Amend the Zoning By-law, MHBC Planning Limited - Glenshore Investments Inc., 5203 Old Castlemore Road, Ward 10, File: OZS-2023-0038, be received:
 1. Katherine Rauscher, MHBC, on behalf of Glenshore Investments Inc.

Carried

- 6.2 Delegation re: Application to Amend the Official Plan and Zoning By-Law, KLM Planning Partners Inc. - Metrus Central Properties Ltd., 1750 and 1735 Steeles Avenue West, Wards 4 and 6, File: OZS-2023-0014 and OZS-2023-0015

The following delegations addressed Committee:

Darren Steedman, DG Group, on behalf of Metrus Central Properties Inc., advised he was present to respond to questions.

Sylvia Roberts, Brampton Resident provided the following comments

- alignment of the proposal with the City's need for affordable housing
- increased transit potential in the area
- the application will result in increased population density in this area which can be addressed through a potential new bus terminal
- suggestion to ensure any potential transit terminals are planned in advance to maximize compatibility

The following motion was considered:

PDC021-2024

1. That the following delegations re: **Application to Amend the Official Plan and Zoning By-Law, KLM Planning Partners Inc. - Metrus Central Properties Ltd., 1750 and 1735 Steeles Avenue West, Wards 4 and 6, File: OZS-2023-0014 and OZS-2023-0015**, be received:
 1. Sylvia Roberts, Brampton Resident
 2. Darren Steedman, DG Group, on behalf of Metrus Central Properties Inc.

Carried

7. Staff Presentations and Planning Reports

- 7.1 Staff Report re: Application to Amend the Zoning By-law, MHBC Planning Limited - Glenshore Investments Inc., 5203 Old Castlemore Road, Ward 10, File: OZS-2023-0038

Dealt with under Item 6.1 - Recommendation PDC020-2024

- 7.2 Staff Report re: Application to Amend the Official Plan and Zoning By-Law, KLM Planning Partners Inc. - Metrus Central Properties Ltd., 1750 and 1735 Steeles Avenue West, Wards 4 and 6, File: OZS-2023-0014 and OZS-2023-0015

In response to a request from Committee, staff provided a high level overview of the application and staff recommendations. Staff commented that they intend to align the application to the Brampton Official Plan, as reinforced by the proposed mixed-use designation.

The following motion was considered:

PDC022-2024

1. That the report from Angelo Ambrico, Manager, Development Services, re: **Application to Amend the Official Plan and Zoning By-Law, KLM Planning Partners Inc. - Metrus Central Properties Ltd., 1750 and 1735 Steeles Avenue West, Wards 4 and 6, File: OZS-2023-0014 and OZS-2023-0015** to the Planning and Development Committee Meeting of January 29, 2024, be received;
2. That the application for an Official Plan and Zoning By-law Amendment submitted by KLM Planning Partners Inc., on behalf of Metrus Central Properties Ltd. (File: OZS-2023-0014 & OZS-2023-0015) be endorsed, for the reasons set out in this Recommendation Report;
3. That direction be received from Council for City Staff to continue to work with the Region of Peel to approve the Council Approved Brampton Plan to facilitate final approval of the subject applications identified herein;
4. That the amendment to the Official Plan and Zoning By-law, generally in accordance with Attachments 11 and 12 to this report be endorsed;
5. That final adoption of the Official Plan and Zoning By-law Amendment only be enacted once the Major Transit Station Areas - Hub-3 Steeles at Mississauga Land Use Plan and/or the Brampton Plan is approved by the Region of Peel, pursuant to subsection 24(2) of the Planning Act;
6. That the use of a Section 34(5) of the Planning Act be added to the Zoning By-law, which would restrict development until such time as appropriate servicing arrangements are made to the satisfaction of the Region of Peel and City of Brampton;
7. That Staff be directed to report back to Council, pending the Region's review and approval of the MTSA land use schedules and policies, which is anticipated to be completed in the coming months; and
8. That no further notice or public meeting be required for the attached Official Plan Amendment Application pursuant to Section 22 and Section 34 of the Planning Act, R.S.O, C.P.13 as amended.

Carried

7.3 Staff Report re: City-initiated Zoning By-law Amendments

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

Chair Palleschi commented that Attachment 3 of the report be referred to staff for further consideration.

The recommendation was amended to include Clause 3.

The following motion was considered, as amended:

PDC023-2024

1. That the report from Simran Sandhu, Advisor, Special Projects, Planning, Building & Growth Management, re: **City-initiated Zoning By-law Amendments** to the Planning and Development Committee Meeting of January 29, 2024, be received;
2. That the Zoning By-law Amendments attached hereto as Attachments 1, 2 and 4 be adopted, on the basis that they represent good planning for the reasons set out in the Recommendation Report dated January 12, 2024;
3. That Attachment 3 be **referred** back to staff for further consideration and report back to Council by February 2024;
4. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 22(6.1) and Section 34(17) of the Planning Act, R.S.O c.P. 13, as amended; and
5. That the following correspondence re: City-initiated Zoning By-law Amendments, be received:
 1. Mark Condello, Glen Schnarr and Associates Inc., on behalf of Landowner Group, dated January 19, 2024
 2. Mark Condello and Colin Chung, Glen Schnarr and Associates Inc., dated January 24, 2024
 3. Mary Flynn-Guglietti, McMillan LLP, on behalf of 1951 Queen Street West Inc., dated January 26, 2024
 4. Maria Jones, Candevcon Group Inc., on behalf of 2511362 Ontario Inc., dated January 25, 2024
 5. Maria Jones, Candevcon Group Inc., on behalf of Opal Valley Development Inc., dated January 25, 2024
 6. Maria Jones, Candevcon Group Inc., on behalf of Dbrand Investment Corporation., dated January 25, 2024

7. Maria Jones, Candevcon Group Inc., on behalf of Siva Rama Krishna Prasad Ari, dated January 25, 2024
8. Ryan Virtanen, KLM Planning, on behalf of Upper Mayfield Estates Inc., dated January 27, 2024
9. Victoria Mortelliti, Building Industry and Land Development Association (BILD), dated January 26, 2024
10. Keith MacKinnon, Alyssa Woods, KLM Planning, on behalf of Regal Crest Homes and Countrywide Homes, dated January 29, 2024
11. Ryan Virtanen, KLM Planning, on behalf of 2742416 Ontario Inc. co Pearl Builders, dated January 29, 2024
12. Alex Lusty, Davies Howe LLP, on behalf of Crystal Homes (Wildflowers) Corporation, dated January 29, 2024.

Carried

8. **Committee Minutes**

8.1 Minutes - Active Transportation Advisory Committee - December 12, 2023

The following motion was approved on consent:

PDC024-2024

That the Minutes of the Active Transportation Advisory Committee meeting of December 12, 2023, Recommendations ATC023-2023 - ATC030-2023, to the Planning and Development Committee Meeting of January 29, 2024, be approved as published and circulated.

The recommendations were approved as follows:

ATC023-2023

That the agenda for the Active Transportation Advisory Committee Meeting of December 12, 2023, be approved, as amended to add the following item:

5.4 Delegation by David Boone, Brampton Resident, re: Parking in Bike Lanes

ATC024-2023

That the presentation from Fernanda Soares, Project Manager, Active Transportation, Planning, Building and Growth Management, re: **Complete Streets Guidelines**, to the Active Transportation Advisory Committee Meeting of December 12, 2023, be received.

ATC025-2023

1. That the presentation from Barry Lavelle, Citizen Member, re: **Parking in Bike Lanes**, to the Active Transportation Advisory Committee Meeting of December 12, 2023, be referred to the Committee of Council meeting on January 31, 2024; and,
2. That the delegation by David Boone, Brampton Resident, re: Parking in Bike Lanes, to the Active Transportation Advisory Committee Meeting of December 12, 2023, be received; and,
3. That staff report back to Committee of Council meeting on January 31, 2024, regarding suggested improvements including and not limited to improved By-law Enforcement and increasing fines related to parking in bike lanes; and,
4. That the concerns raised in the presentation also be considered as part of the operational review of By-law Enforcement which is currently underway.

ATC026-2023

1. That the presentation from Stephane Laidlaw, Co-Chair, re: **Winter Cycling In Brampton - Lessons Learned from Finland**, to the Active Transportation Advisory Committee Meeting of December 12, 2023, be received; and,
2. That Public Works and Engineering staff report back to a future meeting of the Active Transportation Advisory Committee regarding how the new snow clearing contract will improve and address concerns.

ATC027-2023

That the **Active Transportation Advisory Committee Sub-Committee Minutes of November 2023**, to the Active Transportation Advisory Committee Meeting of December 12, 2023, be received.

ATC028-2023

That the Information from Tyron Nimalakumar, Transportation Planner, Planning, Building and Growth Management, re: **Community Rides Debrief 2023**, to the Active Transportation Advisory Committee Meeting of December 12, 2023, be received.

ATC029-2023

That the Information from Fernanda Soares, Project Manager, Active Transportation, Planning, Building and Growth Management, re: **Wards 3 and 4 Community Town Hall - Bike Lanes on Charlolais Boulevard**, to the Active Transportation Advisory Committee Meeting of December 12, 2023, be received.

ATC030-2023

That the Active Transportation Advisory Committee do now adjourn to meet again on Tuesday, February 13, 2023 at 7:00 p.m. or at the call of the Chair.

Carried

9. Other Business/New Business

Nil

10. Referred/Deferred Matters

Nil

11. Correspondence

- 11.1 Correspondence from Tara Buonpensiero, Chief Planner and Director of Planning and Development Services, Region of Peel, dated January 19, 2024, re: Adopted Brampton Official Plan - Notice of Complete Record Submission

The following motion was considered:

PDC025-2024

That the following correspondence from Tara Buonpensiero, Chief Planner and Director of Planning and Development Services, Region of Peel, dated January 19, 2024, re: **Adopted Brampton Official Plan - Notice of Complete Record Submission** to the Planning and Development Committee Meeting of January 29, 2024, be received.

Carried

- 11.2 Correspondence re: City-initiated Zoning By-law Amendments

Dealt with under Item 7.3 - Recommendation PDC023-2024

- 11.3 Correspondence re: Application to Amend the Official Plan and Zoning By-Law, KLM Planning Partners Inc. - Metrus Central Properties Ltd., 1750 and 1735 Steeles Avenue West, Wards 4 and 6, File: OZS-2023-0014 and OZS-2023-0015

The following motion was considered:

PDC026-2024

That the following correspondence re: **Application to Amend the Official Plan and Zoning By-Law, KLM Planning Partners Inc. - Metrus Central Properties Ltd., 1750 and 1735 Steeles Avenue West, Wards 4 and 6, File: OZS-2023-0014 and OZS-2023-0015**, be received:

1. Sue Norton, Brampton Resident, dated January 25, 2024
2. Clive Picardo, Brampton Resident, dated January 29, 2024.

Carried

12. Councillor Question Period

Nil

13. Public Question Period

The public was given the opportunity to submit questions via e-mail or put forward questions at the meeting regarding any decisions made.

Several members of the public came forward during this portion of the meeting, including one email submission, with questions in reference to Item 7.2 on the agenda.

The questions pertained to concerns regarding the following:

- parking
- density
- traffic
- transit and definition of a "transit hub"
- purpose of the MTSA in that area

Committee and staff provided information in response to some of the questions. Committee directed staff to provide detailed responses to interested residents addressing the concerns raised.

14. Closed Session

Nil

15. Adjournment

PDC027-2024

That the Planning and Development Committee do now adjourn to meet again for a Regular Meeting on Monday, February 12, 2024 at 7:00 p.m. or at the call of the Chair.

Carried

Regional Councillor M. Palleschi, Chair

**Planning and Development Committee
The Corporation of the City of Brampton****Monday, February 12, 2024**

- 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
Henrik Zbogor, Director, Integrated City Planning
Angelo Ambrico, Manager, Development Services
Marco Gerolini, Planner, Development Services
Samantha DeLaPena, Planner, Development Services
Arjun Singh, Planner, Development Services
Noel Cubacub, Planner, Integrated City Planning
Harsh Padhya, Planner, Development Services
Peter Bryson, Director, Enforcement and By-law Services
Luciano Totino, Manager, Development Construction
Janice Adshead, Acting City Clerk
Charlotte Gravlev, Deputy City Clerk
Gagandeep Jaswal, Acting Legislative Coordinator
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1. Call to Order

The meeting was called to order at 7:00 p.m. and adjourned at 8:00 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 (Chair), Deputy Mayor Singh, Regional Councillor Santos, Regional Councillor Vicente, Regional Councillor Brar, Regional Councillor Keenan, Regional Councillor Toor, and City Councillor Power.

Members absent during roll call: Regional Councillor Medeiros (arrived late - 7:17 p.m.), Regional Councillor Fortini (arrived late - 7:16 p.m.), Mayor Brown (ex officio).

2. Approval of Agenda

PDC028-2024

That the agenda for the Planning and Development Committee Meeting of February 12, 2024, be approved as published and circulated.

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.

(8.1, 9.2, and 11.1)

The following motion was considered:

PDC029-2024

That the following items to the Planning and Development Committee Meeting of February 12, 2024, be approved as part of Consent:

8.1, 9.2, and 11.1

Carried

5. Statutory Public Meeting Reports

- 5.1 Staff Presentation re: Application to Amend the Zoning By-law, Meridian Planning Consultants, on behalf of Darul Imaan Institute, 8627 Mississauga Road, Ward 4, File: OZS-2023-0037

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

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

The following motion was considered:

PDC030-2024

1. That the presentation from Marco Gerolini, Planner, Development Services, to the Planning and Development Committee Meeting of February 12, 2024, re: **Application to Amend the Zoning By-law, Meridian Planning Consultants, on behalf of Darul Imaan Institute, 8627 Mississauga Road, Ward 4, File: OZS-2023-0037**, be received; and
2. That the following correspondence re: Application to Amend the Zoning By-law, Meridian Planning Consultants, on behalf of Darul Imaan Institute, 8627 Mississauga Road, Ward 4, File: OZS-2023-0037 to the Planning and Development Committee Meeting of February 12, 2024, be received.
 1. Ronald and Nancy Webb, Brampton Residents, dated February 12, 2024.

Carried

- 5.2 Staff Presentation re: Application to Amend the Zoning By-law and for a Draft Plan of Subdivision, Royalcliff Homes Countryside Inc., Glen Schnarr & Associates Inc., 0 Countryside Drive, Ward 10, File: OZS-2023-0023 & 21T-23006B

Samantha Dela Pena, 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, zoning by-law, zoning by-law amendment, issues and considerations, and next steps.

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

The following motion was considered:

PDC031-2024

1. That the presentation from Samantha Dela Pena, Planner, Development Services, to the Planning and Development Committee Meeting of February 12, 2024, re: **Application to Amend the Zoning By-law and for a Draft Plan of Subdivision, Royalcliff Homes Countryside Inc., Glen Schnarr & Associates Inc., 0 Countryside Drive, Ward 10, File: OZS-2023-0023 & 21T-23006B**, be received.

Carried

- 5.3 Staff Presentation re: Application to Amend the Zoning By-law and for a Draft Plan of Subdivision, MHBC Planning, on behalf of Bovaird West Holdings Inc., 0 Lagerfeld Drive, Ward 6, File: OZS-2023-0039 & 21T-23009B

Item 6.1 was brought forward and dealt with at this time.

Arjun Singh, 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, Brampton plan designation, secondary plan designation, zoning by-law, zoning by-law amendment, issues and considerations, and next steps.

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

- Sylvia Roberts, Brampton Resident
- Matthew Makkappallil, Brampton Resident

Committee consideration of the matter included concerns, comments, requests and suggestions from the delegates with respect to the following:

- insufficient transportation services to manage increased pedestrian and transit traffic as a result of the proposed development
- inadequate community consultation and public notice
- lack of existing infrastructure

In response to resident concerns, Chair Palleschi commented that public notice of proposed developments is given to all homeowners within 240 metres of the subject site. The development application process begins with the presentation of the proposed development at a public meeting to increase awareness of the

subject application and allow for any comments or concerns to be submitted. All submissions thereafter are taken into account by staff and Committee before moving forward with the application. Staff also commented that signage is posted at the subject site indicating the proposed development, the associated file number(s), and the date of the public meeting.

Oz Kemal, MHBC Planning, applicant on behalf of the landowner, presented an overview of the application that included area developments, development proposal, proposed public road network, proposed private road network, proposed height, proposed parks and open space, and proposed gateway feature.

The following motion was considered:

PDC032-2024

1. That the presentation from Arjun Singh, Planner, Development Services, to the Planning and Development Committee Meeting of February 12, 2024, re: **Application to Amend the Zoning By-law and for a Draft Plan of Subdivision, MHBC Planning, on behalf of Bovaird West Holdings Inc., 0 Lagerfeld Drive, Ward 6, File: OZS-2023-0039 & 21T-23009B**, be received; and
2. That the following delegations re: Application to Amend the Zoning By-law and for a Draft Plan of Subdivision, MHBC Planning, on behalf of Bovaird West Holdings Inc., 0 Lagerfeld Drive, Ward 6, File: OZS-2023-0039 & 21T-23009B to the Planning and Development Committee Meeting of February 12, 2024, be received:
 1. Sylvia Roberts, Brampton Resident
 2. Matthew Makkappallil, Brampton Resident
 3. Oz Kemal, MHBC Planning, on behalf of Bovaird West Holdings Inc.

Carried

5.4 Staff Presentation re: City-Initiated By-law - Right of Entry for Maintenance

Items 6.2 and 7.1 were brought forward and dealt with at this time.

Noel Cubacub, Planner, Development Services, presented an overview of the proposed by-law amendment that included background information, current situation, purpose, legislative framework, municipal benchmarking, right of entry area, and next steps.

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

- Sylvia Roberts, Brampton Resident

Committee consideration of the matter included concerns, comments, and questions from the delegate with respect to the following:

- what steps is the City taking to ensure that notice is given to surrounding homeowners for routine maintenance
- how is the City differentiating between routine maintenance and exigent work
- how is the City ensuring exigent work is completed in due time while still ensuring compliance with policies and by-laws

Staff responded that they will report back to Committee to address the concerns raised.

Councillor Vicente asked a question of clarification regarding the frequency of issues/disputes relating to a homeowner having to access adjacent property while completing maintenance on their own property. Staff advised that they will provide further information upon consultation with the City's Enforcement Services department.

In response to another question of clarification from Committee, staff commented that individuals will still be required to provide notice of maintenance on the property, following approval of the proposed by-law amendment.

The following motion was considered:

PDC033-2024

1. That the presentation from Noel Cubacub, Planner, Development Services, to the Planning and Development Committee Meeting of February 12, 2024, re: **City-Initiated By-law - Right of Entry for Maintenance**, be received;
2. That the report from Noel Cubacub, Planner, Development Services, to the Planning and Development Committee Meeting of February 12, 2024, re: City-Initiated By-law - Right of Entry for Maintenance, be received;
3. That Planning and Development Services staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and draft "Right of Entry for Maintenance" by-law; and

4. That the following delegation re: City-Initiated By-law - Right of Entry for Maintenance to the Planning and Development Committee Meeting of February 12, 2024, be received:

1. Sylvia Roberts, Brampton Resident.

Carried

6. Public Delegations (5 minutes maximum)

- 6.1 Delegation re: Application to Amend the Zoning By-law and for a Draft Plan of Subdivision, MHBC Planning, on behalf of Bovaird West Holdings Inc., 0 Lagerfeld Drive, Ward 6, File: OZS-2023-0039 & 21T-23009B

Dealt with under Item 5.3 - Recommendation PDC032-2024

- 6.2 Delegation re: City-Initiated By-law - Right of Entry for Maintenance

Dealt with under Item 5.4 - Recommendation PDC033-2024

7. Staff Presentations and Planning Reports

- 7.1 Staff Report re: City-Initiated By-law - Right of Entry for Maintenance

Dealt with under Item 5.4 - Recommendation PDC033-2024

- 7.2 Staff Report re: Application to Amend the Official Plan and Zoning By-law, Glen Schnarr & Associates Inc., Soneil Clarence Inc., 75 Clarence Street, Ward 3, File: OZS-2019-0006

Councillor Keenan expressed concerns in relation to traffic, incompatibility with the needs of the area residents, and the appropriateness of the subject development. He noted that he was not in favour of the staff recommendations and sought the support of Committee.

The following motion was considered:

PDC034-2024

1. That the report from Harsh Padhya, Planner, Development Services, to the Planning and Development Committee Meeting of February 12, 2024, re: **Application to Amend the Official Plan and Zoning By-law, Glen Schnarr & Associates Inc., Soneil Clarence Inc., 75 Clarence Street, Ward 3, File: OZS-2019-0006**, be received; and

2. That the Application to Amend the Official Plan and Zoning By-law, Glen Schnarr & Associates Inc., Soneil Clarence Inc., 75 Clarence Street, Ward 3, File: OZS-2019-000, be **refused**.

Carried

8. **Committee Minutes**

8.1 Brampton Heritage Board - Summary of Recommendations - January 30, 2024

The following motion was approved on consent:

PDC035-2024

That the Minutes of the Brampton Heritage Board meeting of January 30, 2024, Recommendations HB001-2024 - HB011-2024, to the Planning and Development Committee Meeting of February 12, 2024, be approved as published and circulated.

The recommendations were approved as follows:

HB001-2024

That the agenda for the Brampton Heritage Board meeting of January 30, 2024 be approved as published and circulated.

HB002-2024

1. That the report from Merissa Lompart, Assistant Heritage Planner, Planning, Building and Growth Management, dated December 1, 2023, to the Brampton Heritage Board meeting of January 30, 2024, re: **Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 44 Nelson Street West, The Cuthbert House - Ward 1**, be received;
2. That the designation of the property at 44 Nelson Street West under Part IV, Section 29 of the Ontario Heritage Act (the “Act”) be approved;
3. That staff be authorized to publish and serve the Notice of Intention to designate the property at 44 Nelson Street West in accordance with the requirements of the Act;
4. That in the event that no objections to the designation are received, a by-law be passed to designate the subject property;
5. That in the event that any objections to the designation are received, staff be directed to refer the proposed designation to the Ontario Lands Tribunal; and,

6. That staff be authorized to attend any hearing process held by the Ontario Lands Tribunal in support of Council's decision to designate the subject property.

HB003-2024

1. That the report from Charlton Carscallen, Principal Planner/Supervisor, to the Brampton Heritage Board meeting of January 30, 2024 re: **Heritage Commemoration Plan for the McClure Farmhouse – 8331 Heritage Road**, be received;
2. That Option 2 – Interpretive Feature Wall, 2 as identified on Page 17 of the report, be identified as the preferred option for the commemoration; and
3. That carved stone be used instead of concrete in the construction of the commemorative feature and that the owner and architect explore opportunities for the reuse of wood salvaged from the building for benches and other features on the site.

HB004-2024

1. That the report from Anastasia Abrazhevich, Assistant Heritage Planner, Integrated City Planning, dated November 20, 2023 to the Brampton Heritage Board Meeting of January 30, 2024, re: **Heritage Incentive Grant Application – 7741 Churchville Road**, be received;
2. That the Designated Heritage Property Incentive Grant application for the repair of existing siding, soffits, fascia, gutters, and downspouts as well as restoration of existing trim around the front door be approved, to a maximum of \$10,000.00, and;
3. That the owner shall enter into a designated Heritage Property Incentive Grant Agreement with the City after City Council agrees to support the Grant.

HB005-2024

1. That the report from Anastasia Abrazhevich, Assistant Heritage Planner, Integrated City Planning to the Brampton Heritage Board Meeting of January 30, 2024, re: **Property Standards Review for Designated Heritage Properties**, be received; and,
2. That staff be directed to prepare to report on proposed changes to the Heritage Incentive Grant and recommendations for the Implementation of

the Municipal Heritage Tax incentive for presentation to the March meeting of the Brampton Heritage Board.

HB006-2024

1. That the verbal advisory from City Clerk's Office to the Brampton Heritage Board Meeting of January 30, 2024, re: **Request from Christiana Nuamah, Member**, be received; and,
2. That the request for a leave of absence from the Brampton Heritage Board be granted for the period January 2024 to April 2024.

HB007-2024

That the verbal advisory from City Clerk's Office to the Brampton Heritage Board Meeting of January 30, 2024, re: **Termination of Appointment of Carla Green, Member**, be received.

HB008-2024

1. That the verbal advisory from City Clerk's Office to the Brampton Heritage Board Meeting of January 30, 2024, re: **Resignation of Lovejot Bhullar, Member**, be received; and,
2. That Mr. Bhullar's resignation be accepted.

HB009-2024

1. That the report from Charlton Carscallen, Principal Planner, to the Brampton Heritage Board meeting of January 30, 2024, re: **Implementation of Heritage Easement Agreements for Properties at 12044 Mississauga Road and 8940 Creditview Road**, be received;
2. That the Commissioner of Planning, Building and Growth Management, be authorized to enter into a Heritage Easement Agreement with the Owner for the property at 10244 Mississauga Road in accordance with Part IV, section 37 of the Ontario Heritage Act, as amended (the "Act");
3. That the Commissioner of Planning, Building and Growth Management be authorized to enter into a Heritage Easement Agreement with the Owner for the property at 8940 Mississauga Road in accordance with Part IV, section 37 of the Ontario Heritage Act, as amended (the "Act"); and
4. That authority for signing of both Agreements be delegated to the Commissioner of Planning, Building and Growth Management.

HB010-2024

That the correspondence from Emma Cohlmeier, Senior Project Manager, ERA Architects Inc. to the Brampton Heritage Board meeting of January 30, 2024, re: **10020 Mississauga Road**, be received.

HB011-2024

That Brampton Heritage Board do now adjourn to meet again on February 20, 2024 at 7:00 p.m.

Carried

9. Other Business/New Business

9.1 Staff Report re: Illegal Development and Land Use Related to Truck, Trailer, and Container Storage

Councillor Santos suggested that the item be referred back to staff for further consideration and a report back to the February 21, 2024 Committee of Council Meeting.

The following motion was considered:

PDC036-2024

That the report from Peter Bryson, Acting Director, Enforcement and By-Law Services, to the Planning and Development Committee Meeting of February 12, 2024, re: **Illegal Development and Land Use Related to Truck, Trailer, and Container Storage**, be referred to the February 21, 2024 Committee of Council Meeting.

Carried

9.2 Staff Report re: Streamlining the Administrative Subdivision Assumption Process

The following motion was approved on consent:

PDC037-2024

1. That the report from Luciano Totino, Manager, Development Construction, to the Planning and Development Committee Meeting of February 12, 2024, re: **Streamlining the Administrative Subdivision Assumption Process**, be received;
2. That Council endorse the proposed administrative process improvements related to the assumption of municipal services and infrastructure for plans of subdivisions; and

3. That staff report annually with an update on the status of completed and anticipated assumptions. Appendix 1 and Appendix 2 in this report describes the anticipated assumptions for 2024.

Carried

10. Referred/Deferred Matters

Nil

11. Correspondence

- 11.1 Correspondence from Tamara Chipperfield, Corporate Secretariat, Credit Valley Conservation, dated January 22, 2024, re: CVC Final Report on the Conservation Authorities Act Transition Period

The following motion was approved on consent:

PDC038-2024

That the following correspondence from Tamara Chipperfield, Corporate Secretariat, Credit Valley Conservation, dated January 22, 2024, re: **CVC Final Report on the Conservation Authorities Act Transition Period** to the Planning and Development Committee Meeting of February 12, 2024, be received.

Carried

- 11.2 Correspondence re: Application to Amend the Zoning By-law, Meridian Planning Consultants, on behalf of Darul Imaan Institute, 8627 Mississauga Road, Ward 4, File: OZS-2023-0037

Dealt with under Item 5.1 - Recommendation PDC030-2024

12. Councillor Question Period

Nil

13. Public Question Period

Sylvia Roberts, Brampton Resident, inquired regarding the following:

- whether the Planning and Development Committee undertakes any form of community outreach to the religious communities in the City

Staff commented that they must ensure compliance with the legislation in the Municipal Planning Act, which does not require outreach to religious communities, unless they are located within 120 metres of the subject property.

Christine Kentner and Shirley Cook, Brampton Residents, referenced Item 7.2 on the agenda, and requested clarification on the decision of Committee.

Committee clarified that a motion to refuse the subject application has been moved, and will be ratified by Council at the February 28, 2024 meeting. Committee also noted that a rationale for refusal must be provided before ratification.

14. Closed Session

Nil

15. Adjournment

PDC039-2024

That the Planning and Development Committee do now adjourn to meet again for a Regular Meeting on Monday, March 18, 2024 at 1:00 p.m. or at the call of the Chair.

Carried

Regional Councillor M. Palleschi, Chair



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, March 18, 2024

- Members Present: 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 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
Angelo Ambrico, Manager, Development Services
Melvin Ramkissoon, Director, Building/Chief Building Official
Ross Campbell, Manager, Zoning and Sign By-law Services
Andrew Ramsammy, Planner, Development Services
Marco Gerolini, Planner, Development Services
Jan Salaya, Planner, Development Services
Charlotte Gravlev, Acting City Clerk
Richa Ajitkumar, Legislative Coordinator
Gagandeep Jaswal, Acting Legislative Coordinator

1. **Call to Order**

The meeting was called to order at 1:01 p.m. and adjourned at 1:18 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: Deputy Mayor Singh (Chair), Regional Councillor Santos, Regional Councillor Vicente, Regional Councillor Brar, Regional Councillor Fortini, Regional Councillor Toor (arrived late - 1:01 p.m.), and City Councillor Power (arrived late - 1:01 p.m.).

Members absent during roll call: Regional Councillor Medeiros (arrived late - 1:06 p.m.), Regional Councillor Palleschi (other municipal business), Regional Councillor Keenan (personal), Mayor Brown (ex officio).

2. Approval of Agenda

PDC040-2024

That the agenda for the Planning and Development Committee Meeting of March 18, 2024, be approved as published and circulated.

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.

(6.2, 7.3, 7.4, 7.5, 7.6, 8.1, 8.2, and 11.1)

The following motion was considered:

PDC041-2024

That the following items to the Planning and Development Committee Meeting of March 18, 2024, be approved as part of Consent:

6.2, 7.3, 7.4, 7.5, 7.6, 8.1, 8.2, and 11.1

Carried

5. Statutory Public Meeting Reports

Nil

6. Public Delegations (5 minutes maximum)

6.1 Possible Delegations re: Proposed Amendment to the Sign By-law 399-2002, as amended, to Permit Sign Variance Applications with Delegated Approval Authority

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

Sylvia Roberts, Brampton Resident, provided comments and inquired about the impact of the of proposed amendment on parking for businesses.

Staff advised that the amendments to the By-law to incorporate a specialty parking sign will allow for an exemption from the requirement for a parking permit in such situations.

The following motion was considered:

PDC042-2024

1. That the report from Ross Campbell, Manager, Zoning and Sign By-law Services, Building Division, to the Planning & Development Committee Meeting of March 18, 2024, re: **Proposed Amendment to Sign By-law 399-2002, as amended, to permit Sign Variance Applications with Delegated Approval Authority**, be received;
2. That a by-law be passed to amend Sign By-law 399-2002, as amended, to; and
 - i. Include provisions that will enable a person to apply for a variance from the requirements and restrictions of the Sign By-law, as amended;
 - ii. Delegate authority for the approval of a variance to the provisions of the Sign By-law to the Director of Building, or his/her/their designate; and
 - iii. Include provisions for the right to appeal a sign variance decision (and/or any associated conditions) to Council through the Planning & Development Committee.
3. That the following delegation re: Proposed Amendment to the Sign By-law 399-2002, as amended, to Permit Sign Variance Applications with Delegated Approval Authority, to the Planning and Development Committee Meeting of March 18, 2024, be received:
 - i. Sylvia Roberts, Brampton Resident

Carried

- 6.2 Delegation re: Application to Amend the Zoning By-law and for a Draft Plan of Subdivision, Glen Schnarr & Associates Inc., Argo Summer Valley Limited, 12197 Hurontario Street, Ward 2, File: OZS-2022-0030

See Items 7.4 and 11.1

The following motion was approved on consent:

PDC043-2024

That the following delegation re: **Application to Amend the Zoning By-law and for a Draft Plan of Subdivision, Glen Schnarr & Associates Inc., Argo Summer Valley Limited, 12197 Hurontario Street, Ward 2, File: OZS-2022-0030**, to the Planning and Development Committee Meeting of March 18, 2024, be received:

1. Aaron Wisson, Director of Development, Argo Summer Valley Limited.

Carried

7. Staff Presentations and Planning Reports

- 7.1 Staff Presentation re: Brampton Building and Business Portal Presentation

Melvin Ramkisson, Director, Building/Chief Building Official, provided a brief introduction on the subject matter and the staff involved.

Shanthi Rajasekar, Manager, Innovation and Transformation, Planning Building and Growth Management, and Roxanne Van Damme, Manager, Administration and Information Services, Planning Building and Growth Management, presented an overview of the subject matter that included context, current situation, moving forward, disadvantages, benefits, budget and key milestones, building division volumes, inspection booking process, go live readiness plan, and key contacts.

The following motion was considered:

PDC044-2024

That the presentation from Shanthi Rajasekar, Manager, Innovation and Transformation, Planning Building and Growth Management, and Roxanne Van Damme, Manager, Administration and Information Services, Planning Building and Growth Management, to the Planning and Development Committee Meeting of March 18, 2024, re: **Brampton Building And Business Portal Presentation**, be received.

Carried

- 7.2 Staff Report re: Proposed Amendment to the Sign By-law 399-2002, as amended, to Permit Sign Variance Applications with Delegated Approval Authority

Dealt with under Item 6.1 - Recommendation PDC042-2024

- 7.3 Staff Report re: Application to Amend the Zoning By-law, Golden Gate Castlemore Plaza Limited, Glen Schnarr & Associates Inc., 4538 Castlemore Road, Ward 10, File: OZS-2022-0045

The following motion was approved on consent:

PDC045-2024

1. That the report from Andrew Ramsammy, Development Planner, Development Services & Design, to the Planning and Development Committee Meeting of March 18, 2024, re: **Application to Amend the Zoning By-law, Golden Gate Castlemore Plaza Limited, Glen Schnarr & Associates Inc., 4538 Castlemore Road, Ward 10, File: OZS-2022-0045**, be received;
2. That the Application to Amend the Zoning By-law submitted by Glen Schnarr & Associates Inc., on behalf of Golden Gate Castlemore Plaza Limited, File: OZS-2022-0045 & 21T-22012B, be endorsed, on the basis that it represents good planning, including that it is consistent with the Planning Act, and for the reasons set out in this Planning Recommendation Report;
3. That the amendment to the Zoning By-law, generally in accordance with the by-law attached as Attachment 9 of this report, be approved; and
4. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34 of the Planning Act, R.S.O. c.P. 13, as amended.

Carried

- 7.4 Staff Report re: Application to Amend the Zoning By-law and for a Draft Plan of Subdivision, Glen Schnarr & Associates Inc., Argo Summer Valley Limited, 12197 Hurontario Street, Ward 2, File: OZS-2022-0030

See Items 6.2 and 11.1

The following motion was approved on consent:

PDC046-2024

1. That the report from Marco Gerolini, Development Planner, Development Services and Design, to the Planning and Development Committee Meeting of March 18, 2024, re: **Application to Amend the Zoning By-law and for a Draft Plan of Subdivision, Glen Schnarr & Associates Inc., Argo Summer Valley Limited, 12197 Hurontario Street, Ward 2, File: OZS-2022-0030**, be received;
2. That the application for an Amendment to the Zoning By-law and for a Draft Plan of Subdivision submitted by Glen Schnarr and Associates Inc., on behalf of Argo Summer Valley Limited. (File: OZS-2022-0030), be approved, on the basis that it represents good planning, has regard for the Planning Act, 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, 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 11 to this report, be adopted; and
4. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34 of the Planning Act, R.S.O., as amended.

Carried

- 7.5 Staff Report re: Application to Amend the Zoning By-law, MHBC Planning Limited, Canus Logistics, 0 Goreway Drive, Ward 8, File: OZS-2023-0011

The following motion was approved on consent:

PDC047-2024

1. That the report from Jan Salaya, Planner, Development Services & Design, to the Planning and Development Committee Meeting of March 18, 2024, re: **Application to Amend the Zoning By-law, MHBC Planning Limited, Canus Logistics, 0 Goreway Drive, Ward 8, File: OZS-2023-0011**, be received;

2. That the Zoning By-law Amendment submitted by MHBC, on behalf of Canus Logistics (File: OZS-2023-0011), be approved, on the basis that it represents good planning, 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 by-law attached as Attachment 10 of this report, be adopted; and
4. That no further notice be required for the attached Zoning By-law Amendment pursuant to Section 34 of the Planning Act, R.S.O. c.P. 13, as amended.

Carried

- 7.6 Staff Report re: Supplementary Report, Site Specific Amendment to the Sign By-law 399-2002, as amended, 227 Vodden Street East, Ward 1 (RM86/2023)

The following motion was approved on consent:

PDC048-2024

1. That the report from Ross Campbell, Manager, Zoning and Sign By-law Services, Building Division, to the Planning and Development Committee Meeting of March 18, 2024, re: **Supplementary Report, Site Specific Amendment to the Sign By-law 399-2002, as amended, 227 Vodden Street East, Ward 1 (RM86/2023)**, be received; and
2. That a by-law be passed to amend Sign By-law 399-2002, as amended, to permit the proposed site-specific amendment.

Carried

8. Committee Minutes

- 8.1 Minutes - Brampton Heritage Board - January 30, 2024

The following motion was approved on consent:

PDC049-2024

That the Minutes of the Brampton Heritage Board meeting of January 30, 2024, Recommendations HB001-2024 - HB011-2024, to the Planning and

Development Committee Meeting of March 18, 2024, be approved as published and circulated.

The recommendations were approved as follows:

HB001-2024

That the agenda for the Brampton Heritage Board meeting of January 30, 2024 be approved as published and circulated.

HB002-2024

1. That the report from Merissa Lompart, Assistant Heritage Planner, Planning, Building and Growth Management, dated December 1, 2023, to the Brampton Heritage Board meeting of January 30, 2024, re: Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 44 Nelson Street West, The Cuthbert House - Ward 1, be received;
2. That the designation of the property at 44 Nelson Street West under Part IV, Section 29 of the Ontario Heritage Act (the “Act”) be approved;
3. That staff be authorized to publish and serve the Notice of Intention to designate the property at 44 Nelson Street West in accordance with the requirements of the Act;
4. That in the event that no objections to the designation are received, a by-law be passed to designate the subject property;
5. That in the event that any objections to the designation are received, staff be directed to refer the proposed designation to the Ontario Lands Tribunal; and,
6. That staff be authorized to attend any hearing process held by the Ontario Lands Tribunal in support of Council’s decision to designate the subject property.

HB003-2024

1. That the report from Charlton Carscallen, Principal Planner/Supervisor, to the Brampton Heritage Board meeting of January 30, 2024 re: Heritage Commemoration Plan for the McClure Farmhouse – 8331 Heritage Road, be received;
2. That Option 2 – Interpretive Feature Wall, 2 as identified on Page 17 of the report, be identified as the preferred option for the commemoration; and

3. That carved stone be used instead of concrete in the construction of the commemorative feature and that the owner and architect explore opportunities for the reuse of wood salvaged from the building for benches and other features on the site.

HB004-2024

1. That the report from Anastasia Abrazhevich, Assistant Heritage Planner, Integrated City Planning, dated November 20, 2023 to the Brampton Heritage Board Meeting of January 30, 2024, re: Heritage Incentive Grant Application – 7741 Churchville Road be received;
2. That the Designated Heritage Property Incentive Grant application for the repair of existing siding, soffits, fascia, gutters, and downspouts as well as restoration of existing trim around the front door be approved, to a maximum of \$10,000.00, and;
3. That the owner shall enter into a designated Heritage Property Incentive Grant Agreement with the City after City Council agrees to support the Grant.

HB005-2024

1. That the report from Anastasia Abrazhevich, Assistant Heritage Planner, Integrated City Planning to the Brampton Heritage Board Meeting of January 30, 2024, re: Property Standards Review for Designated Heritage Properties, be received; and,
2. That staff be directed to prepare to report on proposed changes to the Heritage Incentive Grant and recommendations for the Implementation of the Municipal Heritage Tax incentive for presentation to the March meeting of the Brampton Heritage Board.

HB006-2024

1. That the verbal advisory from City Clerk's Office to the Brampton Heritage Board Meeting of January 30, 2024, re: Request from Christiana Nuamah, Member, be received; and,
2. That the request for a leave of absence from the Brampton Heritage Board be granted for the period January 2024 to April 2024.

HB007-2024

That the verbal advisory from City Clerk's Office, to the Brampton Heritage Board Meeting of January 30, 2024, re: Termination of Appointment of Carla Green, Member, be received.

HB008-2024

1. That the verbal advisory from City Clerk's Office to the Brampton Heritage Board Meeting of January 30, 2024, re: Resignation of Lovejot Bhullar, Member, be received; and,
2. That Mr. Bhullar's resignation be accepted.

HB009-2024

1. That the report from Charlton Carscallen, Principal Planner, to the Brampton Heritage Board meeting of January 30, 2024, re: Implementation of Heritage Easement Agreements for Properties at 12044 Mississauga Road and 8940 Creditview Road, be received;
2. That the Commissioner of Planning, Building and Growth Management, be authorized to enter into a Heritage Easement Agreement with the Owner for the property at 10244 Mississauga Road in accordance with Part IV, section 37 of the Ontario Heritage Act, as amended (the "Act");
3. That the Commissioner of Planning, Building and Growth Management be authorized to enter into a Heritage Easement Agreement with the Owner for the property at 8940 Mississauga Road in accordance with Part IV, section 37 of the Ontario Heritage Act, as amended (the "Act"); and
4. That authority for signing of both Agreements be delegated to the Commissioner of Planning, Building and Growth Management.

HB010-2024

That the correspondence from Emma Cohlmeier, Senior Project Manager, ERA Architects Inc. to the Brampton Heritage Board meeting of January 30, 2024, re: 10020 Mississauga Road, be received.

HB011-2024

That Brampton Heritage Board do now adjourn to meet again on February 20, 2024 at 7:00 p.m.

Carried

The following motion was approved on consent:

PDC050-2024

That the Minutes of the Active Transportation Advisory Committee meeting of February 15, 2024, Recommendations ATC001-2024 - ATC011-2024, to the Planning and Development Committee Meeting of March 18, 2024, be approved as published and circulated.

The recommendations were approved as follows:

ATC001-2024

That the agenda for the Active Transportation Advisory Committee Meeting of February 15, 2024, be approved, as published and circulated.

Note: Later in the meeting, on a two-thirds majority vote to reopen the question, the Approval of Agenda was reopened and Item 7.8 was added to the agenda.

ATC002-2024

That the presentation from Stephane Laidlaw, Co-Chair, re: **York University Study**, to the Active Transportation Advisory Committee Meeting of February 15, 2024, be received.

ATC003-2024

That the presentation from Stephane Laidlaw, Co-Chair, re: **Winter Maintenance**, to the Active Transportation Advisory Committee Meeting of February 15, 2024, be received.

ATC004-2024

That the presentation from Cindy Evans, Citizen Member, re: **Knightsbridge and King's Cross Intersection**, be **referred** to Community Services staff to report back at the April 9, 2024 Active Transportation Advisory Committee meeting with opportunities for public art installations at this intersection.

ATC005-2024

That the Verbal Update from Tyron Nimalakumar, Transportation Planner, Planning, Building and Growth Management, re: **Bike Month**, to the Active Transportation Advisory Committee Meeting of February 15, 2024, be received.

ATC006-2024

That the **Active Transportation Advisory Committee Sub-Committee Minutes of January 9, 2024**, to the Active Transportation Advisory Committee Meeting of February 15, 2024, be received.

ATC007-2024

That the **Active Transportation Advisory Committee - Sub-Committee Minutes of January 16, 2024**, to the Active Transportation Advisory Committee Meeting of February 15, 2024, be received.

ATC008-2024

That the **Active Transportation Advisory Committee - Sub-Committee Minutes of January 23, 2024**, to the Active Transportation Advisory Committee Meeting of February 15, 2024, be received.

ATC009-2024

That the **Active Transportation Advisory Committee Sub-Committee Minutes of January 24, 2024**, to the Active Transportation Advisory Committee Meeting of February 15, 2024, be received.

ATC010-2024

That the termination of Akinade Oduntan as a member on the Active Transportation Advisory Committee be accepted and he be wished well with his future endeavors.

ATC011-2024

That the Active Transportation Advisory Committee do now adjourn to meet again on Tuesday, April 9, 2024 at 7:00 p.m. or at the call of the Chair.

Carried

9. Other Business/New Business

Nil

10. Referred/Deferred Matters

Nil

11. Correspondence

- 11.1 Correspondence re: Application to Amend the Zoning By-law and for a Draft Plan of Subdivision, Glen Schnarr & Associates Inc., Argo Summer Valley Limited, 12197 Hurontario Street, Ward 2, File: OZS-2022-0030

See Items 6.2 and 7.4

The following motion was approved on consent:

PDC051-2024

That the following correspondence re: **Application to Amend the Zoning By-law and for a Draft Plan of Subdivision, Glen Schnarr & Associates Inc., Argo Summer Valley Limited, 12197 Hurontario Street, Ward 2, File: OZS-2022-0030**, to the Planning and Development Committee Meeting of March 18, 2024, be received:

1. Mark Yarranton, KLM Planning Partners Inc., on behalf of West Mayfield Developments Ltd., dated March 14, 2024.

Carried

12. Councillor Question Period

Nil

13. Public Question Period

Nil

14. Closed Session

Nil

15. Adjournment

PDC052-2024

That the Planning and Development Committee do now adjourn to meet again for a Regular Meeting on Monday, April 8, 2024 at 7:00 p.m. or at the call of the Chair.

Carried

Regional Councillor M. Palleschi, Chair



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, April 8, 2024

- 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 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
Carolyn Crozier, Manager, Development Services
Michelle Gervais, Planner, Integrated City Planning
Samantha DeLaPena, Planner, Development Services
Harjot Sra, Planner, Development Services
Sadaf Shahid-Hussain, Planner, Development Services
Andrew Ramsammy, Planner, Development Services
Divjot Singh, Advisor, Special Projects, Development Services
Nicole Hanson, Planner, Development Services
Nasir Mahmood, Planner, Development Services
Paul Brioux, Planner, Development Services
Charlotte Gravlev, Acting City Clerk
Tammi Jackson, Legislative Coordinator
Gagandeep Jaswal, Acting Legislative Coordinator
-

1. Call to Order

The meeting was called to order at 7:02 p.m. and adjourned at 9:33 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 (Chair), Regional Councillor Santos, Regional Councillor Vicente, Regional Councillor Brar, Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Toor, and City Councillor Power.

Members absent during roll call: Mayor Brown (ex officio), Deputy Mayor Singh (personal), and Regional Councillor Keenan (personal).

2. Approval of Agenda

PDC053-2024

That the agenda for the Planning and Development Committee Meeting of April 8, 2024, be approved, as amended, as follows:

To add:

Item 9.1 – Staff Presentation re: Brampton Plan Update, by Henrik Zbogor, Director, Integrated City Planning, Planning, Building and Growth Management

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.

(7.3, 7.4, 7.5, 7.6, ~~7.7~~, 7.8, 8.1, 11.1, 11.2, and 11.4)

The following motion was considered:

PDC054-2024

That the following items to the Planning and Development Committee Meeting of April 8, 2024, be approved as part of Consent:

7.3, 7.4, 7.5, 7.6, ~~7.7~~, 7.8, 8.1, 11.1, 11.2, and 11.4

Carried

Note: Later in the meeting, on a two-thirds majority vote to re-open the question, the agenda was re-opened and Item 7.7 was removed from Consent and dealt with in Open Session.

5. Statutory Public Meeting Reports

- 5.1 Staff Presentation re: Application to Amend the Official Plan and Zoning By-law, Blackthorn Development Corporation, Mitra T. Kissoon, Daneshwar Kissoon, & Sugrim Enterprises Inc., 55, 57, 59, 61, 63, and 65 Park Street, Ward 1, File: OZS-2024-0001

Items 6.1 and 11.3 were brought forward and dealt with at this time.

Samantha Dela Pena, Planner, Development Services, presented an overview of the application that included location overview, area context, site photos, development proposal, tertiary plan, planning framework summary, official plan designation, secondary plan designation, zoning by-law, zoning by-law amendment, key issues and considerations, and next steps.

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

- Barbara Johnstone, Brampton Resident
- Kevin Troake, Brampton Resident
- Stefan Hornung, Brampton Resident
- Suzanne White, Brampton Resident
- Dianne and Ron McCoy, Brampton Residents
- Stephanie Beaumier, Brampton Resident
- Andrew Porter, Brampton Resident
- Matthew Samatas, Brampton Resident
- Adam Crutch, Brampton Resident
- Sylvia Roberts, Brampton Resident
- Sushil Taylor, Brampton Resident
- Gillian Olohan, Brampton Resident

Committee consideration of the matter included concerns, comments, requests and questions from the delegates with respect to the following:

- the proposed development does not align with the characteristics of the neighbourhood and the existing sense of community
- inadequate parking
- privacy concerns
- shadow casting and negative impacts to sightlines
- traffic concerns, including potential hindrances to emergency services vehicles
- noise, pollution, and pest concerns
- environmental impact
- crime/safety concerns
- how will this proposal alleviate the affordable housing shortage in Brampton
- has an environmental impact assessment been completed and if not, will one be completed
- has a neighbourhood assessment been performed and if not, will one be completed
- if the proposal is approved, how will it impact the Brampton Official Plan and what will the future implications be
- inadequate consideration of planning comments
- insufficient existing transit services
- support for the development to address significant shortage of housing in Brampton

The following registered delegation was not present at the meeting:

1. Jona Senk, Brampton Resident

The following motion was considered:

PDC055-2024

1. That the presentation from Samantha Dela Pena, Planner, Development Services, to the Planning and Development Committee Meeting of April 8, 2024, re: **Application to Amend the Official Plan and Zoning By-law, Blackthorn Development Corporation, Mitra T. Kissoon, Daneshwar**

Kissoon, & Sugrim Enterprises Inc., 55, 57, 59, 61, 63, and 65 Park Street, Ward 1, File: OZS-2024-0001, be received;

2. That the following delegations re: Application to Amend the Official Plan and Zoning By-law, Blackthorn Development Corporation, Mitra T. Kissoon, Daneshwar Kissoon, & Sugrim Enterprises Inc., 55, 57, 59, 61, 63, and 65 Park Street, Ward 1, File: OZS-2024-0001 to the Planning and Development Committee Meeting of April 8, 2024, be received; and

1. Barbara Johnstone, Brampton Resident
2. Kevin Troake, Brampton Resident
3. Stefan Hornung, Brampton Resident
4. Suzanne White, Brampton Resident
5. Dianne and Ron McCoy, Brampton Residents
6. Stephanie Beaumier, Brampton Resident
7. Andrew Porter, Brampton Resident
8. Matthew Samatas, Brampton Resident
9. Adam Crutch, Brampton Resident
10. Sylvia Roberts, Brampton Resident
11. Sushil Taylor, Brampton Resident
12. Gillian Olohan, Brampton Resident

3. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law, Blackthorn Development Corporation, Mitra T. Kissoon, Daneshwar Kissoon, & Sugrim Enterprises Inc., 55, 57, 59, 61, 63, and 65 Park Street, Ward 1, File: OZS-2024-0001 to the Planning and Development Committee Meeting of April 8, 2024, be received:

1. Maxine Biesenthal, Brampton Resident, dated March 26, 2024
2. Gillian Olohan, Brampton Resident, dated April 2, 2024.

Carried

- 5.2 Staff Presentation re: Application to Amend the Zoning By-law and Draft Plan of Subdivision, Candevcon Limited, on behalf of Macera Assunta and Francavilla Teresa, 0 Clarkway Drive, Ward 10, File: OZS-2024-0005

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

The following motion was considered:

PDC056-2024

That the presentation from Harjot Sra, Planner, Development Services, to the Planning and Development Committee Meeting of April 8, 2024, re: **Application to Amend the Zoning By-law and Draft Plan of Subdivision, Candevcon Limited, on behalf of Macera Assunta and Francavilla Teresa, 0 Clarkway Drive, Ward 10, File: OZS-2024-0005**, be received.

Carried

- 5.3 Staff Presentation re: Application to Amend the Zoning By-law and Draft Plan of Subdivision, Siva Rama Krishna Prasad Ari, 11038 The Gore Road, Ward 10, File: OZS-2024-0004

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

The following motion was considered:

PDC057-2024

That the presentation from Sadaf Shahid-Hussain, Planner, Development Services, to the Planning and Development Committee Meeting of April 8, 2024, re: **Application to Amend the Zoning By-law and Draft Plan of Subdivision, Siva Rama Krishna Prasad Ari, 11038 The Gore Road, Ward 10, File: OZS-2024-0004**, be received.

Carried

- 5.4 Staff Presentation re: Application to Amend the Official Plan and Zoning By-Law, Korsiak Planning, Ash Singh, 123-125 Railroad Street, Ward 1, File: OZS-2024-0002

Item 6.2 was brought forward and dealt with at this time.

Samantha Dela Pena, Planner, Development Services, presented an overview of the application that included location overview, area context, site photos, development proposal, tertiary plan, planning framework summary, official plan

designation, secondary plan designation, zoning by-law, zoning by-law amendment, key issues and considerations, and next steps.

Catherine McEwan, consultant on behalf of the applicant, presented an overview of the application that included subject lands, local context and planning attributes, development proposal, and landscape plans.

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

1. Laura Bowman, Brampton Resident
2. Sushil Taylor, Brampton Resident
3. Helen Nizan, Brampton Resident
4. Leslie Booker, Brampton Resident
5. Gillian Olohan, Brampton Resident
6. Matthew Samatas, Brampton Resident

Committee consideration of the matter included concerns, comments, requests and questions from the delegates with respect to the following:

- insufficient notice provided to affected residents
- hydrogeological issues, including potential impacts to existing sewer infrastructure, as a result of the proposed underground parking
- lack of infrastructure in surrounding area
- consideration of mixed density and potential for ground floor retail
- parking concerns
- traffic concerns
- environmental concerns
- impacts to existing infrastructure

Committee and staff noted that residents' comments and concerns will be addressed as part of a future recommendation report.

The following motion was considered:

PDC058-2024

1. That the presentation from Samantha Dela Pena, Planner, Development Services, to the Planning and Development Committee Meeting of April 8, 2024, re: **Application to Amend the Official Plan and Zoning By-law, Korsiak Planning, Ash Singh, 123-125 Railroad Street, Ward 1, File: OZS-2024-0002**, be received; and
2. That the following delegations re: Application to Amend the Official Plan and Zoning By-law, Korsiak Planning, Ash Singh, 123-125 Railroad Street, Ward 1, File: OZS-2024-0002 to the Planning and Development Committee Meeting of April 8, 2024, be received:
 1. Laura Bowman, Brampton Resident
 2. Catherine McEwan, Korsiak Urban Planning, on behalf of the applicant
 3. Sushil Taylor, Brampton Resident
 4. Helen Nizan, Brampton Resident
 5. Leslie Booker, Brampton Resident
 6. Gillian Olohan, Brampton Resident
 7. Matthew Samatas, Brampton Resident

Carried

6. Public Delegations (5 minutes maximum)

- 6.1 Delegation re: Application to Amend the Official Plan and Zoning By-law, Blackthorn Development Corporation, Mitra T. Kissoon, Daneshwar Kissoon, & Sugrim Enterprises Inc., 55, 57, 59, 61, 63, and 65 Park Street, Ward 1, File: OZS-2024-0001

Dealt with under Item 5.1 - Recommendation PDC055-2024

- 6.2 Delegation re: Application to Amend the Official Plan and Zoning By-law, Korsiak Planning, Ash Singh, 123-125 Railroad Street, Ward 1, File: OZS-2024-0002

Dealt with under Item 5.4 - Recommendation PDC058-2024

- 6.3 Delegation re: Proposed Modifications to Brampton Plan Major Transit Station Area Policies

Sylvia Roberts, Brampton Resident, expressed support for the proposed modifications and highlighted the need for Brampton staff to ensure modifications align with the properties of the City.

The following motion was considered:

PDC059-2024

That the following delegation re: **Proposed Modifications to Brampton Plan Major Transit Station Area Policies** to the Planning and Development Committee Meeting of April 8, 2024, be received:

1. Sylvia Roberts, Brampton Resident

Carried

7. Staff Presentations and Planning Reports

- 7.1 Staff Presentation re: Proposed Modifications to Brampton Plan Major Transit Station Area Policies

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

Michelle Gervais, Policy Planner, Integrated City Planning, presented an overview of the proposed modifications to the Brampton Plan Major Transit Station Area (MTSA) policies that included background information, city structure, objectives, modification details, precinct plan/secondary plan designation, and next steps.

In response to clarification from Committee, staff noted that the Brampton Plan is scheduled to be submitted to Regional Council on April 25, 2024. Staff also advised Committee of details surrounding the upcoming open houses.

The following motion was considered:

PDC060-2024

1. That the presentation from Michelle Gervais, Policy Planner, Integrated City Planning, to the Planning and Development Committee Meeting of April 8, 2024, re: **Proposed Modifications to Brampton Plan Major Transit Station Area Policies**, be received;
2. That the report from Michelle Gervais, Policy Planner, Integrated City Planning, to the Planning and Development Committee Meeting of April 8, 2024, re: Proposed Modifications to Brampton Plan Major Transit Station Area Policies, be received;
3. That Council endorse the attached modifications to Brampton Plan as included in Attachments 5 and 7 to this report;

4. That the Region of Peel be requested to make modifications to Brampton Plan in accordance with Attachments 5 and 7 to this report and that those modifications be included in the version of Brampton Plan being considered for approval by Regional Council;
5. That staff be directed to hold a statutory public meeting to present the proposed MTSA Study Phase 2b Official Plan Amendments (Precinct Plans and Secondary Plans), prior to their adoption by Council; and
6. That a copy of the Recommendation Report and Council's decision be provided to the Region of Peel.

Carried

7.2 Staff Report re: Proposed Modifications to Brampton Plan Major Transit Station Area Policies

Dealt with under Item 7.1 - Recommendation PDC060-2024

7.3 Staff Report re: Application to Amend the Zoning By-law, PMB Holdings Ltd., Weston Consulting, 10810 Coleraine Drive, Ward 10, File: OZS-2021-0051

The following motion was approved on consent:

PDC061-2024

1. That the report from Andrew Ramsammy, Planner, Development Services, to the Planning and Development Committee Meeting of April 8, 2024, re: **Application to Amend the Zoning By-law, PMB Holdings Ltd., Weston Consulting, 10810 Coleraine Drive, Ward 10, File: OZS-2021-0051**, be received;
2. That the Application to Amend the Zoning By-law be endorsed, on the basis that it represents good planning, including that it is consistent with the Planning Act, and for the reasons set out in the Planning Recommendation Report, dated March 20, 2024;
3. That the amendment to the Zoning By-law generally in accordance with the by-law attached as Attachment 10 of this report be approved; and
4. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 22(6.1) and Section 34(17) of the Planning Act, R.S.O. c.P. 13, as amended.

Carried

7.4 Staff Report re: Application for a Draft Plan of Subdivision and to Amend the Zoning By-law, Seven Developments Inc., Blackthorn Development Corp., 10378 Torbram Road, Ward 9, File: OZS-2022-0031 & 21T-22007B

The following motion was approved on consent:

PDC062-2024

1. That the report from Andrew Ramsammy, Planner, Development Services, to the Planning and Development Committee Meeting of April 8, 2024, re: **Application for a Draft Plan of Subdivision and to Amend the Zoning By-law, Seven Developments Inc., Blackthorn Development Corp., 10378 Torbram Road, Ward 9, File: OZS-2022-0031 & 21T-22007B**, be received;
2. That the Amendment to the Zoning By-law be approved, and the Draft Plan of Subdivision be endorsed, as they are consistent with Section 51(24) and Section 34 (10.4) of the Planning Act, 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 by-law attached as Attachment 9 of this report be adopted; and
4. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34 of the Planning Act, R.S.O. c.P. 13, as amended.

Carried

7.5 Staff Report re: 2023 Development Activity Report

The following motion was approved on consent:

PDC063-2024

That the report from David VanderBerg, Manager, Development Services, to the Planning and Development Committee Meeting of April 8, 2024 re: **2023 Development Activity Report**, be received.

Carried

- 7.6 Staff Report re: Application to Amend the Zoning By-law and Plan of Subdivision, Hampton Development Corp., c/o SGL Planning and Design Inc., 241 Queen Street East, Ward 3, File: OZS-2023-0021 and OZS-2023-0044

The following motion was approved on consent:

PDC064-2024

1. That the report from Nicole Hanson, Principal Planner/Supervisor, Development Services, to the Planning and Development Committee Meeting of April 8, 2024, re: **Application to Amend the Zoning By-law and Plan of Subdivision, Hampton Development Corp., c/o SGL Planning and Design Inc., 241 Queen Street East, Ward 3, File: OZS-2023-0021 and OZS-2023-0044**, be received;
2. That the application for an Amendment to the Zoning By-law (File: OZS-2023-0021) be approved, and the Plan of subdivision application (File: OZS-2023-0044) be endorsed, as submitted by SGL Planning and Design Inc., on behalf of 241 Queen Street Inc., on the basis that they represents good planning, are consistent with section 34 of the Planning Act, are consistent with the Provincial Policy Statement, conform 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 Zoning By-law, 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 Zoning By-law Amendment pursuant to Section 34 (17) of the Planning Act, R.S.O., as amended.

Carried

- 7.7 Staff Report re: Application to Amend the Official Plan and Zoning By-law, Glen Schnarr & Associates Inc., 13514161 Canada Inc., 8654 Mississauga Road, Ward 6, File: OZS-2022-0017

Committee highlighted safety concerns surrounding the proposed access for this development proposal, and therefore, directed staff to complete further work to facilitate access over City-owned lands.

The following motion was considered:

PDC065-2024

1. That the report from Nasir Mahmood, Planner, Development Services & Design, to the Planning and Development Committee Meeting of April 8, 2024, re: **Application to Amend the Official Plan and Zoning By-law, Glen Schnarr & Associates Inc., 13514161 Canada Inc., 8654 Mississauga Road, Ward 6, File: OZS-2022-0017**, be received;
2. That the application to amend the Official Plan and Zoning By-law submitted by Glen Schnarr & Associates Inc. on behalf of 13514161 Canada Inc., Ward: 6, File OZS-2022-0017, be approved on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, and conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City's Official Plan for the reasons set out in this report;
3. That the Official Plan Amendment, generally in accordance with the by-law attached as Attachment 10 of this report, be adopted;
4. That the Zoning By-law Amendment generally in accordance with by-law attached as Attachment 11 of this report, be adopted;
5. That no further notice or public meeting be required for the attached Official Plan and Zoning By-law Amendments pursuant to Section 34(17) of the *Planning Act*; and
6. That staff be directed to work with the applicant and other City staff to facilitate an access easement over the City-owned lands.

Carried

7.8 Staff Report re: Building Improvement Grant Application, 27 & 27A Queen Street East, Ward 3, File: BFIP-2023-0009

The following motion was approved on consent:

PDC066-2024

1. That the report from Paul Brioux, Assistant Development Planner, Development Services and Design and Damanpreet Mathouda, Planner I, Downtown Revitalization to the Planning and Development Committee Meeting of April 8, 2024, re: **"Building Improvement Grant Application for 27 & 27A Queen Street East"** in Ward 3, be received;
2. That the application BFIP-2023-0009 (27 & 27A Queen Street East) be approved in the amount of \$30,000 under the Downtown Building Improvement Program, subject to the applicant satisfying the rules of the

program as set out in the approved Implementation Guidelines of the Central Area Community Improvement Plan, and meeting the following conditions on or before July 12, 2024, unless extended by the Director of Downtown Revitalization, failing which this approval shall be null and void:

- i. That the applicant enters into the Building Improvement Program Agreement with the City of Brampton.
3. That staff report back to the Planning and Development Committee in Q3 2024 with a comprehensive update and overview of the Building and Façade Improvement Grant Programs.

Carried

8. Committee Minutes

8.1 Minutes - Brampton Heritage Board - March 19, 2024

The following motion was approved on consent:

PDC067-2024

That the Minutes of the Brampton Heritage Board meeting of March 19, 2024, Recommendations HBHB012-2024 - HB017-2024, to the Planning and Development Committee Meeting of April 8, 2024, be approved as published and circulated.

The recommendations were approved as follows:

HB012-2024

That the agenda for the Brampton Heritage Board meeting of March 19, 2024 be approved as amended, to add the following:

11.2 Discussion at the request of Steve Collie, Co-Chair, re: Brampton Historical Society

Announcement

11.3 Discussion at the request of Regional Councillor Vicente, re: Heritage Grant

HB013-2024

1. That the report from Anastasia Abrazhevich, Assistant Heritage Planner, dated February 19, 2024 to the Brampton Heritage Board meeting of March 19, 2024, re: **Heritage Impact Assessment and Heritage Permit**

Recommendation Report - 7699 Creditview Road - Ward 6, be received;

2. That the Heritage Permit application for 7699 Creditview Road to remove the offset garage and to add a two-storey addition in its place with a two-car garage in front be approved; and
3. That the Cultural Heritage Impact Assessment dated October 2023 for 7699 Creditview Road be received.

HB014-2024

1. That the report from Charlton Carscallen, Principal Planner/Supervisor - Heritage, Integrated City Planning, to the Brampton Heritage Board meeting of March 19, 2024, re: **Heritage Impact Assessment, 7749 Churchville Road – Ward 6**, be received;
2. That the Heritage Impact Assessment for 7749 Churchville Road prepared by Bruce Corley, Built Heritage Specialist, dated February 21, 2024, be deemed complete;
3. That the following 'Immediate Recommendations' as per the Heritage Impact Assessment by Bruce Corley for 7749 Churchville Road be followed:
 - i. Demolition is not recommended;
 - ii. Relocation of the building is not recommended at this time;
 - a. Relocation may be worth considering at a future date because the survival of the design and building techniques are more important than its original location
 - iii. Designation of the building under part IV of the Ontario Heritage Act is recommended;
 - a. The structure meets all nine (9) criteria under Ontario Regulation 9/06 needed for designation
 - b. Designation carries with it eligibility for Heritage Incentive grants
 - iv. Restoration is recommended; and,
4. That the following 'Long Term Restoration Recommendations' as per the Heritage Impact Assessment by Bruce Corley for 7749 Churchville Road be followed:

- i. Should the building be subject to restoration, a 'Heritage Conservation Plan' should be prepared that addresses the particularities of the house's history and construction, including:
 - a. Providing adequate ventilation to the cellar and repairing/replacing damaged timbers (subsequently dated using dendrochronology);
 - b. Determining the location, size, and design of original doors and windows and replacing them using the design of the Orange Church Inn;
 - c. Rebuilding the chimney;
 - d. Replacing roof with cedar shingles; and
 - e. Determining the original floor levels, wall, and stair configuration and restoring the interior using casings derived from the existing interior profile
- ii. The original fabric of the structure be uncovered, including:
 - a. Removing existing metal siding to restore the pebble dash lime mortar;
 - b. Revealing the fascia and associated trim, and restoring using accurate profiles; and
 - c. Removing the existing drywall
- iii. The building be measured and documented with thorough measured drawings and photographs once the underlying fabric has been uncovered.

HB015-2024

1. That the report from Anastasia Abrazhevich, Assistant Heritage Planner, Integrated City Planning, dated February 20, 2024, to the Brampton Heritage Board meeting of March 19, 2024, re: Report by Anastasia Abrazhevich, Assistant Heritage Planner, re: **Heritage Report and Commemoration Plan - 1524 Countryside Drive – Ward 9**, be received.

HB016-2024

1. That the discussion by Regional Councillor Vicente, to the Brampton Heritage Board meeting of March 19, 2024, re: **Heritage Grant**, be received; and,

2. That staff prepare a report on the renaming of the Heritage Grant program to the Paul Willoughby Designated Heritage Property Incentive Grant program.

HB017-2024

That Brampton Heritage Board do now adjourn to meet again for on April 16, 2024 at 7:00 p.m.

Carried

9. Other Business/New Business

9.1 Staff Presentation re: Brampton Plan Update

Henrik Zbogar, Director, Integrated City Planning, presented an overview of the updates to the Brampton Plan that included the approval timeline, feedback from the Region of Peel, feedback from external stakeholders, Provincial policy changes related to Major Transit Station Areas, proposed modifications to map schedules, and next steps.

Staff highlighted that warehousing was not intended as primary use.

The following motion was considered:

PDC068-2024

That the presentation from Henrik Zbogar, Director, Integrated City Planning, to the Planning and Development Committee Meeting of April 8, 2024, re: **Brampton Plan Update**, be received.

Carried

10. Referred/Deferred Matters

Nil

11. Correspondence

11.1 Correspondence re: Application to Amend the Official Plan and Zoning By-law, Korsiak Planning, Ash Singh, 123-125 Railroad Street, Ward 1, File: OZS-2024-0002

The following motion was approved on consent:

PDC069-2024

That the following correspondence re: **Application to Amend the Official Plan and Zoning By-law, Korsiak Planning, Ash Singh, 123-125 Railroad Street, Ward 1, File: OZS-2024-0002** to the Planning and Development Committee Meeting of April 8, 2024, be received:

1. Helen Nizan, Brampton Resident, dated March 25, 2024
2. Cathy and Bill Rupik, Brampton Residents, dated March 19, 2024
3. Gillian Olohan, Brampton Resident, dated April 2, 2024
4. Avayeth Lewis, Brampton Resident, dated April 3, 2024
5. Nicholas Moreau, Brampton Resident, dated April 2, 2024.

Carried

- 11.2 Correspondence re: Application for a Draft Plan of Subdivision and to Amend the Zoning By-law, Seven Developments Inc., Blackthorn Development Corp., 10378 Torbram Road, Ward 9, File: OZS-2022-0031 & 21T-22007B

The following motion was approved on consent:

PDC070-2024

That the following correspondence re: **Application for a Draft Plan of Subdivision and to Amend the Zoning By-law, Seven Developments Inc., Blackthorn Development Corp., 10378 Torbram Road, Ward 9, File: OZS-2022-0031 & 21T-22007B** to the Planning and Development Committee Meeting of April 8, 2024, be received:

1. Jasbir Rangi, Brampton Resident, dated March 21, 2024
2. Denise Robinson, Brampton Resident, dated April 2, 2024
3. Stephanie Lippa, Brampton Resident, dated April 2, 2024
4. Stephanie Lippa, Brampton Resident, dated April 8, 2024.

Carried

- 11.3 Correspondence re: Application to Amend the Official Plan and Zoning By-law, Blackthorn Development Corporation, Mitra T. Kissoon, Daneshwar Kissoon, & Sugrim Enterprises Inc., 55, 57, 59, 61, 63, and 65 Park Street, Ward 1, File: OZS-2024-0001

Dealt with under Item 5.1 - Recommendation PDC055-2024

11.4 Correspondence re: Proposed Modifications to Brampton Plan Major Transit Station Area Policies

The following motion was approved on consent:

PDC071-2024

That the following correspondence re: **Proposed Modifications to Brampton Plan Major Transit Station Area Policies** to the Planning and Development Committee Meeting of April 8, 2024, be received:

1. Maurizio Rogato, Blackthorn Development Corp., on behalf of Avalon Developments Inc., dated April 2, 2024
2. David Bronskill, Goodmans LLP, on behalf of Brampton Mill Nelson Limited Partnership and Amdev Limited Partnership, dated April 5, 2024
3. Gerry Tchisler, MHBC, on behalf of Morguard Corporation, dated April 5, 2024
4. Oz Kemal, MHBC, on behalf of Bovaird West Holdings Inc., dated April 8, 2024
5. Richard Domes and Nikhail Dawan, Gagnon Walker Domes Ltd., on behalf of Soneil Markham Inc., dated April 7, 2024
6. Richard Domes, Nikhail Dawan, Gagnon Walker Domes Ltd., on behalf of Centennial Mall Brampton Ltd., dated April 7, 2024
7. Richard Domes, Nikhail Dawan, Gagnon Walker Domes Ltd., on behalf of Soneil Mississauga Inc. and Soneil Oakville Inc., dated April 7, 2024
8. Andrew Walker, Gagnon Walker Domes Ltd., on behalf of Lark Investments Inc., dated April 8, 2024
9. Andrew Walker, Gagnon Walker Domes Ltd., on behalf of Manga (Queen) Inc., dated April 8, 2024
10. Andrew Walker, Gagnon Walker Domes Ltd., on behalf of Candeco Realty Limited, dated April 8, 2024
11. Andrew Walker, Gagnon Walker Domes Ltd., on behalf of 23 Railroad Inc., 17595031 Railroad ME Inc., and 5519273548 Railroad ME Inc., dated April 8, 2024
12. Andrew Walker, Gagnon Walker Domes Ltd., on behalf of Starbank Developments 285 Corp., dated April 8, 2024

13. Richard Domes, Gagnon Walker Domes Ltd., on behalf of Loblaw Properties Limited, dated April 8, 2024.

Carried

12. **Councillor Question Period**

Nil

13. **Public Question Period**

Sylvia Roberts, Brampton Resident inquired regarding the following:

- what specific metrics are Planning staff incorporating to keep track of the actual population of Brampton as opposed to the figures estimated by Statistics Canada

Staff commented that they were aware of the potential undercounts in the forecasts and that accommodations are in place to address this. Staff also noted that more up-to-date figures will be publicly available as a result of the Ward Boundary Reviews scheduled to be completed.

14. **Closed Session**

Nil

15. **Adjournment**

PDC072-2024

That the Planning and Development Committee do now adjourn to meet again for a Regular Meeting on Monday, April 22, 2024 at 7:00 p.m. or at the call of the Chair.

Carried

Regional Councillor M. Palleschi, Chair



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, April 22, 2024

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
Nelson Cadete, Manager, Transportation Planning
Carolyn Crozier, Manager, Development Services
Arjun Singh, Planner, Development Services
Harjot Sra, Planner, Development Services
Fernanda Duarte Peixoto Soares, Project Manager, Active Transportation, Integrated City Planning
Shawnica Hans, Acting City Clerk, Legislative Services
Tammi Jackson, Legislative Coordinator
Richa Ajitkumar, Legislative Coordinator
Gagandeep Jaswal, Acting Legislative Coordinator

1. **Call to Order**

The meeting was called to order at 7:02 p.m. and adjourned at 7:58 p.m.

As this Planning and Development Committee Meeting was conducted with electronic and in-person participation by Members of Committee, 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 Brar, Regional Councillor Keenan (arrived - 7:14 p.m.), Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Toor, and City Councillor Power.

Members absent during roll call: Mayor Brown (ex officio).

2. Approval of Agenda

PDC073-2024

That the agenda for the Planning and Development Committee Meeting of April 22, 2024, be approved, as amended, as follows:

To add:

Item 7.5 – Staff Presentation re: Bill 185 Cutting Red Tape to Build More Homes Act, 2024, by Carolyn Crozier, Strategic Leader, Project Management, Planning, Building and Growth Management

Item 7.6 – Staff Report re: Bill 185 Cutting Red Tape to Build More Homes Act, 2024, by Carolyn Crozier, Strategic Leader, Project Management, Planning, Building and Growth Management

Item 9.1 – Discussion Item at the request of Chair Palleschi re: Bill 185 Cutting Red Tape to Build More Homes Act, 2024

Item 9.2 – Discussion Item at the request of Chair Palleschi re: Amendment to the Brampton Official Plan – Brampton Mississauga Road Corridor, Special Policy Area

Item 11.7 – Correspondence from Anna-Maria Kaneff, Kaneff Group, dated April 21, 2024, re: Amendment to the Brampton Official Plan – Brampton Mississauga Road Corridor, Special Policy Area

To refer the following items to the May 1, 2024 Council meeting:

Item 6.1 – Delegation re: Shared E-scooter Pilot Program – Update

Item 7.3 – Staff Presentation re: Shared E-scooter Pilot Program – Update

Item 7.4 – Staff Report re: Shared E-scooter Pilot Program – Update

Carried

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

Nil

4. **Consent Motion**

Nil

5. **Statutory Public Meeting Reports**

- 5.1 Staff Presentation re: Application to Amend the Official Plan and Zoning By-law, Mainline Planning, on behalf of 7835 Mississauga Road Holding Inc., 7835 Mississauga Road, Ward 6, File: OZS-2024-0009

(See Item 6.3)

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

The following motion was considered:

PDC074-2024

That the presentation from Arjun Singh, Planner, Development Services, to the Planning and Development Committee Meeting of April 22, 2024, re: **Application to Amend the Official Plan and Zoning By-law, Mainline Planning, on behalf of 7835 Mississauga Road Holding Inc., 7835 Mississauga Road, Ward 6, File: OZS-2024-0009**, be received.

Carried

- 5.2 Staff Presentation re: Application to Amend the Zoning By-law, Brutto Consulting, on behalf of Samir Dalal (c/o Highway 50 Business Park Ltd.), 11176 Highway 50, Ward 10, File: OZS-2023-0042

Item 6.2 was brought forward and dealt with at this time.

Harjot Sra, 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, Brampton plan designation, secondary plan designation, zoning by-law, zoning by-law amendment, key issues and considerations, and next steps.

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

- Jennifer Evola, Cassels Brock and Blackwell LLP, on behalf of Mary DiBiase, Brampton Resident

Committee consideration of the matter included concerns, comments, requests and questions from the delegate with respect to the following:

- the outdoor parking proposal does not conform with the Region of Peel Official Plan, Brampton Official Plan, or the Secondary Plan
- inadequate consideration of the Provincial Policy Statement or Growth Plan
- lack of a noise impact study
- lack of a transportation impact study
- request for the applicant to address concerns and engage in public consultation

Claudio Brutto, Brutto Consulting, on behalf of Highway 50 Business Park Ltd., noted that the intended use of the proposed application is temporary, and therefore an amendment is not required to the Official Plan or the Secondary Plan. He also noted that a traffic impact study and noise impact study has been submitted to planning staff.

The following motion was considered:

PDC075-2024

1. That the presentation from Harjot Sra, Planner, Development Services, to the Planning and Development Committee Meeting of April 22, 2024, re: **Application to Amend the Zoning By-law, Brutto Consulting, on behalf of Samir Dalal (c/o Highway 50 Business Park Ltd.), 11176 Highway 50, Ward 10, File: OZS-2023-0042**, be received; and
2. That the following delegations re: Application to Amend the Zoning By-law, Brutto Consulting, on behalf of Samir Dalal (c/o Highway 50 Business Park Ltd.), 11176 Highway 50, Ward 10, File: OZS-2023-0042 to the Planning and Development Committee Meeting of April 22, 2024, be received:
 1. Jennifer Evola, Cassels Brock and Blackwell LLP, on behalf of Mary DiBiase, Brampton Resident

2. Claudio Brutto, Brutto Consulting, on behalf of Highway 50 Business Park Ltd.

Carried

6. Public Delegations (5 minutes maximum)

- 6.1 Delegation re: Shared E-scooter Pilot Program – Update

Dealt with under Item Approval of Agenda – Recommendation PDC073-2024

- 6.2 Delegation re: Application to Amend the Zoning By-Law, Brutto Consulting, on behalf of Samir Dalal (c/o Highway 50 Business Park Ltd.), 11176 Highway 50, Ward 10, File: OZS-2023-0042

Dealt with under Item 5.2 - Recommendation PDC075-2024

- 6.3 Delegation re: Application to Amend the Official Plan and Zoning By-Law, Mainline Planning, on behalf of 7835 Mississauga Road Holding Inc., 7835 Mississauga Road, Ward 6, File: OZS-2024-0009

The delegation request was withdrawn.

- 6.4 Delegation re: Correspondence from the Honourable Paul Calandra, Minister, Municipal Affairs and Housing, dated April 10, 2024, re: Zoning Order Letter - Brampton GO

Item 6.5 was brought forward and dealt with at this time.

Sylvia Roberts, Brampton Resident, expressed the following concerns, comments, suggestions and questions with respect to the subject matter:

- transportation data needs to be collected
- public consultation is required
- the environmental assessment does not factor in how Metrolinx will complete the proposed increase to the amount of train services at the Bramalea GO station
- inadequate transportation infrastructure

The following motion was considered:

PDC076-2024

That the delegation from Sylvia Roberts, Brampton Resident, to the Planning and Development Committee Meeting of April 22, 2024, be received, re:

1. Correspondence from the Honourable Paul Calandra, Minister, Municipal Affairs and Housing, dated April 10, 2024, re: **Zoning Order Letter - Brampton GO**
2. Correspondence from the Honourable Paul Calandra, Minister, Municipal Affairs and Housing, dated April 10, 2024, re: **Zoning Order Letter - Emerald Heights**

Carried

- 6.5 Delegation re: Correspondence from the Honourable Paul Calandra, Minister, Municipal Affairs and Housing, dated April 10, 2024, re: Zoning Order Letter - Emerald Heights

Dealt with under Item 6.4 - Recommendation PDC076-2024

- 6.6 Delegation re: Active Transportation Master Plan

Sylvia Roberts, Brampton Resident, expressed support for the subject plan and noted concerns regarding the lack of action in creating biking infrastructure in a timely manner.

Committee inquired what advice the delegation would have for residents who rely heavily on biking as a mode of transportation, as well as those that believe the bike lanes are unnecessary. In response, the delegate commented that bike pathways and lanes provide a more affordable means of transportation. The delegate also suggested that use of the pathways should be made more feasible by connecting them to existing transportation infrastructure in order to increase resident awareness and usage. With respect to the implementation of the plan and bike lanes to date, the delegation added that while much development has taken place, further improvements are still required.

The following motion was considered:

PDC077-2024

That the following delegation re: **Active Transportation Master Plan** to the Planning and Development Committee Meeting of April 22, 2024, be received:

1. Sylvia Roberts, Brampton Resident

Carried

7. **Staff Presentations and Planning Reports**

7.1 Staff Presentation re: Active Transportation Master Plan

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

Nelson Cadete, Manager, Transportation Planning, presented an overview of the subject report that included a brief overview of the mobility framework and active transportation network in the Brampton Plan, installation progress map, 2023 implementation program map, a review of 2023, 2024 budget allocation, 2024 implementation map, and a summary of the 2024 workplan.

In response to Committee, staff advised that they anticipate the 2024 implementation program to begin after ratification at the next meeting of Council.

In response to questions of clarification from Committee, regarding the type of communication that will be provided to residents, staff commented that communication methods include social media, an interactive virtual construction map, local signage, public engagements, an information webpage, distribution of brochures, and distribution of information toolkits to Council and senior management, among others.

In response to further questions of clarification from Committee, regarding possible connections between existing and developing infrastructure, staff noted that development priority is given to areas with already existing infrastructure.

The following motion was considered:

PDC078-2024

1. That the presentation from Fernanda Duarte Peixoto Soares, Project Manager, Active Transportation, Integrated City Planning, to the Planning and Development Committee Meeting of April 22, 2024, re: **Active Transportation Master Plan**, be received; and
2. That the report from Fernanda Duarte Peixoto Soares, Project Manager, Active Transportation, Integrated City Planning, to the Planning and Development Committee Meeting of April 22, 2024, re: Active Transportation Master Plan, be received.

Carried

7.2 Staff Report re: Active Transportation Master Plan

Dealt with under Item 7.1 - Recommendation PDC078-2024

7.3 Staff Presentation re: Shared E-scooter Pilot Program – Update

Dealt with under Item Approval of Agenda – Recommendation PDC073-2024

7.4 Staff Report re: Shared E-scooter Pilot Program – Update

Dealt with under Item Approval of Agenda – Recommendation PDC073-2024

7.5 Staff Presentation re: Bill 185 Cutting Red Tape to Build More Homes Act, 2024, by Carolyn Crozier, Strategic Leader, Project Management, Planning, Building and Growth Management

Items 7.6 and 9.1 were brought forward and dealt with at this time.

Committee referred agenda items 7.5, 7.6, and 9.1 to the next meeting of Council on May 1, 2024.

The following motion was considered:

PDC079-2024

1. That the staff presentation from Carolyn Crozier, Strategic Leader, Project Management, Planning, Building and Growth Management, to the Planning and Development Committee Meeting of April 22, 2024, re: **Bill 185 Cutting Red Tape to Build More Homes Act, 2024**, be **referred** to the April 24, 2024 Committee of Council Meeting;
2. That the staff report from Carolyn Crozier, Strategic Leader, Project Management, Planning, Building and Growth Management, to the Planning and Development Committee Meeting of April 22, 2024, re: Bill 185 Cutting Red Tape to Build More Homes Act, 2024, be **referred** to the April 24, 2024 Committee of Council Meeting; and
3. That the Discussion Item at the request of Chair Palleschi re: Bill 185 Cutting Red Tape to Build More Homes Act, 2024, to the Planning and Development Committee Meeting of April 22, 2024, be **referred** to the April 24, 2024 Committee of Council Meeting.

Carried

7.6 Staff Report re: Bill 185 Cutting Red Tape to Build More Homes Act, 2024, by Carolyn Crozier, Strategic Leader, Project Management, Planning, Building and Growth Management

Dealt with under Item 7.5 - Recommendation PDC079-2024

8. Committee Minutes

Nil

9. Other Business/New Business

- 9.1 Discussion Item at the request of Chair Palleschi re: Bill 185 Cutting Red Tape to Build More Homes Act, 2024

Dealt with under Item 7.5 - Recommendation PDC079-2024

- 9.2 Discussion Item at the request of Chair Palleschi re: Amendment to the Brampton Official Plan – Brampton Mississauga Road Corridor, Special Policy Area

Item 11.7 was brought forward and dealt with at this time.

Chair Palleschi summarized the proposed update to the wording used in the "Mississauga Road Corridor, Special Policy Area" in the Brampton Official Plan.

The following motion was considered:

PDC080-2024

1. That the following correspondence from Anna-Maria Kaneff, Kaneff Group, dated April 21, 2024, re: **Amendment to the Brampton Official Plan – Brampton Mississauga Road Corridor, Special Policy Area**, to the Planning and Development Committee Meeting of April 22, 2024, be received; and
2. That the wording in the **Mississauga Road Corridor Special Policy Area** be updated as follows:

According to Schedule 12 of the new Brampton Official Plan, a section of the Mississauga Road Corridor has been designated a Special Policy Area to support major office development and limit the range of employment uses that would otherwise be permitted by the "Employment" designation. The Mississauga Road Corridor Office Centre permits the following uses:

- i. Office, research and development facilities, lab space and aerospace;
- ii. Prestige industrial with no outside storage, including light and clean advanced manufacturing that emphasizes green infrastructure, assembly, innovation and technology;

- iii. Hotels, and conference/convention centres;
- iv. Limited retail and service commercial uses that provide support to the permitted employment uses; and
- v. Opportunities for other employment uses that support and are complementary to the development of uses as noted above may be considered on a site-specific basis, whereby the overall intent of the Mixed-Use and Office Centre designations are maintained.

Carried

10. **Referred/Deferred Matters**

Nil

11. **Correspondence**

- 11.1 Correspondence from Hannah Evans, Assistant Deputy Minister, Ministry of Municipal Affairs and Housing, dated April 10, 2024, re: Minister's Zoning Order Ontario Regulation 38/22 in the City of Brampton

The following motion was considered:

PDC081-2024

That the following correspondence from Hannah Evans, Assistant Deputy Minister, Ministry of Municipal Affairs and Housing, dated April 10, 2024, re: **Minister's Zoning Order Ontario Regulation 38/22 in the City of Brampton**, to the Planning and Development Committee Meeting of April 22, 2024, be received.

Carried

- 11.2 Correspondence from the Honourable Paul Calandra, Minister, Municipal Affairs and Housing, dated April 10, 2024, re: Zoning Order Letter - Brampton GO

The following motion was considered:

PDC082-2024

That the following correspondence from the Honourable Paul Calandra, Minister, Municipal Affairs and Housing, dated April 10, 2024, re: **Zoning Order Letter - Brampton GO**, to the Planning and Development Committee Meeting of April 22, 2024, be received.

Carried

- 11.3 Correspondence from the Honourable Paul Calandra, Minister, Municipal Affairs and Housing, dated April 10, 2024, re: Zoning Order Letter - Emerald Heights

The following motion was considered:

PDC083-2024

That the following correspondence from the Honourable Paul Calandra, Minister, Municipal Affairs and Housing, dated April 10, 2024, re: **Zoning Order Letter - Emerald Heights**, to the Planning and Development Committee Meeting of April 22, 2024, be received.

Carried

- 11.4 Correspondence from the Honourable Paul Calandra, Minister, Municipal Affairs and Housing, dated April 10, 2024, re: Zoning Order Letter - 8200 Dixie Road

The following motion was considered:

PDC084-2024

That the following correspondence from the Honourable Paul Calandra, Minister, Municipal Affairs and Housing, dated April 10, 2024, re: **Zoning Order Letter - 8200 Dixie Road**, to the Planning and Development Committee Meeting of April 22, 2024, be received.

Carried

- 11.5 Correspondence from the Honourable Paul Calandra, Minister, Municipal Affairs and Housing, dated April 10, 2024, re: Zoning Order Letter - 11176 Highway 50

The following motion was considered:

PDC085-2024

That the following correspondence from the Honourable Paul Calandra, Minister, Municipal Affairs and Housing, dated April 10, 2024, re: **Zoning Order Letter - 11176 Highway 50**, to the Planning and Development Committee Meeting of April 22, 2024, be received.

Carried

11.6 Correspondence re: Application to Amend the Zoning By-Law, Brutto Consulting, on behalf of Samir Dalal (c/o Highway 50 Business Park Ltd.), 11176 Highway 50, Ward 10, File: OZS-2023-0042

The following motion was considered:

PDC086-2024

That the following correspondence re: **Application to Amend the Zoning By-law, Brutto Consulting, on behalf of Samir Dalal (c/o Highway 50 Business Park Ltd.), 11176 Highway 50, Ward 10, File: OZS-2023-0042** to the Planning and Development Committee Meeting of April 22, 2024, be received:

- 1. Melissa Winch, Cassels Brock and Blackwell LLP, on behalf of Mary DiBiase, Brampton Resident, dated April 19, 2024.

Carried

11.7 Correspondence from Anna-Maria Kaneff, Kaneff Group, dated April 21, 2024, re: Amendment to the Brampton Official Plan – Brampton Mississauga Road Corridor, Special Policy Area

Dealt with under Item 9.2 - Recommendation PDC080-2024

12. Councillor Question Period

Nil

13. Public Question Period

Sylvia Roberts, Brampton Resident, commented that mixed-use infrastructure for cyclists and pedestrians is only appropriate for areas with certain traffic volumes. Sylvia referenced Item 7.1 on the agenda and inquired regarding the following:

- what steps are being taken to identify bike pathways with high traffic volumes

Staff commented that work is being done to increase the number of bike pathways in order to minimize the safety issues that may arise in high traffic areas.

David Laing, Brampton Resident, referenced Item 7.1 on the agenda and inquired whether the proposed 2024 budget allocation includes the funding received from the Province of Ontario to support the revitalization of Loafer's Lake as part of the Etobicoke Creek Wetlands Enhancement Project.

Staff responded that the funding referenced by the resident is not included in the proposed 2024 budget allocation.

14. Closed Session

Nil

15. Adjournment

PDC087-2024

That the Planning and Development Committee do now adjourn to meet again for a Regular Meeting on Monday, May 6, 2023, at 7:00 p.m. or at the call of the Chair.

Carried

Regional Councillor M. Palleschi, Chair



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, May 6, 2024

- Members Present: Regional Councillor M. Palleschi - Wards 2 and 6
Deputy Mayor H. Singh - Wards 9 and 10
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
Angelo Ambrico, Manager, Development Services
Arjun Singh, Planner, Development Services
Harjot Sra, Planner, Development Services
Tara Hunter, Manager, Sponsorship and Corporate Development
Wang Kei (Edwin) Li, Planner, Development Services
Nasir Mahmood, Planner, Development Services
Janice Adshead, Acting City Clerk
Charlotte Gravlev, Deputy City Clerk
Gagandeep Jaswal, Acting Legislative Coordinator

1. **Call to Order**

The meeting was called to order at 7:01 p.m. and adjourned at 7:24 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 (Chair), Deputy Mayor Singh, Regional Councillor Vicente, Regional Councillor Brar (arrived - 7:05 p.m.), Regional Councillor Keenan, Regional Councillor Medeiros (arrived - 7:03 p.m.), Regional Councillor Fortini, Regional Councillor Toor (arrived - 7:09 p.m.), and City Councillor Power.

Members absent during roll call: Regional Councillor Santos (other municipal business), Mayor Brown (ex officio).

2. Approval of Agenda

PDC088-2024

That the agenda for the Planning and Development Committee Meeting of May 6, 2024, be approved, as amended, as follows:

To defer the following items to the June 17, 2024 Planning and Development Committee meeting:

Item 7.2 – Staff Report re: Application to Amend the Zoning By-law, Bousfields Inc., c/o Litwillow Holdings Ltd., 2 Bartley Bull Parkway, Ward 3, File: OZS-2021-0010

Item 11.3 – Correspondence re: Application to Amend the Zoning By-law, Bousfields Inc., c/o Litwillow Holdings Ltd., 2 Bartley Bull Parkway, Ward 3, File: OZS-2021-0010

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, 11.1, and 11.2)

The following motion was considered:

PDC089-2024

That the following items to the Planning and Development Committee Meeting of May 6, 2024, be approved as part of Consent:

7.1, 11.1, and 11.2

Carried

5. Statutory Public Meeting Reports

- 5.1 Staff Presentation re: Application to Amend the Official Plan and Zoning By-law and a Draft Plan of Subdivision, Glen Schnarr and Associates Inc., CSCW 2084 Venture Inc., CL5R Inc., CSCW 740 Inc., and CS0006 Venture Inc., Ward 10, File: OZS-2022-0015

Arjun Singh, 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, Brampton plan designation, secondary plan designation, zoning by-law, official plan amendment, zoning by-law amendment, key issues and considerations, and next steps.

Armando Ricci, Brampton Resident, expressed concerns regarding the potential impacts of the proposed development to the subject area. The resident noted that the development of infrastructure in the area would occur concurrently with the proposed development, which could increase traffic congestion. The resident also asked for further information on the potential widening of Clarkway Drive.

Committee advised that the concerns and questions raised by the resident would be addressed in a future staff report.

The following motion was considered:

PDC090-2024

1. That the presentation from Arjun Singh, Planner, Development Services, to the Planning and Development Committee Meeting of May 6, 2024, re: **Application to Amend the Official Plan and Zoning By-law and a Draft Plan of Subdivision, Glen Schnarr and Associates Inc., CSCW 2084 Venture Inc., CL5R Inc., CSCW 740 Inc., and CS0006 Venture Inc., 0, 10742, 10778, 10786 Clarkway Drive and 0 Countryside Drive, Ward 10, File: OZS-2022-0015**, be received; and
2. That the following delegation re: Application to Amend the Official Plan and Zoning By-law and a Draft Plan of Subdivision, Glen Schnarr and Associates Inc., CSCW 2084 Venture Inc., CL5R Inc., CSCW 740 Inc.,

and CS0006 Venture Inc., 0, 10742, 10778, 10786 Clarkway Drive and 0 Countryside Drive, Ward 10, File: OZS-2022-0015 to the Planning and Development Committee Meeting of May 6, 2024, be received:

1. Armando Ricci, Brampton Resident

Carried

- 5.2 Staff Presentation re: Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd., on behalf of 2391057 Ontario Inc., 0 Father Tobin Road, Ward 9, File: OZS-2024-0011

Item 6.2 was brought forward and dealt with at this time.

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

The registered delegates, Marc DeNardis and Michelle Harris, on behalf of Gagnon Walker Domes, were present, but did not address Committee.

The following motion was considered:

PDC091-2024

That the presentation from Harjot Sra, Planner, Development Services, to the Planning and Development Committee Meeting of May 6, 2024, re: **Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd., on behalf of 2391057 Ontario Inc., 0 Father Tobin Road, Ward 9, File: OZS-2024-0011**, be received.

Carried

6. Public Delegations (5 minutes maximum)

- 6.1 Possible Delegations re: Proposed Site Specific Amendment to the Sign By-law 399-2002, as amended, Rail Bridge Overpass Banner Signs, Wards 1, 3, and 8

In response to the Chair's query if anyone present would like to delegate to this item, no one responded. Therefore, the Chair proceeded to adjourn this item.

- 6.2 Delegation re: Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd., on behalf of 2391057 Ontario Inc., 0 Father Tobin Road, Ward 9, File: OZS-2024-0011

Dealt with under Item 5.2 - Recommendation PDC091-2024

7. Staff Presentations and Planning Reports

- 7.1 Staff Report re: Proposed Site Specific Amendment to the Sign By-law 399-2002, as amended, Rail Bridge Overpass Banner Signs, Wards 1, 3, and 8

The following motion was approved on consent:

PDC092-2024

1. That the report from Tara Hunter, Manager, Sponsorship and Corporate Development, Economic Development, to the Planning and Development Committee Meeting of May 6, 2024, re: **Proposed Site Specific Amendment to the Sign By-law 399-2002, as amended, Rail Bridge Overpass Banner Signs, Wards 1, 3, and 8**, be received; and
2. That a by-law be passed to amend Sign By-law 399-2002, as amended, to permit the proposed site-specific amendment.

Carried

- 7.2 Staff Report re: Application to Amend the Zoning By-law, Bousfields Inc., c/o Litwillow Holdings Ltd., 2 Bartley Bull Parkway, Ward 3, File: OZS-2021-0010

Deferred under Item Approval of Agenda – Recommendation PDC088-2024

- 7.3 Staff Report re: Application to Amend the Official Plan and the Zoning By-law, Glen Schnarr and Associates Inc., 13514161 Canada Inc., 8654 Mississauga Road, Ward 6, File: OZS-2022-0017

Staff commented that through working with the applicant and the City's Community Services team, as directed by Committee, they were able to reach an agreement to shift access to City-owned lands, west of the proposed development site. Staff also advised that the draft by-law will be updated to reflect these changes.

Chair Palleschi commented that this item be referred to the next meeting of Council for consideration of the updated wording.

The following motion was considered:

PDC093-2024

That the report from Nasir Mahmood, Planner, Development Services, to the Planning and Development Committee Meeting of May 6, 2024, re: **Application to Amend the Official Plan and the Zoning By-law, Glen Schnarr and**

Associates Inc., 13514161 Canada Inc., 8654 Mississauga Road, Ward 6, File: OZS-2022-0017, be referred to the May 15, 2024 Council meeting.

Carried

8. Committee Minutes

8.1 Minutes - Active Transportation Advisory Committee - April 9, 2024

The following motion was considered:

PDC094-2024

That the Minutes of the Active Transportation Advisory Committee meeting of April 9, 2024, Recommendations ATC011-2024 - ATC021-2024, to the Planning and Development Committee Meeting of May 6, 2024, be approved as published and circulated.

The recommendations were approved as follows:

ATC011-2024

That the agenda for the Active Transportation Advisory Committee Meeting of April 9, 2024, be approved as amended:

To Add:

7.5 Discussion at the request of Councillor Santos: **Bike Lanes on Royal West Drive**

ATC012-2024

That the presentation from Stephane Laidlaw, Co-Chair, re: **Wayfinding Signage**, to the Active Transportation Advisory Committee Meeting of April 9, 2024, be received.

ATC013-2024

That the presentation from Kristina Dokoska, Policy Planner, Environment and Development Engineering, Planning Building and Growth Management, re: **Grow Green Award**, to the Active Transportation Advisory Committee Meeting of April 9, 2024, be received.

ATC014-2024

That the delegation from David Laing, Brampton Resident, re: **The 2024 Improvement Plans for The Vodden Street Bike Lanes**, to the Active Transportation Advisory Committee Meeting of April 9, 2024, be received.

ATC015-2024

1. That the presentation from Cindy Evans, Citizen Member, re: **Howden Road Bicycle Lane at Intersection of Dixie road and Howden Road**, to the Active Transportation Advisory Committee Meeting of April 9, 2024, be received; and,
2. That staff be directed to work with Strategic Communications and Public Works and Engineering to produce education videos to assist with educating the public on safety in sharing the road and active transportation infrastructure and with input from members of the Active Transportation Advisory Committee.

ATC016-2024

That the verbal update from Rowaidah Chaudhry, Transportation Planner, Planning Building and Growth Management, re: **Knightsbridge and King's Cross Intersection**, to the Active Transportation Advisory Committee Meeting of April 9, 2024, be received.

ATC017-2024

That the verbal update from Tyron Nimalakumar, Transportation Planner, Planning Building and Growth Management, re: **Bike Month**, to the Active Transportation Advisory Committee Meeting of April 9, 2024, be received.

ATC018-2024

That the **Active Transportation Advisory Committee Sub-Committee Minutes of January 9, 2024**, to the Active Transportation Advisory Committee Meeting of April 9, 2024, be received.

ATC019-2024

That the verbal update from Dayle Laing, Citizen Member, be **referred** to Parks Maintenance staff to report back to the Committee of Council meeting of April 24, 2024, re: How trails are scheduled to be repaved, and current maintenance practices.

ATC020-2024

That the memorandum from Kevin Minaker, Traffic Operations and Parking, Public Works and Engineering, re: **Process and Timeline for Installing**

Regulatory Signs on New Bike Lanes and Amendments to the By-law (Peter Robertson Blvd - Bramalea Rd and Dixie Rd), to the Active Transportation Advisory Committee Meeting of April 9, 2024, be received.

ATC021-2024

That the Active Transportation Advisory Committee do now adjourn to meet again on Tuesday, April 9, 2024 at 7:00 p.m. or at the call of the Chair.

Carried

9. Other Business/New Business

Nil

10. Referred/Deferred Matters

Nil

11. Correspondence

- 11.1 Correspondence from Nando Iannicca, Regional Chair and CEO, Region of Peel, dated April 22, 2024, re: City of Mississauga's Major Transit Station Area Official Plan Amendments 142, 143, 144 and 146 - Regional Staff Review, Updates and Recommendations

The following motion was approved on consent:

PDC095-2024

That the following correspondence from Nando Iannicca, Regional Chair and CEO, Region of Peel, dated April 22, 2024, re: **City of Mississauga's Major Transit Station Area Official Plan Amendments 142, 143, 144 and 146 - Regional Staff Review, Updates and Recommendations**, to the Planning and Development Committee Meeting of May 6, 2024, be received.

Carried

- 11.2 Correspondence re: Application to Amend the Official Plan and the Zoning By-law, Glen Schnarr and Associates Inc., 13514161 Canada Inc., 8654 Mississauga Road, Ward 6, File: OZS-2022-0017

The following motion was approved on consent:

PDC096-2024

That the following correspondence re: **Application to Amend the Official Plan and the Zoning By-law, Glen Schnarr and Associates Inc., 13514161 Canada Inc., 8654 Mississauga Road, Ward 6, File: OZS-2022-0017** to the Planning and Development Committee Meeting of May 6, 2024, be received:

1. Maureen C. Fautley, Brampton Resident, dated May 6, 2024.

Carried

- 11.3 Correspondence re: Application to Amend the Zoning By-law, Bousfields Inc., c/o Litwillow Holdings Ltd., 2 Bartley Bull Parkway, Ward 3, File: OZS-2021-0010

Deferred under Item Approval of Agenda – Recommendation PDC088-2024

12. Councillor Question Period

Nil

13. Public Question Period

Jason Alphonso, Glen Schnarr and Associates Inc., on behalf of Umbria Developers, referenced Item 7.3 on the agenda and asked for clarification regarding the recommendations of the report.

Chair Palleschi responded that the item, including the recommendations, has been referred to the Council meeting of May 15, 2024, for ratification and possible amendments.

14. Closed Session

Nil

15. Adjournment

PDC097-2024

That the Planning and Development Committee do now adjourn to meet again for a Regular Meeting on Monday, May 27, 2024, at 1:00 p.m. or at the call of the Chair.

Carried

Regional Councillor M. Palleschi, Chair



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, May 27, 2024

- Members Present: 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 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
Nelson Cadete, Manager, Transportation Planning
Samantha DeLaPena, Planner, Development Services
Arjun Singh, Planner, Development Services
Andrew Ramsammy, Planner, Development Services
Fernanda Duarte Peixoto Soares, Project Manager, Active Transportation, Integrated City Planning
Charlotte Gravlev, Acting City Clerk
Richa Ajitkumar, Legislative Coordinator
Gagandeep Jaswal, Acting Legislative Coordinator
-

1. **Call to Order**

The meeting was called to order at 1:02 p.m. and adjourned at 2:33 p.m.

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

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

Members absent during roll call: Regional Councillor Palleschi (personal), Regional Councillor Keenan (personal), and Mayor Brown (ex-officio).

2. Approval of Agenda

PDC098-2024

That the agenda for the Planning and Development Committee Meeting of May 27, 2024, be approved, as amended, as follows:

To add:

Item 11.2 - Correspondence from Doug Jones, Deputy Minister of Transportation, dated May 22, 2024, re: Study Area for the Highway 413 Transportation Corridor Route Planning, Preliminary Design and Environmental Assessment Project, Stage 2

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.

(7.2, 7.3, and 11.2)

The following motion was considered:

PDC099-2024

That the following items to the Planning and Development Committee Meeting of May 27, 2024, be approved as part of Consent:

7.2, 7.3, and 11.2

And, that item 7.1 be deferred to the June 17, 2024 Planning and Development Committee Meeting.

Carried

5. **Statutory Public Meeting Reports**

Nil

6. **Public Delegations (5 minutes maximum)**

6.1 Delegation re: Land Use Planning around Sheridan College

Sylvia Roberts, Brampton Resident, expressed comments regarding the Fletchers Creek South Secondary Plan Area, that included site context, current zoning designations, issues/concerns regarding inadequate infrastructure, and potential next steps to address these concerns.

The following motion was considered:

PDC100-2024

That the delegation from Sylvia Roberts, Brampton Resident re: **Land Use Planning around Sheridan College** to the Planning and Development Committee Meeting of May 27, 2024, be received.

Carried

6.2 Delegation re: Bicycle Lane Implementation – Retrofit of Existing Bicycle Lanes to Align with Current Guidelines

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

1. Dayle Laing, Brampton Resident
2. Lisa Stokes, Brampton Resident
3. David Laing, Brampton Resident
4. Barry Lavalley, Brampton Resident
5. Moaz Ahmad, SCOOTY

Committee consideration of the matter included concerns, comments, requests and questions from the delegates with respect to the following:

- the considerable growth of the network of bike lanes in Brampton
- rising rates of bike lane usage
- benefits of bike lanes
- communications and promotion of bike lanes
- bicycle infrastructure planning framework
- how bicycle infrastructure relates to various planning documents, including Brampton's 2040 Vision, the Brampton Official Plan, the Brampton Mobility Plan, Brampton's Active Transportation Master Plan, Council Declarations regarding "Vision Zero" and "Climate Emergency", and the Brampton Parking Master Plan
- governance relating to bicycle usage and infrastructure
- discrepancies in bicycling infrastructure between intersections
- economic benefits of cycling
- challenges surrounding budget allocation

The delegates responded to questions of clarifications from Committee, including questions surrounding the advancements, equity, and costs of active transportation.

The following motion was considered:

PDC101-2024

That the following delegations re: **Bicycle Lane Implementation – Retrofit of Existing Bicycle Lanes to Align with Current Guidelines** to the Planning and Development Committee Meeting of May 27, 2024, be received:

1. Dayle Laing, Brampton Resident
2. Lisa Stokes, Brampton Resident
3. David Laing, Brampton Resident
4. Barry Lavalley, Brampton Resident
5. Moaz Ahmad, SCOOTY.

Carried

7. Staff Presentations and Planning Reports

- 7.1 Staff Report re: Alternative Process to City-Initiated Secondary Plan Amendment through Precinct Planning, Gore Meadows Secondary Plan Area 56, Ward 10

Deferred under Consent Motion – Recommendation PDC099-2024

- 7.2 Staff Report re: Application to Amend the Zoning By-law, Golden Gate Castlemore Plaza Limited, Glen Schnarr and Associates Inc., 4538 Castlemore Road, Ward 10, File: OZS-2022-0045

The following motion was approved on consent:

PDC102-2024

1. That the report from Andrew Ramsammy, Planner, Development Services, to the Planning and Development Committee Meeting of May 27, 2024, re: **Application to Amend the Zoning By-law, Golden Gate Castlemore Plaza Limited, Glen Schnarr and Associates Inc., 4538 Castlemore Road, Ward 10, File: OZS-2022-0045**, be received;
2. That the application for Zoning By-law Amendment, submitted by Glen Schnarr & Associates Inc., on behalf of Golden Gate Castlemore Plaza Limited, be approved on the basis 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 the Recommendation Report in Attachment 2 to this report, and for the reasons set out in the Supplementary Staff Report;
3. That the amendment to the Zoning By-law generally in accordance with the attached Attachment 3 to this report be adopted; and
4. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34 of the Planning Act, R.S.O. c.P. 13, as amended.

Carried

- 7.3 Staff Report re: Application to Amend the Zoning By-law and for a Draft Plan of Subdivision, Candevcon Ltd., Castleclark Developments Inc., 10201 Clarkway Drive, Ward 10, File: OZS-2022-0025

The following motion was approved on consent:

PDC103-2024

1. That the report from Arjun Singh, Planner, Development Services, to the Planning and Development Committee Meeting of May 27, 2024, re: **Application to Amend the Zoning By-law and for a Draft Plan of Subdivision, Candevcon Ltd., Castleclark Developments Inc., 10201 Clarkway Drive, Ward 10, File: OZS-2022-0025**, be received;
2. That the application for an Amendment to the Zoning By-law and for a Draft Plan of Subdivision (File: OZS-2022-0025), submitted by Candevcon Ltd., on behalf of Castleclark Development 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 Zoning By-law, 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 Zoning By-law Amendment pursuant to Section 34 (10.4) of the Planning Act, R.S.O., as amended.

Carried

8. Committee Minutes

Nil

9. Other Business/New Business

Nil

10. Referred/Deferred Matters

10.1 Discussion Item re: Bicycle Lane Implementation – Retrofit of Existing Bicycle Lanes to Align with Current Guidelines

In response to questions of clarification from Committee, staff commented on the following:

- the sustainability of the current implementation rates/methods of bicycling infrastructure

- budget constraints and safety concerns and how they relate to the current and planned infrastructure
- multi-use pathways and current active transportation network
- emergency services access to bicycling infrastructure
- the rationale for locations where bicycling infrastructure is implemented
- signage and lane markings on shared-use roads

Staff noted that they will report back to Committee on areas where bicycling infrastructure connects to trail systems/pathways. Committee suggested staff conduct further planning and research to allow for the implementation of safe and sustainable interconnected active transportation networks throughout the City. Committee also suggested staff further discuss budget and active transportation challenges with Members of Council.

11. **Correspondence**

11.1 Correspondence re: Bicycle Lane Implementation – Retrofit of Existing Bicycle Lanes to Align with Current Guidelines

The following motion was considered:

PDC104-2024

That the following correspondence re: **Bicycle Lane Implementation – Retrofit of Existing Bicycle Lanes to Align with Current Guidelines** to the Planning and Development Committee Meeting of May 27, 2024, be received:

1. Nelson Cadete, Manager, Transportation Planning and Fernanda Soares, Project Manager, Active Transportation, dated May 17, 2024
2. The Drew Family, Brampton Residents, dated May 26, 2024.

Carried

11.2 Correspondence from Doug Jones, Deputy Minister of Transportation, dated May 22, 2024, re: Study Area for the Highway 413 Transportation Corridor Route Planning, Preliminary Design and Environmental Assessment Project, Stage 2

The following motion was approved on consent:

PDC105-2024

That the correspondence from Doug Jones, Deputy Minister of Transportation, dated May 22, 2024, re: **Study Area for the Highway 413 Transportation Corridor Route Planning, Preliminary Design and Environmental Assessment Project, Stage 2**, to the Planning and Development Committee Meeting of May 27, 2024, be received.

Carried

12. Councillor Question Period

Nil

13. Public Question Period

David Laing, Brampton Resident inquired regarding the following:

- how will the City accommodate traffic and the active transportation network if the current personal automobile usage rates are maintained.

14. Closed Session

Nil

15. Adjournment

PDC106-2024

That the Planning and Development Committee do now adjourn to meet again for a Regular Meeting on Monday, June 17, 2024, at 7:00 p.m. or at the call of the Chair.

Carried

Deputy Mayor Singh, Acting Chair



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, June 17, 2024

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: Angelo Ambrico, Acting Commissioner, Planning Building and Growth Management
Allan Parsons, Director, Development Services
Henrik Zbogor, Director, Integrated City Planning
David Vanderberg, Manager, Planning Building and Economic Development
Melinda Yogendran, Planner, Integrated City Planning
Wang Kei (Edwin) Li, Planner, Development Services
Harsh Padhya, Planner, Development Services
Yinzhou Xiao, Planner, Development Services
Chinoye Sunny, Planner, Development Services
Sadaf Shahid-Hussain, Planner, Development Services
Arjun Singh, Planner, Development Services
Satwant Hothi, Planner, Development Services
Noel Cubacub, Planner, Integrated City Planning
Tristan Costa, Planner, Integrated City Planning
Samantha DeLaPena, Planner, Development Services
Genevieve Scharback, City Clerk
Charlotte Gravlev, Deputy City Clerk
Gagandeep Jaswal, Acting Legislative Coordinator

1. **Call to Order**

The meeting was called to order at 7:01 p.m. and adjourned at 11:06 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 (Chair), Deputy Mayor Singh, Regional Councillor Santos (arrived - 7:49 p.m.), Regional Councillor Vicente, Regional Councillor Brar, Regional Councillor Keenan, Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Toor, and City Councillor Power.

Members absent during roll call: Mayor Brown (ex officio).

2. **Approval of Agenda**

PDC107-2024

That the agenda for the Planning and Development Committee Meeting of June 17, 2024, be approved, as amended, as follows:

To add:

Item 9.1 - Discussion Item at the request of Chair Palleschi re: Surety Bonds, Letters of Credit and Development Charges

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.

(~~7.3, 7.4~~, 7.6, 7.7, 7.8, 7.9, 7.10, 8.1)

The following motion was considered:

PDC108-2024

That the following items to the Planning and Development Committee Meeting of June 17, 2024, be approved as part of Consent:

~~7.3, 7.4,~~ 7.6, 7.7, 7.8, 7.9, 7.10, 8.1

Carried

Note: Later in the meeting, on a two-thirds majority vote to re-open the question, the agenda was re-opened and Items 7.3 and 7.4 were removed from Consent and dealt with during the meeting (see **PDC122-2024** and **PDC123-2024** below).

5. **Statutory Public Meeting Reports**

5.1 Staff Presentation re: City-wide Community Improvement Plan for Affordable Housing

Items 6.10 and 7.1 were brought forward and dealt with at this time.

Henrik Zbogar, Director, Integrated City Planning, introduced the subject matter and the external consultants. Dalton Wudrich and Margaret Forbes, SHS Consulting presented an overview of the subject matter that included key topics, project overview, project plan, goal and objectives, enabling legislation, financial analysis methodology, financial analysis results, area context, program descriptions, evaluation framework, and next steps.

Sylvia Roberts, Brampton Resident, provided comments on the subject matter that included timelines for the number of residential units projects, market rentals, parking and associated costs, and transit services.

The following motion was considered:

PDC109-2024

1. That the presentation from Melinda Yogendran, Principal Planner/Supervisor, Integrated City Planning, to the Planning and Development Committee Meeting of June 17, 2024, re: **City-wide Community Improvement Plan for Affordable Housing**, be received;
2. That the report from Melinda Yogendran, Principal Planner/Supervisor, Integrated City Planning, to the Planning and Development Committee Meeting of June 17, 2024, re: City-wide Community Improvement Plan for Affordable Housing, be received; and
3. That the following delegation re: City-wide Community Improvement Plan for Affordable Housing to the Planning and Development Committee Meeting of June 17, 2024, be received:

1. Sylvia Roberts, Brampton Resident.

Carried

5.2 Staff Presentation re: City-initiated Zoning By-law Amendment - Changes in Residential Driveway Standards, Wards 1, 3, 4, 5, 7 and 8

Item 6.11 was brought forward and dealt with at this time.

David Vanderberg, Manager, Development Services, on behalf of Edwin Li, Planner, Integrated City Planning, presented an overview of the subject matter that included project background, principles underlying proposed change, development of proposed new standards, supporting data, proposed change to driveway standards, key issues and considerations, and next steps.

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

- Carol Danchuk, Brampton Resident
- Margaret Wise-Hellmuth, Brampton Resident
- Michelle Gauthier, Brampton Resident
- Cynthia Sri Pragash, Brampton Resident

Committee consideration of the matter included concerns, comments, and questions from the delegates with respect to the following:

- how the City will ensure there are enough resources to enforce compliance with related by-laws
- how the City will deal with already existing illegally widened driveways
- when the proposed changes will take effect
- environmental impact

The following motion was considered:

PDC110-2024

1. That the presentation from Edwin Li, Planner, Integrated City Planning, to the Planning and Development Committee Meeting of June 17, 2024, re: **City-initiated Zoning By-law Amendment - Changes in Residential Driveway Standards, Wards 1, 3, 4, 5, 7 and 8**, be received; and

2. That the following delegations re: City-initiated Zoning By-law Amendment - Changes in Residential Driveway Standards, Wards 1, 3, 4, 5, 7 and 8 to the Planning and Development Committee Meeting of June 17, 2024, be received:

1. Carol Danchuk, Brampton Resident
2. Margaret Wise-Hellmuth, Brampton Resident
3. Michelle Gauthier, Brampton Resident
4. Cynthia Sri Pragash, Brampton Resident.

Carried

5.3 Staff Presentation re: Application to Amend the Zoning By-law, G-Force Urban Planners, Jindal Developments Ltd., 1955 Cottrelle Boulevard, Ward 8, File: OZS-2023-0045

Items 6.8 and 11.14 were brought forward and dealt with at this time.

Harsh Padhya, 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, Brampton plan designation, secondary plan designation, zoning by-law, zoning by-law amendment, key issues and considerations, and next steps.

In response to questions of clarification from Committee, staff outlined the difference between the proposed application and a previous one of a similar nature at the same location, which was refused by Committee.

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

- Cynthia Sri Pragash, Brampton Resident
- Raymond Carle, Brampton Resident
- Rupinder Kharbanda and Jasbeer Kharbanda, Brampton Residents

Committee consideration of the matter included concerns, comments, suggestions and questions from the delegates with respect to the following:

- traffic and safety concerns
- incompatibility with existing neighbourhood characteristics
- lack of commercial sites within the area

- lack of supporting infrastructure
- sightline concerns
- concerns surrounding the Ontario Land Tribunal appeal process

Manni Chauhan, G-Force Urban Planners, on behalf of the applicant, noted the amendments made to the proposed application to address concerns expressed by the residents.

The following motion was considered:

PDC111-2024

1. That the presentation from Harsh Padhya, Planner, Development Services, to the Planning and Development Committee Meeting of June 17, 2024, re: **Application to Amend the Zoning By-law, G-Force Urban Planners, Jindal Developments Ltd., 1955 Cottrelle Boulevard, Ward 8, File: OZS-2023-0045**, be received;
2. That the following delegations re: Application to Amend the Zoning By-law, G-Force Urban Planners, Jindal Developments Ltd., 1955 Cottrelle Boulevard, Ward 8, File: OZS-2023-0045 to the Planning and Development Committee Meeting of June 17, 2024, be received; and
 1. Cynthia Sri Pragash, Brampton Resident
 2. Raymond Carle, Brampton Resident
 3. Rupinder Kharbanda and Jasbeer Kharbanda, Brampton Residents
 4. Manni Chauhan, G-Force Urban Planners, on behalf of the applicant
3. That the following correspondence re: Application to Amend the Zoning By-law, G-Force Urban Planners, Jindal Developments Ltd., 1955 Cottrelle Boulevard, Ward 8, File: OZS-2023-0045 to the Planning and Development Committee Meeting of June 17, 2024, be received:
 1. Muhammad (Brian) Ilyas, Brampton Resident, dated June 17, 2024.

Carried

- 5.4 Staff Presentation re: Application to Amend the Zoning By-law, Korsiak Planning - Mattamy (Credit River) Limited, 10201 Mississauga Road and 0 Mississauga Road, Ward 6, File: OZS-2024-0030

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

The following motion was considered:

PDC112-2024

That the presentation from Yin Xiao, Principle Planner/Supervisor, Development Services, to the Planning and Development Committee Meeting of June 17, 2024, re: **Application to Amend the Zoning By-law, Korsiak Planning - Mattamy (Credit River) Limited, 10201 Mississauga Road and 0 Mississauga Road, Ward 6, File: OZS-2024-0030**, be received.

Carried

- 5.5 Staff Presentation re: Application to Amend the Official Plan and Zoning By-law, Amdev Property Group, 23, 25, 27, and 29 Mill Street North and 53 Nelson Street West, Ward 1, File: OZS-2024-0033

Items 6.4 and 11.5 were brought forward and dealt with at this time.

Chinoye Sunny, Planner, Development Services, presented an overview of the application that included location overview, area context, site photos, development proposal, tertiary plan, planning framework summary, official plan designation, Brampton plan designation, secondary plan designation, zoning by-law, zoning by-law amendment, key issues and considerations, and next steps.

Richard Domes, Gagnon Walker Domes, consultant on behalf of the applicant, presented an overview of the application that included site context, Brampton plan designation, site plan summary, ground floor context, bio-diversity corridor, landscape buffers, dimensions, and tertiary plan.

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

- Patrick Silva, Brampton Resident
- Sharon Fraser, Brampton Resident

Committee consideration of the matter included concerns, comments, and questions from the delegates with respect to the following:

- unsuitable location and possibility of changing the development site to a more suitable location

- insufficient existing infrastructure
- noise concerns
- support for medium density housing in the subject area

The following registered delegation was in attendance and withdrew their delegation:

1. Charles Foster, Brampton Resident

The following motion was considered:

PDC113-2024

1. That the presentation from Chinoye Sunny, Planner, Development Services, to the Planning and Development Committee Meeting of June 17, 2024, re: **Application to Amend the Official Plan and Zoning By-law, Amdev Property Group, 23, 25, 27, and 29 Mill Street North and 53 Nelson Street West, Ward 1, File: OZS-2024-0033**, be received;
2. That the following delegations re: Application to Amend the Official Plan and Zoning By-law, Amdev Property Group, 23, 25, 27, and 29 Mill Street North and 53 Nelson Street West, Ward 1, File: OZS-2024-0033 to the Planning and Development Committee Meeting of June 17, 2024, be received; and
 1. Richard Domes, Gagnon Walker Domes, on behalf of the applicant
 2. Patrick Silva, Brampton Resident
 3. Sharon Fraser, Brampton Resident
3. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law, Amdev Property Group, 23, 25, 27, and 29 Mill Street North and 53 Nelson Street West, Ward 1, File: OZS-2024-0033 to the Planning and Development Committee Meeting of June 17, 2024, be received:
 1. Patrick and Theresa Silva, Brampton Residents, dated June 2, 2024
 2. Kim McDonald-Taylor, Brampton Resident, dated May 28, 2024
 3. Louise Humphreys, Brampton Resident, dated June 11, 2024
 4. Bernard Cassar, Brampton Resident, dated June 11, 2024
 5. Cassar Property Management Inc., dated June 11, 2024

6. Mark Figiel, Brampton Resident, dated June 11, 2024.

Carried

5.6 Staff Presentation re: Application to Amend the Official Plan and Zoning By-law, SGL Planning and Design Inc., Constantine Enterprises Inc., 104 and 118 Queen Street West, Ward 1, File: OZS-2024-0034

Items 6.2 and 11.6 were brought forward and dealt with at this time.

Chinoye Sunny, Planner, Development Services, presented an overview of the application that included location overview, area context, site photos, development proposal, tertiary plan, planning framework summary, official plan designation, Brampton plan designation, secondary plan designation, zoning by-law, zoning by-law amendment, key issues and considerations, and next steps.

Raymond Ziemba, SGL Planning and Design Inc., presented an overview of the application that included site context, existing and planned transportation, strategic growth areas, Brampton plan designation, development proposal, official plan amendment, zoning by-law amendment, and engagement and next steps.

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

- Emma Jones, Brampton Resident
- Charles Foster, Brampton Resident
- Sonja and David Thiessen, Brampton Residents
- Telma Melo, Brampton Resident
- Sylvia Roberts, Brampton Resident

Committee consideration of the matter included concerns, comments, and questions from the delegates with respect to the following:

- concerns surrounding size and scale of the proposed development
- misalignment with current landscape of the area
- sightline and privacy concerns
- potential impact to heritage buildings and infrastructure
- traffic concerns

- the proposed development does not comply with zoning regulations surrounding setbacks
- dust and noise concerns
- insufficient infrastructure to support increased density
- inadequate parking availability
- environmental impact and concerns

The following motion was considered:

PDC114-2024

1. That the presentation from Chinoye Sunny, Planner, Development Services, to the Planning and Development Committee Meeting of June 17, 2024, re: **Application to Amend the Official Plan and Zoning By-law, SGL Planning and Design Inc., Constantine Enterprises Inc., 104 and 118 Queen Street West, Ward 1, File: OZS-2024-0034**, be received;
2. That the following delegations re: Application to Amend the Official Plan and Zoning By-law, SGL Planning and Design Inc., Constantine Enterprises Inc., 104 and 118 Queen Street West, Ward 1, File: OZS-2024-0034 to the Planning and Development Committee Meeting of June 17, 2024, be received; and
 1. Emma Jones, Brampton Resident
 2. Charles Foster, Brampton Resident
 3. Sonja and David Thiessen, Brampton Residents
 4. Telma Melo, Brampton Resident
 5. Sylvia Roberts, Brampton Resident
 6. Raymond Ziemba, SGL Planning and Design Inc.
3. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law, SGL Planning and Design Inc., Constantine Enterprises Inc., 104 and 118 Queen Street West, Ward 1, File: OZS-2024-0034 to the Planning and Development Committee Meeting of June 17, 2024, be received:
 1. Emma O'Malley, Brampton Resident, dated May 29, 2024
 2. Emma Jones, Brampton Resident, dated June 10, 2024 (petition)

3. Cassar Property Management Inc., dated June 11, 2024
4. Bernard Cassar, Brampton Resident, dated June 11, 2024.

Carried

- 5.7 Staff Presentation re: Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd., 2766321 Ontario Inc., 0 and 11860 Bramalea Road, Ward 9, File: OZS-2024-0036

Items 6.6 and 11.9 were brought forward and dealt with at this time.

Chinoye Sunny, Planner, Development Services, presented an overview of the application that included location overview, area context, site photos, development proposal, tertiary plan, planning framework summary, official plan designation, Brampton plan designation, secondary plan designation, block plan designation, zoning by-law, zoning by-law amendment, key issues and considerations, and next steps.

Michelle Harris and Marc DeNardis, Gagnon Walker Domes, presented an overview of the application that included site context, architectural site plan, circulation plan, landscape concept plan, sustainability score, and related technical studies, reports, and plans.

The following motion was considered:

PDC115-2024

1. That the presentation from Chinoye Sunny, Planner, Development Services, to the Planning and Development Committee Meeting of June 17, 2024, re: **Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd., 2766321 Ontario Inc., 0 and 11860 Bramalea Road, Ward 9, File: OZS-2024-0036**, be received;
2. That the following delegation re: Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd., 2766321 Ontario Inc., 0 and 11860 Bramalea Road, Ward 9, File: OZS-2024-0036 to the Planning and Development Committee Meeting of June 17, 2024, be received; and
 1. Michelle Harris and Marc DeNardis, Gagnon Walker Domes, on behalf of the applicant
3. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd., 2766321 Ontario Inc., 0 and 11860 Bramalea Road, Ward 9, File: OZS-2024-0036 to the

Planning and Development Committee Meeting of June 17, 2024, be received:

1. Keith MacKinnon, KLM Planning, on behalf of Patilda Construction Inc., DG Group, dated June 14, 2024
2. Andrew Orr, Brampton Resident, dated June 15, 2024.

Carried

- 5.8 Staff Presentation re: Application to Amend the Zoning By-law, 2798536 Ontario Inc., 0 Highway 50, Ward 10, File: OZS-2024-0008

Item 11.7 was brought forward and dealt with at this time.

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

The following motion was considered:

PDC116-2024

1. That the presentation from Sadaf Shahid-Hussain, Planner, Development Services, to the Planning and Development Committee Meeting of June 17, 2024, re: **Application to Amend the Zoning By-law, 2798536 Ontario Inc., 0 Highway 50, Ward 10, File: OZS-2024-0008**, be received; and
2. That the correspondence from Joseph Plutino, Mainline Planning Services Inc., dated June 11, 2024, re: Application to Amend the Zoning By-law, 2798536 Ontario Inc., 0 Highway 50, Ward 10, File: OZS-2024-0008 to the Planning and Development Committee Meeting of June 17, 2024, be received.

Carried

- 5.9 Staff Presentation re: Application to Amend the Zoning By-law, Gagnon Walker Domes, 23 Railroad Inc., 17595031 Railroad ME Inc., and 5519273548 Railroad ME Inc., Railroad Street, Mill Street North, and Elizabeth Street North, Ward 1, File: OZS-2024-0032

Item 6.5 was brought forward and dealt with at this time.

Arjun Singh, Planner, Development Services, presented an overview of the application that included location overview, area context, site photos, development proposal, tertiary plan, planning framework summary, official plan designation, Brampton plan designation, secondary plan designation, zoning by-law, zoning by-law amendment, key issues and considerations, and next steps.

Andrew Walker, Gagnon Walker Domes, presented an overview of the application that included site context, Brampton plan designation, site plan summary, preliminary renderings and landscape plan, tertiary plan, and related technical studies, reports, and plans.

Sharon Fraser, Brampton Resident, expressed support for the subject application, noting that the existing infrastructure and services in the area are adequate and can support the increased density. The resident suggested taking into consideration the aesthetics of the ground floor of the proposed development to ensure compatibility with the area and surrounding nature.

The following motion was considered:

PDC117-2024

1. That the presentation from Arjun Singh, Planner, Development Services, to the Planning and Development Committee Meeting of June 17, 2024, re: **Application to Amend the Zoning By-law, Gagnon Walker Domes, 23 Railroad Inc., 17595031 Railroad ME Inc., and 5519273548 Railroad ME Inc., Railroad Street, Mill Street North, and Elizabeth Street North, Ward 1, File: OZS-2024-0032**, be received; and
2. That the following delegations re: Application to Amend the Zoning By-law, Gagnon Walker Domes, 23 Railroad Inc., 17595031 Railroad ME Inc., and 5519273548 Railroad ME Inc., Railroad Street, Mill Street North, and Elizabeth Street North, Ward 1, File: OZS-2024-0032 to the Planning and Development Committee Meeting of June 17, 2024, be received:
 1. Andrew Walker, Gagnon Walker Domes, on behalf of the applicant
 2. Sharon Fraser, Brampton Resident.

Carried

- 5.10 Staff Presentation re: Application to Amend the Zoning By-law, The Biglieri Group, on behalf of 1000469464 Ontario Inc., 0 Rollingwood Drive, Ward 4, File: OZS-2024-0028

Items 6.9 and 11.10 were brought forward and dealt with at this time.

Satwant Hothi, 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, Brampton plan designation, secondary plan designation, zoning by-law, zoning by-law amendment, key issues and considerations, and next steps.

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

- Manjit Jassi and David Dhanoa, Brampton Residents
- Amandeep Malhi, Brampton Resident
- Harjot Dhanda, Brampton Resident

Committee consideration of the matter included concerns, comments, suggestions and questions from the delegates with respect to the following:

- traffic and safety concerns
- inadequate parking
- insufficient services and infrastructure to support increased density
- elimination of green space
- suggested further public engagement

Rachelle Larocque, The Biglieri Group, spoke on behalf of the applicant and addressed some of the concerns raised by residents, noting that the proposed development aligns with the City's designation and parking requirements. It was further noted that a traffic study was completed, which identified that the roads in the area will be able to accommodate the proposed development, and that the existing infrastructure and amenities are also sufficient. In addition, the applicant is working on modifying the proposal to address concerns raised regarding the proposed townhomes fronting Rollingwood Drive.

The following motion was considered:

PDC118-2024

1. That the presentation from Satwant Hothi, Planner, Development Services, to the Planning and Development Committee Meeting of June 17, 2024 re: **Application to Amend the Zoning By-law, The Biglieri Group, on behalf of 1000469464 Ontario Inc., 0 Rollingwood Drive, Ward 4, File: OZS-2024-0028**, be received;

2. That the following delegation re: Application to Amend the Zoning By-law, The Biglieri Group, on behalf of 1000469464 Ontario Inc., 0 Rollingwood Drive, Ward 4, File: OZS-2024-0028 to the Planning and Development Committee Meeting of June 17, 2024, be received; and
 1. Rachele Larocque, The Biglieri Group, on behalf of the applicant
 2. Manjit Jassi and David Dhanoa, Brampton Residents
 3. Amandeep Malhi, Brampton Resident
 4. Harjot Dhanda, Brampton Resident
3. That the following correspondence re: Application to Amend the Zoning By-law, The Biglieri Group, on behalf of 1000469464 Ontario Inc., 0 Rollingwood Drive, Ward 4, File: OZS-2024-0028 to the Planning and Development Committee Meeting of June 17, 2024, be received:
 1. Manjit Jassi, Brampton Resident, dated June 16, 2024 (includes petition).

Carried

6. Public Delegations (5 minutes maximum)

- 6.1 Delegation re: Request to Waive Zoning By-law Amendment Application Fee, New Life Community Church (NLCC), 9281 Goreway Drive, Ward 8

Item 11.12 was brought forward and dealt with at this time.

Ian Jones, BGI Group, on behalf of New Life Community Church (NLCC), provided a brief introduction to the NLCC and requested relief from the application fee related to zoning by-law amendments in order to continue to provide not-for-profit rental housing.

The following motion was considered:

PDC119-2024

1. That the delegation from Ian Jones, BGI Group, on behalf of New Life Community Church (NLCC), re: **Request to Waive Zoning By-law Amendment Application Fee, New Life Community Church (NLCC), 9281 Goreway Drive, Ward 8** to the Planning and Development Committee Meeting of June 17, 2024, be received; and
2. That the correspondence from Rev. Darryl Price, New Life Community Church, dated June 3, 2024, re: Request to Waive Zoning By-law

Amendment Application Fee, New Life Community Church (NLCC), 9281 Goreway Drive, Ward 8 to the Planning and Development Committee Meeting of June 17, 2024, be received.

Carried

- 6.2 Delegation re: Application to Amend the Official Plan and Zoning By-law, SGL Planning and Design Inc., Constantine Enterprises Inc., 104 and 118 Queen Street West, Ward 1, File: OZS-2024-0034

Dealt with under Item 5.6 - Recommendation PDC114-2024

- 6.3 Delegation re: Application to Amend the Zoning By-law, Bousfields Inc., c/o Litwillow Holdings Ltd., 2 Bartley Bull Parkway, Ward 3, File: OZS-2021-0010

Items 7.5 and 11.1 were brought forward and dealt with at this time.

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

- Jason Lodder, Brampton Resident
- John Collins, Brampton Resident
- Donald MacKenzie, Brampton Resident

Committee consideration of the matter included concerns, comments, suggestions and questions from the delegates with respect to the following:

- negative impact to quality of life and personal enjoyment of property
- the proposed development does not comply with existing policies regarding building heights
- misalignment with the Brampton official plan and secondary plan
- proposed height does not fit with existing layout of neighbourhood
- shadowing and privacy concerns
- traffic concerns

Regional Councillor Keenan commented on the importance of new developments being cohesive with existing communities and requested staff to keep this in mind for future reports. Councillor Keenan highlighted various concerns with the subject application and proposed a motion of refusal.

Regional Councillor Medeiros also provided comments on the already existing high-density of the subject area and potential environmental effects of the proposed development.

The following motion was considered:

PDC120-2024

1. That the report from Edwin Li, Planner, Development Services, to the Planning and Development Committee Meeting of June 17, 2024, re: **Application to Amend the Zoning By-law, Bousfields Inc., c/o Litwillow Holdings Ltd., 2 Bartley Bull Parkway, Ward 3, File: OZS-2021-0010**, be received;
2. That the following delegations re: Application to Amend the Zoning By-law, Bousfields Inc., c/o Litwillow Holdings Ltd., 2 Bartley Bull Parkway, Ward 3, File: OZS-2021-0010 to the Planning and Development Committee Meeting of June 17, 2024, be received;
 1. Jason Lodder, Brampton Resident
 2. John Collins, Brampton Resident
 3. Donald MacKenzie, Brampton Resident
3. That the following correspondence re: Application to Amend the Zoning By-law, Bousfields Inc., c/o Litwillow Holdings Ltd., 2 Bartley Bull Parkway, Ward 3, File: OZS-2021-0010 to the Planning and Development Committee Meeting of June 17, 2024, be received; and
 1. Jason Lodder, Brampton Resident, dated May 4, 2024
4. That the application for an Amendment to the Zoning By-law, submitted by Bousfields Inc., on behalf of Litwillow Holdings Ltd. (File: OZS-2021-0010), be **refused**, on the basis that:
 1. The proposed development is not compatible with the surrounding character of the existing built form,
 2. The size and scale of the proposed development will have undue traffic impact to the existing community taking into account the already approved developments just west of this proposed site,
 3. The development will have a negative effect on the ecosystem of Kiwanis Memorial Park and the Etobicoke Creek,

4. The scale and massing of the proposed development does not fit within the existing street context.

A recorded vote was requested and the motion carried as follows:

Yea (10): 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

Carried (10 to 0)

- 6.4 Delegation re: Application to Amend the Official Plan and Zoning By-law, Amdev Property Group, 23, 25, 27, and 29 Mill Street North and 53 Nelson Street West, Ward 1, File: OZS-2024-0033

Dealt with under Item 5.5 - Recommendation PDC113-2024

- 6.5 Delegation re: Application to Amend the Zoning By-law, Gagnon Walker Domes, 23 Railroad Inc., 17595031 Railroad ME Inc., and 5519273548 Railroad ME Inc., Railroad Street, Mill Street North, and Elizabeth Street North, Ward 1, File: OZS-2024-0032

Dealt with under Item 5.9 - Recommendation PDC117-2024

- 6.6 Delegation re: Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd., 2766321 Ontario Inc., 0 and 11860 Bramalea Road, Ward 9, File: OZS-2024-0036

Dealt with under Item 5.7 - Recommendation PDC115-2024

- 6.7 Delegation re: Application to Amend the Zoning By-law, Kaneff Group, 210 and 220 Steeles Avenue West, Ward 3, File: OZS-2022-0023

Item 7.4 and 11.11 were brought forward and dealt with at this time.

Rajashree Basu, Brampton Resident, expressed questions and concerns surrounding the subject application, which borders her property, and requested further information and engagement to address how this will affect her as a property owner.

Committee advised staff to work with the resident to address the concerns raised.

The following motion was considered:

PDC121-2024

1. That the report from Harsh Padhya, Planner, Development Services, to the Planning and Development Committee of June 17, 2024 re: **Application to Amend the Zoning By-law, Kaneff Group, 210 and 220 Steeles Avenue West, Ward 3, File: OZS-2022-0023**, be received;
2. That the application for an Amendment to the Zoning By-law submitted by Kaneff Group, (File: OZS-2022-0023) be approved, on the basis that it represents good planning, has regard for the Planning Act, is consistent with 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 Zoning By-law generally in accordance with the attached Attachment 13 to this report be adopted;
4. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34 of the Planning Act, R.S.O. c.P. 13, as amended;
5. That the delegation from Rajashree Basu, Brampton Resident, re: Application to Amend the Zoning By-law, Kaneff Group, 210 and 220 Steeles Avenue West, Ward 3, File: OZS-2022-0023 to the Planning and Development Committee Meeting of June 17, 2024, be received; and
6. That the correspondence from Alexander J. Suriano, Aird & Berlis LLP, on behalf of Hillside TO Properties Inc., dated June 17, 2024, re: Application to Amend the Zoning By-law, Kaneff Group, 210 and 220 Steeles Avenue West, Ward 3, File: OZS-2022-0023 to the Planning and Development Committee Meeting of June 17, 2024, be received.

Carried

- 6.8 Delegation re: Application to Amend the Zoning By-law, G-Force Urban Planners, Jindal Developments Ltd., 1955 Cottrelle Boulevard, Ward 8, File: OZS-2023-0045

Dealt with under Item 5.3 - Recommendation PDC111-2024

- 6.9 Delegation re: Application to Amend the Zoning By-law, The Biglieri Group, on behalf of 1000469464 Ontario Inc., 0 Rollingwood Drive, Ward 4, File: OZS-2024-0028

Dealt with under Item 5.10 - Recommendation PDC118-2024

6.10 Delegation re: City-wide Community Improvement Plan for Affordable Housing

Dealt with under Item 5.1 - Recommendation PDC109-2024

6.11 Delegation re: City-initiated Zoning By-law Amendment - Changes in Residential Driveway Standards, Wards 1, 3, 4, 5, 7 and 8

Dealt with under Item 5.2 - Recommendation PDC110-2024

7. Staff Presentations and Planning Reports

7.1 Staff Report re: City-wide Community Improvement Plan for Affordable Housing

Dealt with under Item 5.1 - Recommendation PDC109-2024

7.2 Staff Report re: City-initiated By-law - Right of Entry for Maintenance (Friendly Neighbour By-law)

Item 11.8 was brought forward and dealt with at this time.

Committee referred agenda items 7.2 and 11.8 to the June 19, 2024 meeting of Committee of Council.

The following motion was considered:

PDC122-2024

1. That the report from Noel Cubacub, Planner, Integrated City Planning, to the Planning and Development Committee Meeting of June 17, 2024 re: **City-initiated By-law - Right of Entry for Maintenance (Friendly Neighbour By-law)**, be **referred** to the Committee of Council meeting of June 19, 2024; and
2. That the following correspondence re: City-initiated By-law - Right of Entry for Maintenance (Friendly Neighbour By-law) to the Planning and Development Committee Meeting of June 17, 2024, be **referred** to the Committee of Council meeting of June 19, 2024:
 1. Mitchell Taleski, Paradise Developments, dated June 12, 2024
 2. Victoria Mortelliti, BiLD, dated June 13, 2024.

Carried

7.3 Staff Report re: City-initiated Official Plan Amendment to the Vales of Castlemore North Secondary Plan Area 49, Ward 10

Item 11.13 was brought forward and dealt with at this time.

Committee deferred agenda items 7.3 and 11.13 to a future meeting of the Planning and Development Committee.

The following motion was considered:

PDC123-2024

1. That the report from Tristan Costa, Planner, Integrated City Planning, to the Planning and Development Committee Meeting of June 17, 2024, re: **City-initiated Official Plan Amendment to the Vales of Castlemore North Secondary Plan Area 49, Ward 10**, be **deferred** to a future meeting of the Planning and Development Committee; and
2. That the following correspondence re: City-initiated Official Plan Amendment to the Vales of Castlemore North Secondary Plan Area 49, Ward 10 to the Planning and Development Committee Meeting of June 17, 2024, be **deferred** to a future meeting of the Planning and Development Committee:
 1. Keith MacKinnon, KLM Planning, on behalf of Sandringham Place Inc., DG Group, dated June 17, 2024.

Carried

- 7.4 Staff Report re: Application to Amend the Zoning By-law, Kaneff Group, 210 and 220 Steeles Avenue West, Ward 3, File: OZS-2022-0023

Dealt with under Item 6.7 - Recommendation PDC121-2024

- 7.5 Staff Report re: Application to Amend the Zoning By-law, Bousfields Inc., c/o Litwillow Holdings Ltd., 2 Bartley Bull Parkway, Ward 3, File: OZS-2021-0010

Dealt with under Item 6.3 - Recommendation PDC120-2024

- 7.6 Staff Report re: Application to Amend the Zoning By-law and for a Draft Plan of Subdivision, Glen Schnarr and Associates Inc., 10307 Clarkway Developments Limited, 10307 Clarkway Drive, Ward 10, File: OZS-2021-0057

The following motion was approved on consent:

PDC124-2024

1. That the report from Arjun Singh, Planner, Development Services, to the Planning and Development Committee Meeting of June 17, 2024, re: **Application to Amend the Zoning By-law and for a Draft Plan of Subdivision, Glen Schnarr and Associates Inc., 10307 Clarkway**

Developments Limited, 10307 Clarkway Drive, Ward 10, File: OZS-2021-0057, be received;

2. That the application for an Amendment to the Zoning By-law and for a Draft Plan of Subdivision submitted by Glen Schnarr and Associates., on behalf of 10307 Clarkway Developments Limited. (File: OZS-2021-0057), 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 Zoning By-law, generally in accordance with the attached Attachment 11 to this report be adopted; and
4. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34 (10.4) of the Planning Act, R.S.O., as amended.

Carried

- 7.7 Staff Report re: Application for Temporary Zoning By-law Amendment, Brutto Planning Consultant Ltd., Highway 50 Business Park Ltd., 11176 Highway 50, Ward 10, File: OZS-2023-0042

The following motion was approved on consent:

PDC125-2024

1. That the report from Angelo Ambrico, Manager, Development Services, to the Planning and Development Committee Meeting of June 17, 2024, re: **Application for Temporary Zoning By-law Amendment, Brutto Planning Consultant Ltd., Highway 50 Business Park Ltd., 11176 Highway 50, Ward 10, File: OZS-2023-0042**, be received;
2. That the application for Temporary Zoning By-law Amendment, submitted by Brutto Planning Consultant Ltd., on behalf of Highway 50 Business Park Ltd., be approved on the basis 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 the Recommendation Report;
3. That in accordance with the Planning Act, Council supports the proposed temporary use for a period of up to 3 years from the date of adoption of

the By-law included as Attachment 10 to this report. Should the Ministry of Transportation (MTO) confirm that the temporary use may continue to a date after September 2025, an amending by-law to reflect the new expiry date shall be advanced for Council adoption, and no further public meeting shall be required pursuant to Section 34(17) of the Planning Act;

4. That the amendment to the Zoning By-law generally in accordance with the attached Attachment 10 to this report be adopted; and
5. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34 of the Planning Act, R.S.O. c.P. 13, as amended.

Carried

- 7.8 Staff Report re: Application to Amend the Official Plan and Zoning By-law, Mainline Planning Services Inc., 7835 Mississauga Road Holdings Inc., 7835 Mississauga Road, Ward 6, File: OZS-2024-0009

The following motion was approved on consent:

PDC126-2024

1. That the report from Arjun Singh, Planner, Development Services, to the Planning and Development Committee Meeting of June 17, 2024, re: **Application to Amend the Official Plan and Zoning By-law, Mainline Planning Services Inc., 7835 Mississauga Road Holdings Inc., 7835 Mississauga Road, Ward 6, File: OZS-2024-0009**, be received;
2. That the application for an Amendment to the Zoning By-law and Official Plan, submitted by Mainline Planning Services Inc., on behalf of 7835 Mississauga Road Holdings Inc. (File: OZS-2024-0009), 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 Zoning By-law, generally in accordance with the attached Attachment 10 to this report, be adopted;
4. That the amendment to the Official Plan, 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 Zoning By-law Amendment and Official Plan Amendment pursuant to Section 34 (10.4) and Section 22 (6.1) of the Planning Act, R.S.O., as amended.

Carried

- 7.9 Staff Report re: Application for Temporary Zoning By-law Amendment, Falcon Investment Group Inc., Blackthorn Development Corp., 11462 Coleraine Drive, Ward 10, File: OZS-2023-0029

The following motion was approved on consent:

PDC127-2024

1. That the report from Angelo Ambrico, Manager, Development Services, to the Planning and Development Committee Meeting of June 17, 2024, re: **Application for Temporary Zoning By-law Amendment, Falcon Investment Group Inc., Blackthorn Development Corp., 11462 Coleraine Drive, Ward 10, File: OZS-2023-0029**, be received;
2. That the application for Temporary Zoning By-law Amendment, submitted by Blackthorn Development Corp., on behalf of Falcon Investment Group Inc., be approved on the basis 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 the Recommendation Report;
3. That in accordance with the Planning Act, Council supports the proposed temporary use for a period of up to 3 years from the date of adoption of the by-law included as Attachment 11 to this report. Should the Ministry of Transportation (MTO) confirm that the temporary use may continue to a date after September 2025, an amending by-law to reflect the new expiry date (which will not exceed the three year limit) shall be advanced for Council adoption, and no further public meeting shall be required pursuant to Section 34(17) of the Planning Act;
4. That prior to staff forwarding the by-law for Council enactment, written confirmation is to be received from the Ministry of Transportation confirming that they have no objection to the temporary use by-law; and revisions to the Traffic Impact Study (TIS) to resolve remaining technical issues and update the methodology for trip generation are to be received

to the satisfaction of the Commissioner of Public Works at the Region of Peel;

5. That the amendment to the Zoning By-law generally in accordance with the attached Attachment 11 to this report be adopted; and,
6. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34 of the Planning Act, R.S.O. c.P. 13, as amended.

Carried

7.10 Staff Report re: Application for Temporary Zoning By-law Amendment, Mayfield Investment Group Corp., Design Plan Services Inc., 11470 Coleraine Drive, Ward 10, File: OZS-2023-0032

The following motion was approved on consent:

PDC128-2024

1. That the report from Angelo Ambrico, Manager, Development Services, to the Planning and Development Committee Meeting of June 17, 2024, re: **Application for Temporary Zoning By-law Amendment, Mayfield Investment Group Corp., Design Plan Services Inc., 11470 Coleraine Drive, Ward 10, File: OZS-2023-0032**, be received;
2. That the application for Temporary Zoning By-law Amendment, submitted by Design Plan Services Inc., on behalf of Mayfield Investment Group Corp., be approved on the basis 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 the Recommendation Report;
3. That in accordance with the Planning Act, Council supports the proposed temporary use for a period of up to 3 years from the date of adoption of the By-law included as Attachment 11 to this report. Should the Ministry of Transportation (MTO) confirm that the temporary use may continue to a date after September 2025, an amending by-law to reflect the new expiry date shall be advanced for Council adoption, and no further public meeting shall be required pursuant to Section 34(17) of the Planning Act;
4. That prior to staff forwarding the by-law to Council for enactment, written confirmation is to be received from the Ministry of Transportation confirming that they have no objection to the temporary use by-law; and

revisions to the Traffic Impact Study (TIS) to resolve remaining technical issues and update the methodology for trip generation are to be received to the satisfaction of the Commissioner of Public Works at the Region of Peel;

5. That the amendment to the Zoning By-law generally in accordance with the attached Attachment 11 to this report be adopted; and,
6. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34 of the Planning Act, R.S.O. c.P. 13, as amended.

Carried

- 7.11 Staff Report re: Alternative Process to City-Initiated Secondary Plan Amendment through Precinct Planning, Gore Meadows Secondary Plan Area 56, Ward 10

Committee deferred this item to a future meeting of the Planning and Development Committee.

The following motion was considered:

PDC129-2024

That the report from Samantha Dela Pena, Planner, Development Services, to the Planning and Development Committee Meeting of June 17, 2024, re: **Alternative Process to City-Initiated Secondary Plan Amendment through Precinct Planning, Gore Meadows Secondary Plan Area 56, Ward 10**, be **deferred** to a future meeting of the Planning and Development Committee.

Carried

8. Committee Minutes

- 8.1 Minutes - Brampton Heritage Board - May 21, 2024

The following motion was approved on consent:

PDC130-2024

That the Minutes of the Brampton Heritage Board meeting of May 21, 2024, Recommendations HB018-2024 - HB025-2024, to the Planning and Development Committee Meeting of June 17, 2024, be approved as published and circulated.

The recommendations were approved as follows:

HB018-2024

That the agenda for the Brampton Heritage Board meeting of May 21, 2024 be approved as amended **to add** the following:

14.1 Announcement at the request of Steve Collie, Co-Chair, re: **Michael Avis, Celebration of Life**

HB019-2024

1. That the report from Arpita Jambekar, Heritage Planner, dated May 1, 2024, to the Brampton Heritage Board Meeting of May 21, 2024, re: **Heritage Conservation Plan, 12061 Hurontario Street - Ward 2**, be received;
2. That the Heritage Conservation Plan, prepared by Giaimo Architects, dated January 17, 2024, be received;
3. That a Heritage Easement Agreement for the property at 12061 Hurontario Street be endorsed; and,
4. That the Heritage Protection Plan and Commemoration Plan, prepared by Giaimo Architects, recommended in the Heritage Conservation Plan be approved.

HB020-2024

1. That the report from Arpita Jambekar, Heritage Planner, to the Brampton Heritage Board Meeting of May 21, 2024, re: **Heritage Impact Assessment, 55-65 Park Street – Ward 1**, be received;
2. That the Heritage Impact Assessment for the properties at 55-65 Park Street prepared by Letourneau Heritage Consultants (LHC) dated August 9, 2023 be received; and,
3. That as designs for the proposed townhouse podium progress, the materiality and design of the townhouse podium further consider the eclectic nature of the surrounding residential buildings.

HB021-2024

1. That the report from Tom Tran, Heritage Planner, to the Brampton Heritage Board Meeting of May 21, 2024, re: **Heritage Permit Application – 1300 Steeles Avenue E – Ward 3**, be received; and,

2. That the Heritage Permit application for 1300 Steeles Avenue E to undertake the following be approved:
 - i. Restore and repaint exterior metal cladding;
 - ii. Remove the deteriorated privacy window film on the upper floor.

HB022-2024

1. That the report from Arpita Jambekar, Heritage Planner, dated April 17, 2024, to the Brampton Heritage Board Meeting of May 21, 2024, re: **Heritage Permit Application – 860-870 North Park Drive –Ward 7**, be received;
2. That the Heritage Permit application for 860-870 North Park Drive for the construction of the new one-storey commercial building be approved, subject to the following condition:
 - i. That Archeological monitoring be carried out on site during the excavation process.

HB023-2024

1. That the report from Arpita Jambekar, Heritage Planner, to the Brampton Heritage Board Meeting of May 21, 2024, re: **Intention to rename Designated Heritage Property Incentive Grant Program**, be received;
2. That the renaming of the Heritage Grant to “Paul Willoughby Heritage Incentive Grant” be approved; and,
3. That staff be authorized to publish and serve the Public Notice of renaming of the Heritage Incentive Grant Program.

HB024-2024

1. That the report from Arpita Jambekar, Heritage Planner, to the Brampton Heritage Board Meeting of May 21, 2024, re: **Information Report –11722 Mississauga Road (Dolson House), Ward 6**, be received;
2. That the recommendation to Repeal of Designation By-law for the property be approved.

HB025-2024

That Brampton Heritage Board do now adjourn to meet again on June 18, 2024 at 7:00 p.m.

9. Other Business/New Business

9.1 Discussion Item at the request of Chair Palleschi re: Surety Bonds, Letters of Credit and Development Charges

Chair Palleschi commented that the City currently uses letters of credit, which can hold up potential future investments within the City. He requested staff to explore the alternative possibility of using surety bonds.

The following motion was considered:

PDC131-2024

Whereas in 2023, Brampton launched its Municipal Brampton Housing Pledge, outlining the City's commitment to the Province's goal of achieving 1.5 million new housing units by 2031, with the specific municipal target of 113,000 new homes;

Whereas the Ontario Housing Affordability Task Force has identified options that the Province and its municipalities could adopt to help achieve these targets, including the use of surety bonds for development agreements;

Whereas the City of Brampton is committed to unlocking more housing, streamlining development approvals, removal of barriers, and accelerated planning in support of the Province's housing target;

Therefore, be it resolved that Council direct staff to report back to the Planning and Development Committee on the potential use of surety bonds as a financial security for development projects to secure municipal agreements.

Carried

10. Referred/Deferred Matters

Nil

11. Correspondence

11.1 Correspondence re: Application to Amend the Zoning By-law, Bousfields Inc., c/o Litwillow Holdings Ltd., 2 Bartley Bull Parkway, Ward 3, File: OZS-2021-0010

Dealt with under Item 6.3 - Recommendation PDC120-2024

- 11.2 Correspondence from the Honourable Paul Calandra, Minister, Municipal Affairs and Housing, dated May 27, 2024, re: Proposed Amendments to Ontario Regulation 525/97 to Exempt Certain Official Plan Matters from Approval under the Planning Act

The following motion was considered:

PDC132-2024

That the following correspondence from the Honourable Paul Calandra, Minister, Municipal Affairs and Housing, dated May 27, 2024, re: **Proposed Amendments to Ontario Regulation 525/97 to Exempt Certain Official Plan Matters from Approval under the Planning Act**, to the Planning and Development Committee Meeting of June 17, 2024, be received.

Carried

- 11.3 Correspondence from the Honourable Paul Calandra, Minister, Municipal Affairs and Housing, dated May 28, 2024, re: Bill 162, Get It Done Act, 2024 Receives Royal Assent

The following motion was considered:

PDC133-2024

That the following correspondence from the Honourable Paul Calandra, Minister, Municipal Affairs and Housing, dated May 28, 2024, re: **Bill 162, Get It Done Act, 2024 Receives Royal Assent**, to the Planning and Development Committee Meeting of June 17, 2024, be received.

Carried

- 11.4 Correspondence from Raghbir Chaggar, Gobind Marg Charitable Trust Ontario, dated June 5, 2024, re: Request to Reinstate Ministerial Zoning Order (MZO) for Gobind Marg Charitable Trust and Gobind Sarvar

Regional Councillor Toor commented that the subject site previously had a Ministerial Zoning Order (MZO), which was inadvertently affected by changes made at the municipal level. Councillor Toor directed staff to request the Provincial Government to reinstate the MZO.

The following motion was considered:

PDC134-2024

Whereas on September 29, 2021, the City of Brampton passed Resolutions C329-2021 and C330-2021 endorsing support for four separate Ministerial Zoning Order (MZO) requests – one of them being a request from the Gobind Marg Charitable Trust Ontario to develop lands municipally known as Part of Lot 16, Concession 11 ND (5253 Countryside Dr. / Coleraine Dr.) in the City of Brampton as a state-of-the art integrated school and place of worship;

Whereas on January 28, 2022, the Ministry of Municipal Affairs and Housing issued O.Reg 38/22 to facilitate the development of an integrated elementary and secondary school and associated place of worship;

Whereas on March 5, 2024, the Gobind Marg Charitable Trust submitted a site plan pre-consultation application for development of the site (PRE-2024-0034) to demonstrate progress towards development of the subject lands;

Whereas on April 10, 2024, the City of Brampton received a letter from the Ministry of Municipal Affairs and Housing indicating the Minister has revoked O.Reg 38/22, given insufficient progress of development approvals associated with the site;

Whereas the MZO request by the Gobind Marg Charitable Trust continues offer an opportunity for the city to work collaboratively with relevant stakeholders to develop the site in a manner that supports a mix of employment and institutional land use to enrich the community for residents of Brampton;

NOW THEREFORE BE IT RESOLVED,

THAT the Commissioner of Planning, Building and Growth Management be directed to meet with the Ministry of Municipal Affairs and Housing and Gobind Marg Charitable Trust and facilitate meetings concerning possible re-consideration of the April 10, 2024, Ministerial Decision to revoke O.Reg 38/22.

A recorded vote was requested and the motion carried as follows:

Yea (10): 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

Carried (10 to 0)

- 11.5 Correspondence re: Application to Amend the Official Plan and Zoning By-law, Amdev Property Group, 23, 25, 27, and 29 Mill Street North and 53 Nelson Street West, Ward 1, File: OZS-2024-0033

Dealt with under Item 5.5 - Recommendation PDC113-2024

- 11.6 Correspondence re: Staff Presentation re: Application to Amend the Official Plan and Zoning By-law, SGL Planning and Design Inc., Constantine Enterprises Inc., 104 and 118 Queen Street West, Ward 1, File: OZS-2024-0034

Dealt with under Item 5.6 - Recommendation PDC114-2024

- 11.7 Correspondence re: Application to Amend the Zoning By-law, 2798536 Ontario Inc., 0 Highway 50, Ward 10, File: OZS-2024-0008

Dealt with under Item 5.8 - Recommendation PDC116-2024

- 11.8 Correspondence re: City-initiated By-law - Right of Entry for Maintenance (Friendly Neighbour By-law)

Dealt with under Item 7.2 - Recommendation PDC122-2024

- 11.9 Correspondence re: Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd., 2766321 Ontario Inc., 0 and 11860 Bramalea Road, Ward 9, File: OZS-2024-0036

Dealt with under Item 5.7 - Recommendation PDC115-2024

- 11.10 Correspondence re: Application to Amend the Zoning By-law, The Biglieri Group, on behalf of 1000469464 Ontario Inc., 0 Rollingwood Drive, Ward 4, File: OZS-2024-0028

Dealt with under Item 5.10 - Recommendation PDC118-2024

- 11.11 Correspondence re: Application to Amend the Zoning By-law, Kaneff Group, 210 and 220 Steeles Avenue West, Ward 3, File: OZS-2022-0023

Dealt with under Item 6.7 - Recommendation PDC121-2024

- 11.12 Correspondence re: Request to Waive Zoning By-law Amendment Application Fee, New Life Community Church (NLCC), 9281 Goreway Drive, Ward 8

Dealt with under Item 6.1 - Recommendation PDC119-2024

- 11.13 Correspondence re: City-initiated Official Plan Amendment to the Vales of Castlemore North Secondary Plan Area 49, Ward 10

Dealt with under Item 7.3 - Recommendation PDC123-2024

- 11.14 Correspondence re: Application to Amend the Zoning By-law, G-Force Urban Planners, Jindal Developments Ltd., 1955 Cottrelle Boulevard, Ward 8, File: OZS-2023-0045

Dealt with under Item 5.3 - Recommendation PDC111-2024

12. Councillor Question Period

Nil

13. Public Question Period

Domenic, Spray Booth Solutions Ltd., referenced Item 7.10 on the agenda, and inquired, via email, regarding the following:

- How will trucks access the subject property
- explanation of the term "temporary" in temporary zoning amendment
- When will the temporary zoning amendment commence
- How will the City verify compliance with outlined requirements
- environmental concerns
- parking enforcement concerns

Committee directed staff to reach out to Domenic, as well as the area Councillors, to address the questions and concerns raised.

14. Closed Session

Nil

15. Adjournment

PDC135-2024

That the Planning and Development Committee do now adjourn to meet again for a Regular Meeting on Monday, July 8, 2024, at 7:00 p.m. or at the call of the Chair.

Carried

Regional Councillor M. Palleschi, Chair



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, July 8, 2024

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: S. Ganesh, Commissioner, Planning Building and Growth
Management
Henrik Zbogor, Director, Integrated City Planning
Angelo Ambrico, Manager, Development Services
Arjun Singh, Planner, Development Services
Tejinder Sidhu, Planner, Development Services
Natasha D'Souza, Planner, Integrated City Planning
Michelle Gervais, Advisor, Special Projects
Genevieve Scharback, City Clerk
Charlotte Gravlev, Deputy City Clerk
Gagandeep Jaswal, Acting Legislative Coordinator

1. **Call to Order**

The meeting was called to order at 1:00 p.m. and adjourned at 1:13 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 (Chair), Deputy Mayor Singh, Regional Councillor Santos, Regional Councillor Vicente, Regional Councillor Brar, Regional Councillor Keenan, Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Toor, and City Councillor Power.

Members absent during roll call: Mayor Brown (ex officio).

2. Approval of Agenda

PDC136-2024

That the agenda for the Planning and Development Committee Meeting of July 8, 2024, be approved, as amended, as follows:

To add:

Item 9.1 - Discussion Item at the request of Councillor Power re: Rental Replacement Policy

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.

(7.2 and 8.1)

The following motion was considered:

PDC137-2024

That the following items to the Planning and Development Committee Meeting of July 8, 2024, be approved as part of Consent:

7.2 and 8.1

Carried

5. Statutory Public Meeting Reports

Nil

6. Public Delegations (5 minutes maximum)

6.1 Delegation re: Brampton's Major Transit Station Areas Project Update – May 2024 Open Houses and Next Steps

Items 7.1 and 11.1 were brought forward and dealt with at this time.

Rachelle Larocque, The Biglieri Group, consultant on behalf of Ambria Homes, commented on their property located within the MTSA area. The consultant expressed concerns that the City's plans do not align with those of Ambria Homes. The consultant made the following requests of Committee:

- to delay relevant timelines to ensure further discussions can be held with City staff
- to clearly outline in policy that private amendments to MTSA designations will be permitted in the future

In response to questions of clarification from Committee, staff commented on the timelines anticipated for the project, noting that a public meeting will probably be held in September 2024 and final recommendations will likely be presented in November 2024.

The following motion was considered:

PDC138-2024

1. That the report from Natasha D'Souza, Policy Planner, Integrated City Planning, to the Planning and Development Committee Meeting of July 8, 2024, re: **Brampton's Major Transit Station Areas Project Update – May 2024 Open Houses and Next Steps**, be received;
2. That the delegation from Rachelle Larocque, The Biglieri Group, re: Brampton's Major Transit Station Areas Project Update – May 2024 Open Houses and Next Steps to the Planning and Development Committee Meeting of July 8, 2024, be received; and
3. That the following correspondence re: Brampton's Major Transit Station Areas Project Update – May 2024 Open Houses and Next Steps to the Planning and Development Committee Meeting of July 8, 2024, be received:
 1. Andrew Ferancik, WND Associates, on behalf of County Court Centre Ltd., dated July 3, 2024
 2. Gerry Tchisler, MHBC Planning, on behalf of Morguard Corporation, dated July 3, 2024

3. David Riley, SGL Planning and Design Inc., on behalf of Hampton Development Corp., dated July 5, 2024
4. Sarah Clark, Glen Schnarr and Associates Inc., on behalf of Crestpoint Real Estate Investments Ltd., dated July 5, 2024.

Carried

7. Staff Presentations and Planning Reports

- 7.1 Staff Report re: Brampton's Major Transit Station Areas Project Update – May 2024 Open Houses and Next Steps

Dealt with under Item 6.1 - Recommendation PDC138-2024

- 7.2 Staff Report re: Application to Amend the Zoning By-law and for a Draft Plan of Subdivision, Glen Schnarr and Associates Inc., Redcliff Homes, 0 Clarkway Drive, Ward 10, File: OZS-2021-0060

The following motion was approved on consent:

PDC139-2024

1. That the report from Arjun Singh, Planner, Development Services, to the Planning and Development Committee Meeting of July 8, 2024, re: **Application to Amend the Zoning By-law and for a Draft Plan of Subdivision, Glen Schnarr and Associates Inc., Redcliff Homes, 0 Clarkway Drive, Ward 10, File: OZS-2021-0060**, be received;
2. That the application for an Amendment to the Zoning By-law and for a Draft Plan of Subdivision submitted by Glen Schnarr and Associates Inc., on behalf of Redcliff Homes (File: OZS-2021-0060), 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 Zoning By-law, 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 Zoning By-law Amendment pursuant to Section 34 (10.4) of the Planning Act, R.S.O., as amended.

Carried

- 7.3 Staff Report re: Application to Amend the Zoning By-law, Candevcon Limited, Shri Maha Kali Ammaa Mandir Hindu Association, West of Goreway Drive and South of Mayfield Road, Ward 10, File: C07E17.009

Deputy Mayor Singh commended staff for their work on the subject application and noted support for the process moving forward.

The following motion was considered:

PDC140-2024

1. That the report from Tejinder Sidhu, Planner, Development Services, to the Planning and Development Committee Meeting of July 8, 2024, re: **Application to Amend the Zoning By-law, Candevcon Limited, Shri Maha Kali Ammaa Mandir Hindu Association, West of Goreway Drive and South of Mayfield Road, Ward 10, File: C07E17.009**, be received;
2. That the application for an Amendment to the Zoning By-law submitted by Candevcon Limited, on behalf of Shri Maha Kali Ammaa Mandir Hindu Association (File: C07E17.009), 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 Zoning By-law, generally in accordance with Attachment 10 to this report be adopted; and
4. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34 (10.4) of the Planning Act, R.S.O., as amended.

Carried

8. Committee Minutes

- 8.1 Minutes - Active Transportation Advisory Committee - June 11, 2024

The following motion was approved on consent:

PDC141-2024

That the Minutes of the Active Transportation Advisory Committee Meeting of June 11, 2024, Recommendations ATC022-2024 - ATC032-2024, to the Planning and Development Committee Meeting of July 8, 2024, be approved as published and circulated.

The recommendations were approved as follows:

ATC022-2024

That the agenda for the Active Transportation Advisory Committee Meeting of June 11, 2024, be approved, as published and circulated.

ATC023-2024

That the presentation from Lisa Stokes, Co-Chair, re: **Ontario Bike Summit**, to the Active Transportation Advisory Committee Meeting of June 11, 2024, be received.

ATC024-2024

That the presentation from Cindy Evans, Citizen Member, re: **Ontario Bike Summit**, to the Active Transportation Advisory Committee Meeting of June 11, 2024, be received.

ATC025-2024

That the presentation from Stephen Laidlaw, re: **Leading Pedestrian Interval**, to the Active Transportation Advisory Committee Meeting of June 11, 2024, be received.

ATC026-2024

That the presentation from Fernanda Soares, Project Manager, Active Transportation, Planning, Building and Growth Management, re: **E-scooter Pilot Program Update**, to the Active Transportation Advisory Committee Meeting of June 11, 2024, be received.

ATC027-2024

That the verbal update from Tyron Nimalakumar, Transportation Planner, Planning Building and Growth Management, re: **The Brampton Bike Festival**, to the Active Transportation Advisory Committee Meeting of June 11, 2024, be received.

ATC028-2024

That the verbal update from Lisa Stokes, Co-Chair, re: **Community Rides**, to the Active Transportation Advisory Committee Meeting of June 11, 2024, be received.

ATC029-2024

That the verbal update from Fernanda Soares, Project Manager, Active Transportation, Planning, Building and Growth Management, re: **Latest Implementation developments on East-West Cycling Corridor**, to the Active Transportation Advisory Committee Meeting of June 11, 2024, be received.

ATC030-2024

That the verbal update from Fernanda Soares, Project Manager, Active Transportation, Planning, Building and Growth Management, re: **Community Engagement**, to the Active Transportation Advisory Committee Meeting of June 11, 2024, be received.

ATC031-2024

That the **Active Transportation Advisory Committee Sub-Committee Minutes of May 14, 2024**, to the Active Transportation Advisory Committee Meeting of June 11, 2024, be received.

ATC032-2024

That the Active Transportation Advisory Committee do now adjourn to meet again on Tuesday, August 13, 2024, at 7:00 p.m. or at the call of the Chair.

Carried

9. Other Business/New Business

9.1 Discussion Item at the request of Councillor Power re: Rental Replacement Policy

City Councillor Power requested staff to revisit the previous work that was being done regarding rental replacement policy, noting that similar programs are already in place in many municipalities.

Chair Paleschi commented that he was not in favour of this policy and suggested that staff continue research and development of the policy and bring back to Council for further consideration.

The following motion was considered:

PDC142-2024

Whereas protecting the existing purpose-built rental stock in Brampton is critical to ensuring that the city’s current and future residents have access to affordable housing options.

Whereas purpose-built rental housing has an integral role in Brampton’s housing system, providing diverse and affordable housing supply options for residents, and more stable and secure rental options than Brampton’s secondary rental market (e.g., rented condominiums).

Whereas Housing Brampton - the City’s Housing Strategy endorsed by Council in 2021 – identifies the need to implement rental unit replacement requirements for rental conversion and demolition permits.

Whereas in 2021, staff-initiated work on a proposed rental unit replacement policy, which was paused because of changing provincial legislation (i.e. Bill 109 and Bill 23).

Whereas it is important to deliver the City’s housing target in a manner that meets needs across Brampton’s diverse housing continuum; and,

Therefore, be it resolved that staff be directed to finalize previous work on the rental unit replacement policy, develop a supporting by-law to regulate the conversion and demolition of rental properties, hold a statutory public meeting with respect to the proposed by-law, and report back to Council prior to the end of 2024.

Carried

10. Referred/Deferred Matters

Nil

11. Correspondence

- 11.1 Correspondence re: Brampton’s Major Transit Station Areas Project Update – May 2024 Open Houses and Next Steps

Dealt with under Item 6.1 - Recommendation PDC138-2024

12. Councillor Question Period

Nil

13. Public Question Period

Nil

14. **Closed Session**

Nil

15. **Adjournment**

PDC143-2024

That the Planning and Development Committee do now adjourn to meet again for a Regular Meeting on Monday, August 12, 2024, at 7:00 p.m. or at the call of the Chair.

Carried

Regional Councillor M. Palleschi, Chair



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, August 12, 2024

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: Angelo Ambrico, Manager, Development Services
Henrik Zbogor, Director, Integrated City Planning
Harjot Sra, Planner, Development Services
Megan Fernandes, Planner, Development Services
Nasir Mahmood, Planner, Development Services
Sadaf Shahid-Hussain, Planner, Development Services
Chinoye Sunny, Planner, Development Services
Yinzhou Xiao, Planner, Development Services
Han Liu, Principal Urban Designer/Supervisor, Development Services
Damanpreet Mathouda, Planner, Downtown Revitalization
Ross Campbell, Manager, Zoning and Sign By-law Services
Genevieve Scharback, City Clerk
Charlotte Gravlev, Deputy City Clerk
Gagandeep Jaswal, Acting Legislative Coordinator

1. **Call to Order**

The meeting was called to order at 7:01 p.m. and adjourned at 8:14 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: Deputy Mayor Singh (Chair), Regional Councillor Palleschi, Regional Councillor Santos, Regional Councillor Vicente, Regional Councillor Brar, Regional Councillor Keenan, Regional Councillor Medeiros (arrived - 7:01 p.m.), Regional Councillor Fortini, Regional Councillor Toor, and City Councillor Power.

Members absent during roll call: Mayor Brown (ex officio).

2. Approval of Agenda

PDC144-2024

That the agenda for the Planning and Development Committee Meeting of August 12, 2024, be approved, as amended, as follows:

To add

Item 6.5 - Delegation from Bill Baring, Brampton Resident, re: Second Entrances in New Developments

Item 6.6 – Delegation from Sunny Yashpal and Daniya Dhillon, Saach Inc., re: Niwaas Living

Item 9.1 – Discussion Item at the request of Regional Councillor Toor re: Request to Reinstate Ministerial Zoning Order (MZO) for Gobind Marg Charitable Trust and Gobind Sarvar

Item 11.2 – Correspondence re: Item 5.1 – Application to Amend the Zoning Bylaw, Weston Consulting, on behalf of Mayfield Commercial Centre Ltd., 6029 Mayfield Road, Ward 10, File: OZS-2024-0026

2. Jaspal Singh, Brampton Resident, dated August 12, 2024

To withdraw

Item 6.1 - Possible Delegations re: Site Specific Amendment to the Sign By-law 399-2002, as amended, Target Outdoor, 0 Wilkinson Road, Ward 3

Item 7.5 - Staff Report re: Site Specific Amendment to the Sign By-law 399-2002, as amended, Target Outdoor, 0 Wilkinson Road, Ward 3

Carried

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

Regional Councillor Vicente declared a conflict of interest with respect to related items 5.2 and 7.2 as he owns property within the Main Street North Development Permit System.

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, 7.3, 7.4, 8.1, and 11.1)

The following motion was considered:

PDC145-2024

That the following items to the Planning and Development Committee Meeting of August 12, 2024, be approved as part of Consent:

7.1, 7.3, 7.4, 8.1, and 11.1

Carried

5. Statutory Public Meeting Reports

- 5.1 Staff Presentation re: Application to Amend the Zoning By-law, Weston Consulting, on behalf of Mayfield Commercial Centre Ltd., 6029 Mayfield Road, Ward 10, File: OZS-2024-0026

Items 6.2 and 11.2 were brought forward and dealt with at this time.

Harjot Sra, 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, Brampton plan designation, secondary plan designation, zoning by-law, zoning by-law amendment, key issues and considerations, and next steps.

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

- Amrit Singh Aujla, Brampton Resident
- Gurvir Singh, Brampton Resident

- Gurdeep Gill, Brampton Resident

Registered delegates Jhalman Singh and Gagan Gill were in attendance but withdrew their delegations.

Committee consideration of the matter included concerns, comments, and questions from the delegates with respect to the following:

- location details
- stormwater runoff concerns
- water main access
- access to the area
- lack of adequate planning and consideration of future development
- concerns regarding unsatisfied rules and regulations
- traffic concerns as a result of the retaining wall
- inadequate communication

In response to the delegate questions and concerns, staff noted that they are working with the applicant to ensure there is a mutual access easement.

Committee directed staff to engage in discussions with the delegates to address concerns raised.

Jenna Thibault, Weston Consulting, on behalf of the landowner, presented an overview of the application that included site context, development overview, proposed development, landscape plan, tertiary plan, official plan context, secondary plan context, zoning by-law, associated reports, plans, and studies, and timeline and next steps.

The following motion was considered:

PDC146-2024

1. That the presentation from Harjot Sra, Planner, Development Services, to the Planning and Development Committee Meeting of August 12, 2024, re: **Application to Amend the Zoning By-law, Weston Consulting, on behalf of Mayfield Commercial Centre Ltd., 6029 Mayfield Road, Ward 10, File: OZS-2024-0026**, be received;
2. That the following delegations re: Application to Amend the Zoning By-law, Weston Consulting, on behalf of Mayfield Commercial Centre Ltd.,

6029 Mayfield Road, Ward 10, File: OZS-2024-0026 to the Planning and Development Committee Meeting of August 12, 2024, be received; and

1. Amrit Singh Aujla, Brampton Resident
 2. Gurvir Singh, Brampton Resident
 3. Gurdeep Gill, Brampton Resident
 4. Jenna Thibault, Weston Consulting, on behalf of the landowner
3. That the following correspondence re: Application to Amend the Zoning By-law, Weston Consulting, on behalf of Mayfield Commercial Centre Ltd., 6029 Mayfield Road, Ward 10, File: OZS-2024-0026 to the Planning and Development Committee Meeting of August 12, 2024, be received:
1. Amrit Singh Aujla, Brampton Resident, dated August 4, 2024
 2. Jaspal Singh, Brampton Resident, dated August 12, 2024.

Carried

- 5.2 Staff Presentation re: Application for a Minor Amendment to the Development Permit System, Blackthorn Development Corp., on behalf of Main Street Developments Inc., 85 Sproule Drive, Ward 1, File: OZS-2024-0038

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

Megan Fernandes, 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, Brampton plan designation, secondary plan designation, development permit system, key issues and considerations, and next steps.

Committee noted the methods that can be used by the public to access further information in regard to this application.

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

The following motion was considered.

PDC147-2024

1. That the presentation from Megan Fernandes, Planner, Development Services, to the Planning and Development Committee Meeting of August

12, 2024, re: **Application for a Minor Amendment to the Development Permit System, Blackthorn Development Corp., on behalf of Main Street Developments Inc., 85 Sproule Drive, Ward 1, File: OZS-2024-0038**, be received;

2. That the report from Megan Fernandes, Planner, Development Services, to the Planning and Development Committee Meeting of August 12, 2024, re: Application for a Minor Amendment to the Development Permit System, Blackthorn Development Corp., on behalf of Main Street Developments Inc., 85 Sproule Drive, Ward 1, File: OZS-2024-0038, be received;
3. That the application for a minor amendment to the Main Street North Development Permit System submitted by Blackthorn Development Corp., on behalf of Main Street Developments Inc. (File: OZS-2024-0038), be approved, provided that the Planning and Development Committee are satisfied that all issues or concerns that may have been identified during the public meeting portion of the August 12, 2024 Planning and Development Committee Meeting for this application were able to be addressed satisfactorily, whereby the application is determined that it represents good planning, including that it is consistent with the Provincial Policy Statement, conforms with Growth Plan for the Greater Golden Horseshoe, and the City's Official Plan, and for the reasons set out in this Recommendation Report;
4. That the amendment to the Main Street North Development Permit System By-law, generally in accordance with Attachment 10 to this report be adopted; and
5. That no further notice or public meeting be required for the attached Minor Amendment to the Development Permit System pursuant to Section 34 (10) and Section 70.2 (2) if the Planning Act, R.S.O., as amended.

Carried

- 5.3 Staff Presentation re: Application to Amend the Official Plan and Zoning By-law, Glen Schnarr and Associates Inc., on behalf of 840966 Ontario Limited, 8331 Heritage Road, Ward 6, File: OZS-2024-0031

Item 6.4 was brought forward and dealt with at this time.

Nasir Mahmood, 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, Brampton plan designation, secondary plan designation, official plan amendment, zoning by-law, key issues and considerations, current status, and next steps.

Registered delegate, Murray Cook, Brampton Resident, addressed Committee and expressed the following comments and requests with respect to the subject application:

- request to keep current restrictions in place that restrict usage of Heritage Road by transport trucks
- to allow for the switch from a septic tanks to sanitary sewers in the area

The following motion was considered:

PDC148-2024

1. That the presentation from Nasir Mahmood, Planner, Development Services, to the Planning and Development Committee Meeting of August 12, 2024, re: **Application to Amend the Official Plan and Zoning By-law, Glen Schnarr and Associates Inc., on behalf of 840966 Ontario Limited, 8331 Heritage Road, Ward 6, File: OZS-2024-0031**, be received; and
2. That the delegation from Murray Cook, Brampton Resident, re: Application to Amend the Official Plan and Zoning By-law, Glen Schnarr and Associates Inc., on behalf of 840966 Ontario Limited, 8331 Heritage Road, Ward 6, File: OZS-2024-0031 to the Planning and Development Committee Meeting of August 12, 2024, be received.

Carried

- 5.4 Staff Presentation re: Application to Amend the Zoning By-law and Draft Plan of Subdivision, Glen Schnarr and Associates Inc., on behalf of Goreland Development Inc., 10877 The Gore Road, Ward 10, File: OZS-2024-0010

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

The following motion was considered:

PDC149-2024

That the presentation from Sadaf Shahid, Planner, Development Services, to the Planning and Development Committee Meeting of August 12, 2024, re: **Application to Amend the Zoning By-law and Draft Plan of Subdivision, Glen Schnarr and Associates Inc., on behalf of Goreland Development Inc., 10877 The Gore Road, Ward 10, File: OZS-2024-0010**, be received.

Carried

- 5.5 Staff Presentation re: Application to Temporarily Amend the Zoning By-law, SGL Planning and Design Inc., on behalf of Countryside Real Estate Holdings Inc. (Pearl Builders), 0 Countryside Drive, Ward 10, File: OZS-2024-0045

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

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

The following motion was considered:

PDC150-2024

1. That the presentation from Chinoye Sunny, Planner, Development Services, to the Planning and Development Committee Meeting of August 12, 2024, re: **Application to Temporarily Amend the Zoning By-law, SGL Planning and Design Inc., on behalf of Countryside Real Estate Holdings Inc. (Pearl Builders), 0 Countryside Drive, Ward 10, File: OZS-2024-0045**, be received; and
2. That the delegation from Raymond Ziemba, SGL Planning Inc., on behalf of the applicant, re: Application to Temporarily Amend the Zoning By-law, SGL Planning and Design Inc., on behalf of Countryside Real Estate Holdings Inc. (Pearl Builders), 0 Countryside Drive, Ward 10, File: OZS-2024-0045 to the Planning and Development Committee Meeting of August 12, 2024, be received.

Carried

6. Public Delegations (5 minutes maximum)

- 6.1 Possible Delegations re: Site Specific Amendment to the Sign By-law 399-2002, as amended, Target Outdoor, 0 Wilkinson Road, Ward 3

Withdrawn under Item Approval of Agenda – Recommendation PDC144-2024

- 6.2 Delegation re: Application to Amend the Zoning By-law, Weston Consulting, on behalf of Mayfield Commercial Centre Ltd., 6029 Mayfield Road, Ward 10, File: OZS-2024-0026

Dealt with under Item 5.1 - Recommendation PDC146-2024

- 6.3 Delegation re: Application to Temporarily Amend the Zoning By-Law, SGL Planning and Design Inc., on behalf of Countryside Real Estate Holdings Inc. (Pearl Builders), 0 Countryside Drive, Ward 10, File: OZS-2024-0045

Dealt with under Item 5.5 - Recommendation PDC150-2024

- 6.4 Delegation re: Application to Amend the Official Plan and Zoning By-law, Glen Schnarr and Associates Inc., on behalf of 840966 Ontario Limited, 8331 Heritage Road, Ward 6, File: OZS-2024-0031

Dealt with under Item 5.3 - Recommendation PDC148-2024

- 6.5 Delegation from Bill Baring, Brampton Resident, re: Second Entrances in New Developments

Registered delegate, Bill Baring, Brampton Resident, addressed Committee and expressed the following concerns:

- safety concerns due to lack of adequate space between new developments
- inadequate access for emergency services

Committee directed staff to engage in further discussions with the delegate to investigate the situation and address concerns raised.

The following motion was considered:

PDC151-2024

That the delegation from Bill Baring, Brampton Resident, re: **Second Entrances in New Developments** to the Planning and Development Committee Meeting of August 12, 2024, be **referred** to staff for investigation.

Carried

- 6.6 Delegation from Sunny Yashpal and Daniya Dhillon, Saach Inc., re: Niwaas Living

Registered delegates, Sunny Yashpal and Daniya Dhillon, Saach Inc., addressed Committee and provided an overview of the proposed Niwaas Living project that included a project overview, organization vision, current projects, project status, and request to collaborate with the City of Brampton.

Committee referred the matter to staff for further consideration.

The following motion was considered:

PDC152-2024

Whereas Brampton’s housing strategy – Housing Brampton – identifies the need for strategic intensification in key growth areas and an increased supply of affordable housing throughout the city; and,

Whereas Housing Brampton identifies six principles to guide the City’s response to housing needs, including Collaborating with the Non-Profit Sector; and,

Whereas the City has committed to a Housing Pledge to support the creation of 113,000 new housing units by 2031; and,

Whereas affordable rental housing has an integral role in Brampton’s housing system, providing diverse and affordable housing supply options for residents;

Now Therefore Be It Resolved that the delegation from Sunny Yashpal and Daniya Dhillon, Saach Inc., re: **Niwaas Living**, be **referred** to staff for further consideration, including opportunities for the City to provide support for the delivery of the affordable housing units in the Niwaas Living projects.

Carried

7. Staff Presentations and Planning Reports

- 7.1 Staff Report re: Application to Amend the Zoning By-law, Korsiak Urban Planning Inc., Mattamy (Credit River) Limited, 10201 Mississauga Road and 0 Mississauga Road, Ward 6, File: OZS-2024-0030

The following motion was approved on consent:

PDC153-2024

1. That the report from Yin Xiao, Principal Planner/Supervisor, Development Services, to the Planning and Development Committee Meeting of August 12, 2024, re: **Application to Amend the Zoning By-law, Korsiak Urban Planning Inc., Mattamy (Credit River) Limited, 10201 Mississauga**

Road and 0 Mississauga Road, Ward 6, File: OZS-2024-0030, be received;

2. That the application for an amendment to the Zoning By-law, submitted by Korsiak Urban Planning Inc., Mattamy (Credit River) Limited (File: OZS-2024-0030), be approved on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, and conforms to the Growth Plan for the Greater Golden Horseshoe, and the City's Official Plan for the reasons set out in this report;
3. That the amendment to the Zoning By-law, generally in accordance with Attachment 12 to this report be adopted;
4. That prior to the enactment of the Zoning By-law, a revised Noise Study be approved to the satisfaction of the Commissioner of Public Works and Engineering; and
5. That no further public notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34(17) of the Planning Act.

Carried

- 7.2 Staff Report re: Application for a Minor Amendment to the Development Permit System, Blackthorn Development Corp., Main Street Developments Inc., 85 Sproule Drive, Ward 1, File: OZS-2024-0038

Dealt with under Item 5.2 - Recommendation PDC147-2024

- 7.3 Staff Report re: Architectural Control Compliance Review for Ground-Related Residential Development

The following motion was approved on consent:

PDC154-2024

That the report from Han Liu, Principal Urban Designer/Supervisor, Development Services, to the Planning and Development Committee Meeting of August 12, 2024, re: **Architectural Control Compliance Review for Ground-Related Residential Development**, be received.

Carried

7.4 Staff Report re: Building and Façade Improvement Grant Applications, 8-28 Queen Street West and 29-39 Queen Street East, Wards 1 and 3, Files: BFIP-2024-0001 and BFIP-2024-0002

The following motion was approved on consent:

PDC155-2024

1. That the report from Damanpreet Mathouda, Planner, Downtown Revitalization, to the Planning and Development Committee Meeting of August 12, 2024, re: **Building and Façade Improvement Grant Applications, 8-28 Queen Street West and 29-39 Queen Street East, Wards 1 and 3, Files: BFIP-2024-0001 and BFIP-2024-0002**, be received;
2. That the applications BFIP-2024-0001 (8-28 Queen Street West) and BFIP-2024-0002 (29-39 Queen Street East) be approved in the amount of \$30,000 per property under the Building Improvement Grant Program and \$30,000 per property under the Façade Improvement Grant Program, for a total amount of \$60,000 per application. With two applications for four grants, the total amount to be approved is \$120,000. The applications are subject to satisfying the rules of the program as set out in the approved Implementation Guidelines of the Central Area Community Improvement Plan (CIP), and meeting the following conditions on or before November 30, 2024, unless extended by the Director of Downtown Revitalization, failing which this approval shall be null and void;
 - i. That the Applicant enters into the Building and Façade Improvement Grant Program Agreements with the City of Brampton.
3. That the applications BFIP-2024-0001 (8-28 Queen Street West) and BFIP-2024-0002 (29-39 Queen Street East) shall satisfactorily meet the urban design requirements and recommendations of the Development Services and Design Division of the Planning, Building and Growth Management Department for façade improvements that complement the Main Street character of the downtown; and,
4. That the Commissioner of Planning, Building and Growth Management be authorized to sign the Building and Façade Improvement Grant Program Agreements in relation to the approved projects with content satisfactory to the Commissioner of Planning, Building and Growth Management, or designate, and in a form approved by the City Solicitor, or designate, and that staff be authorized to take the next steps to implement the terms of the agreements.

- 7.5 Staff Report re: Site Specific Amendment to the Sign By-law 399-2002, as amended, Target Outdoor, 0 Wilkinson Road, Ward 3

Withdrawn under Item Approval of Agenda – Recommendation PDC144-2024

8. Committee Minutes

- 8.1 Minutes - Brampton Heritage Board - July 23, 2024

The following motion was approved on consent:

PDC156-2024

That the Minutes of the Brampton Heritage Board meeting of July 23, 2024, Recommendations HB026-2024 - HB032-2024, to the Planning and Development Committee Meeting of August 12, 2024, be approved as published and circulated.

The recommendations were approved as follows:

HB026-2024

That the agenda for the Brampton Heritage Board meeting of July 23, 2024 be approved as published and circulated.

HB027-2024

1. That the report from Arpita Jambekar, Heritage Planner, to the Brampton Heritage Board meeting of July 23, 2024, re: **Heritage Impact Assessment, 14 River Road – Ward 6**, be received;
2. That the following recommendations as per the Heritage Impact Assessment by Vincent J. Santamaura, Architect Inc. be followed:
 - a. With respect to the proposed construction of additions and renovations to the existing buildings at 14 River Road, it is recommended that:
 - i. The design of the renovations and additions to the existing single detached residence and the existing garage implements Heritage design strategies to make its design sympathetic to the River Road Cultural Heritage Landscape;

- ii. The design of the proposed renovations and additions to the existing single detached residence and renovations to the existing garage be approved;
3. That the design approach and components of the proposed renovations and addition, which are adjacent to existing Listed and Designated Heritage resources, be sympathetic to the existing Heritage value and thereby seek to reduce any impacts to the adjacent heritage resources; and,
4. That the following mitigation measures be followed:
 - a. The front yard setback and driveway width be maintained.
 - b. The existing screening consisting of the berm and mature trees along River Road also be maintained and must not be altered or affected during the construction on the property.

HB028-2024

1. That the report from Arpita Jambekar, Heritage Planner, to the Brampton Heritage Board meeting of July 23, 2024, re: **Heritage Impact Assessment Addendum, 69 Elliott St – Ward 3** be received;
2. That the Heritage Impact Assessment Addendum for 69 Elliott Street prepared by VG Architects dated May 10, 2024 be received; and,
3. That a complete Heritage Conservation Plan be submitted and approved, prior to the issuance of Demolition or Building Permits for the project, as referenced in the Heritage Impact Assessment prepared by ATA Architects Inc. and Brampton Heritage Board meeting dated December 29, 2022, for the longterm maintenance of the building.

HB029-2024

1. That the report from Arpita Jambekar, Heritage Planner, to the Brampton Heritage Board Meeting of July 23, 2024, re: **Heritage Impact Assessment, 30-46 and 54-60 Main Street North - Ward 1** be received; and,
2. That the following recommendations as per the Heritage Impact Assessment by LHC Heritage Planning & Archaeology Inc. be followed:
 - i. Provisional proposed development alternatives and mitigation measures are presented in the HIA report. They are intended to inform the design of the forthcoming development and should be considered

to help mitigate possible impacts to the properties' heritage attributes. Detailed mitigation strategies shall be developed upon finalization of the design for the proposed development;

- ii. That the report provides a series of four development alternatives relative to the demolition of the of the City-owned buildings and that, regardless of which option is selected, a documentary record of the buildings on the properties should be prepared. This being the case a Documentation and Salvage report is to be prepared for the buildings that are demolished, and that a photo and film documentation of the foundation structure for the buildings be incorporated in the report;
- iii. That, should Option 2, Option 3 or Option 4 be the selected alternative, it is recommended that a Conservation Plan be prepared by a qualified Heritage Professional to include guidance for any immediate intervention required prior to removals and construction, stabilization during construction, and guidance for repairs and long-term maintenance following construction and new development;
- iv. That, should demolition be the selected alternative, salvage that considers the properties' heritage attributes and other salvageable materials should be conducted and commemoration – through the City's plaque program – should be prepared, with incorporation of any salvaged features from the buildings in a commemorative element, for the new development.
- v. That when the design of the proposed development is finalized, an addendum to this HIA should be prepared to address any additional impacts and to clarify proposed alternatives, mitigation, and next steps.

HB030-2024

1. That the report from Arpita Jambekar, Heritage Planner, to the Brampton Heritage Board meeting of July 23, 2024, re: **Heritage Impact Assessment, 8990 McLaughlin Road South - Ward 4** be received;
2. That the Heritage Impact Assessment Report for 8990 McLaughlin Road, prepared by LHC Heritage Planning & Archaeology Inc., dated June 17, 2024 be deemed complete;
3. That the following recommendations from the Heritage Impact Assessment by LHC Heritage Planning & Archaeology Inc. be followed:
 - a. Options 1 through 8, are recommended in the HIA for proposed development while retaining the heritage attributes to the greatest

extent possible. The preferred option from a heritage conservation perspective is Option 2 (retention of north façade, lobby, rotunda, hallways, and rooms along the building's north façade). In the event retention as per Option 2 is not possible, then Options 3 through 7, in that order of preference, should be pursued;

- b. Option 8 (Demolition, commemoration, and interpretation) should only be considered as an option of last resort if all other options are demonstrated not to be viable;
 - c. As design of the Brampton Arts and Culture Centre progresses, the project team should consider the relevant Standards outlined in HIA section 9.3. New elements should be designed to be physically and visually compatible with, subordinate to, and distinguishable from the retained portions of the building. Reintegration of salvaged elements must also be guided by the standards and guidelines identified in Table 4 of the HIA (Attachment 1);
 - d. The design should also be informed by the existing building. Design elements such as those listed below should all be considered for reincorporation or to guide the design of the forthcoming building:
 - i. The patterns and colour palette of the terrazzo floor in the building's lobby and hallway
 - ii. Polished chrome air vent grilles
 - iii. Polished chrome handrail and door hardware
 - iv. And acoustic ceiling tiles in the rotunda;
4. That a Conservation Plan/ Heritage Building Protection Plan be prepared by a qualified heritage professional to guide any retention in situ of portions of the building and their re-integration into a new development;
 5. That prior to any changes to the building, a Salvage and Documentation Plan is to be prepared in order to identify materials to be salvaged and to outline measures to conserve materials being stored for reuse;
 6. That a Commemoration and Interpretation Plan be prepared for the new development regardless of the option selected. It is recommended that the Commemoration Strategy make use of salvaged materials; and,
 7. That an addendum to this scoped HIA will be required once a proposed development for the property has been prepared.

HB031-2024

1. That the report from Charlton Carscallen, Principal Planner, to the Brampton Heritage Board meeting of July 23, 2024, re: **Implementation of Heritage Easement Agreement for the Property at 10900 Coleraine Drive, Ward 10**, be received; and,
2. That the Commissioner of Planning, Building and Growth Management be authorized to enter into a Heritage Easement Agreement with the Owner for the property at 10900 Coleraine Drive in accordance with Part IV, section 37 of the Ontario Heritage Act, as amended (the “Act”).

HB032-2024

That Brampton Heritage Board do now adjourn to meet again on September 17, 2024 at 7:00 p.m.

Carried

9. Other Business/New Business

- 9.1 Discussion Item at the request of Regional Councillor Toor re: Request to Reinstate Ministerial Zoning Order (MZO) for Gobind Marg Charitable Trust and Gobind Sarvar

Regional Councillor Toor provided context on the request to reinstate the Ministerial Zoning Order for the Gobind Marg Charitable Trust and Gobind Sarvar.

The following motion was considered:

PDC157-2024

Whereas on September 29, 2021, the City of Brampton passed Resolutions C329-2021 and C330-2021 endorsing support for four separate Ministerial Zoning Order (MZO) requests – one of them being a request from the Gobin Marg Charitable Trust Ontario to develop lands municipally known as Part of Lot 16, Concession 11 ND (5253 Countryside Dr. / Coleraine Dr.) in the City of Brampton as a state-of-the art integrated school and place of worship; and,

Whereas on January 28, 2022, the Ministry of Municipal Affairs and Housing issued O.Reg 38/22, approving the MZO to facilitate the development of an integrated elementary and secondary school and associated place of worship; and,

Whereas on March 5, 2024, the Gobind Marg Charitable Trust submitted a site plan pre-consultation application for development of the site (PRE-2024-0034) to demonstrate progress towards development of the subject lands; and,

Whereas on April 10, 2024, the City of Brampton received a letter from the Ministry of Municipal Affairs and Housing indicating the Minister has revoked O.Reg 38/22, stating insufficient progress of development approvals associated with the site; and,

Whereas on June 17, 2024, the City of Brampton passed Resolution PDC134-2024 endorsing support to direct the Commissioner of Planning, Building and Growth Management to meet with the Ministry of Municipal Affairs and Housing and the Gobind Marg Charitable Trust and facilitate meetings concerning possible re-consideration of the April 10, 2024 Ministerial Decision to revoke O.Reg 38/22; and,

Whereas the MZO request by the Gobind Marg Charitable Trust continues offer an opportunity for the city to work collaboratively with relevant stakeholders to develop the site in a manner that supports a mix of employment and institutional land use to enrich the community for residents of Brampton;

Now Therefore Be It Resolved That the City of Brampton request that the Minister of Municipal Affairs and Housing reinstate O.Reg. 38/22 or issue a new Ministerial Zoning Order for the lands municipally known as Part of Lot 16, Concession 11 ND (5253 Countryside Dr. / Coleraine Dr.) in the City of Brampton.

Carried

10. Referred/Deferred Matters

Nil

11. Correspondence

- 11.1 Correspondence from Joanne Hyde, Policy Clerk and Manager, Toronto and Region Conservation Authority, dated July 24, 2024, re: Summary of 2023-2024 TRCA Policy Consultation Submissions

The following motion was approved on consent:

PDC158-2024

That the correspondence from Joanne Hyde, Policy Clerk and Manager, Toronto and Region Conservation Authority, dated July 24, 2024, re: **Summary of 2023-**

2024 TRCA Policy Consultation Submissions, to the Planning and Development Committee Meeting of August 12, 2024, be received.

Carried

- 11.2 Correspondence re: Application to Amend the Zoning By-law, Weston Consulting, on behalf of Mayfield Commercial Centre Ltd., 6029 Mayfield Road, Ward 10, File: OZS-2024-0026

Dealt with under Item 5.1 - Recommendation PDC146-2024

12. Councillor Question Period

Nil

13. Public Question Period

Nil

14. Closed Session

Nil

15. Adjournment

PDC159-2024

That the Planning and Development Committee do now adjourn to meet again for a Regular Meeting on Monday, September 9, 2024, at 7:00 p.m. or at the call of the Chair.

Carried

Regional Councillor M. Palleschi, Chair



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, September 9, 2024

- 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
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
Angelo Ambrico, Manager, Development Services
Michelle Gervais, Advisor, Special Projects
Chinoye Sunny, Planner, Development Services
Jan Salaya, Planner, Development Services
Harsh Padhya, Planner, Development Services
Nitika Jagtiani, Planner, Development Services
Charles Ng, Planner, Development Services
Samantha DeLaPena, Planner, Development Services
Genevieve Scharback, City Clerk
Charlotte Gravlev, Deputy City Clerk
Gagandeep Jaswal, Acting Legislative Coordinator
-

1. **Call to Order**

The meeting was called to order at 7:00 p.m. and adjourned at 10:51 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 (Chair), Deputy Mayor Singh, Regional Councillor Santos, Regional Councillor Vicente, Regional Councillor Brar, Regional Councillor Keenan, Regional Councillor Medeiros, Regional Councillor Fortini, and City Councillor Power.

Members absent during roll call: Regional Councillor Toor and Mayor Brown (ex officio).

2. Approval of Agenda

PDC160-2024

That the agenda for the Planning and Development Committee Meeting of September 9, 2024, be approved as published and circulated.

Carried

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

Nil

4. Consent Motion

The following item listed with a caret (^) was considered to be routine and non-controversial by the Committee and was approved at one time.

(8.1)

The following motion was considered:

PDC161-2024

That the following item to the Planning and Development Committee Meeting of September 9, 2024, be approved as part of Consent:

8.1

Carried

5. Statutory Public Meeting Reports

- 5.1 Staff Presentation re: Primary Major Transit Station Areas - City-initiated Official Plan Amendments

Items 6.5, 7.1, and 11.2 were brought forward and dealt with at this time.

Michelle Gervais, Advisor, Special Projects, presented an overview of the proposed amendments that included location overview, study phases, purpose, official plan amendments, commercial policies, servicing, and next steps.

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

- Andrew Walker, Gagnon Walker Domes Ltd., on behalf of Candeco Realty Limited
- Andrew Walker, Gagnon Walker Domes Ltd., on behalf of Starbank Developments 285 Corp.
- Rachelle Larocque, The Biglieri Group, on behalf of Ambria (Church) Limited

Registered delegate Nicholas Dell, Harper Dell & Associates Inc., on behalf of Golden Gate Dixie Plaza, was in attendance but withdrew his delegation.

Committee consideration of the matter included requests and concerns from the delegates with respect to the following:

- request to discuss potential adjustments to the proposed amendments with staff
- concerns regarding the modification of land use
- safety concerns as a result of the proposed road widening

The following motion was considered:

PDC162-2024

1. That the presentation from Michelle Gervais, Advisor, Special Projects, Integrated City Planning, and Natasha D'Souza, Policy Planner, Integrated City Planning, to the Planning and Development Committee Meeting of September 9, 2024, re: **Primary Major Transit Station Areas - City-initiated Official Plan Amendments**, be received;
2. That the report from Michelle Gervais, Advisor, Special Projects, Integrated City Planning, to the Planning and Development Committee Meeting of September 9, 2024, re: Primary Major Transit Station Areas - City-initiated Official Plan Amendments, be received;

3. That Planning, Building and Growth Management staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation;
4. That the following delegations re: Primary Major Transit Station Areas - City-initiated Official Plan Amendments to the Planning and Development Committee Meeting of September 9, 2024, be received; and
 1. Andrew Walker, Gagnon Walker Domes Ltd., on behalf of Candeco Realty Limited
 2. Andrew Walker, Gagnon Walker Domes Ltd., on behalf of Starbank Developments 285 Corp.
 3. Rachelle Larocque, The Biglieri Group, on behalf of Ambria (Church) Limited
5. That the following correspondence re: Primary Major Transit Station Areas - City-initiated Official Plan Amendments to the Planning and Development Committee Meeting of September 9, 2024, be received:
 1. Maurizio Rogato, Blackthorn Development Corp., on behalf of Avalon Developments Inc., dated August 30, 2024
 2. Maurizio Rogato, Blackthorn Development Corp., on behalf of Avalon Developments Inc., dated April 2, 2024
 3. Andrew Ferancik, WND Associates, on behalf of County Court Centre Ltd., dated September 3, 2024
 4. Dan Kraszewski, D. J. K. Land Use Planning, on behalf of Fifth Avenue Group, dated September 6, 2024
 5. Lauren Capilongo, Malone Given Parsons Ltd., on behalf of TACC Holborn (Block 140) Inc., dated September 6, 2024
 6. Andrew Walker, Gagnon Walker Domes Ltd., on behalf of Candeco Realty Limited, dated September 9, 2024
 7. Andrew Walker, Gagnon Walker Domes Ltd., on behalf of Starbank Developments 285 Corp., dated September 9, 2024
 8. Gerry Tchisler, MHBC, on behalf of Morguard Corporation and Bramalea City Centre Equities Inc., dated September 9, 2024
 9. Richard Domes and Nikhail Dawan, GWD, on behalf of Centennial Mall Brampton Ltd., dated September 9, 2024

10. Richard Domes and Nikhail Dawan, GWD, on behalf of Soneil Mississauga Inc. and Soneil Oakville Inc., dated September 9, 2024
11. Richard Domes and Nikhail Dawan, GWD, on behalf of Soneil Markham Inc., dated September 9, 2024
12. Richard Domes and Nikhail Dawan, GWD, on behalf of Loblaw Properties Limited, dated September 9, 2024.

Carried

- 5.2 Staff Presentation re: Application to Amend the Official Plan and Zoning By-law, Blackthorn Development Corp., 1000158200 Ontario Inc., 9379 Clarkway Drive, Ward 10, File: OZS-2024-0039

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

Chinoye Sunny, 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, Brampton plan designation, secondary plan designation, zoning by-law, zoning by-law amendment, key issues and considerations, and next steps.

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

- Lad Vijaykumar, Brampton Resident
- Shankarnarayana Sreedhara, Brampton Resident
- Jiteshkumar Tripathi, Brampton Resident
- Bela Patel, Brampton Resident
- Dipak Patel, Brampton Resident
- Snehal Patel, Brampton Resident
- Laljibhai Patel, Brampton Resident
- Nilraj Patel, Brampton Resident
- Manisha Patel, Brampton Resident
- Saurabh Patel, Brampton Resident
- Azad Goyat, Brampton Resident

- Divyesh Patel, Brampton Resident
- Ritesh Gandhi, Brampton Resident
- Santosh Patel, Brampton Resident
- Rinal Patel, Brampton Resident
- Kapil Bulsara, Brampton Resident
- Rutvik Upadhyay, Brampton Resident
- Diptesh Patel, Brampton Resident
- Asif Mahmood, Brampton Resident
- Sujal Patel, Brampton Resident
- Satyendra Bhavsar, Brampton Resident
- Raj Bains, Brampton Resident
- Deep Patel, Brampton Resident

The following registered delegates were not in attendance, therefore their delegations were withdrawn:

- Vishal Raval, Brampton Resident
- Sharon Persaud, Brampton Resident
- Dharmavir Gohil, Brampton Resident
- Dilip Ahir, Brampton Resident
- Birenkumar Ladhawala, Brampton Resident
- Dipakkumar Patel and Sweta Patel, Brampton Residents
- Asif Mahmood, Brampton Resident
- Amith Gujjula, Brampton Resident

Committee consideration of the matter included concerns, comments, and questions from the delegates with respect to the following:

- traffic safety and congestion concerns
- incompatibility with existing neighbourhood
- unsustainability of proposed development

- single entry and exit on Old Clarkway Drive
- parking related concerns including shortage of parking
- insufficient traffic study due to being conducted during a period of lower traffic volumes due to COVID-19
- lack of existing infrastructure and insufficient community services to support the proposed development
- privacy concerns
- noise pollution
- environmental concerns and request for an environmental study to be conducted
- potential impact to mental health and well being of neighbourhood residents
- financial impact
- crime and safety concerns
- incongruent with the properties of the existing neighbourhood
- impact to housing value
- increased population density and overcrowding concerns

The following motion was considered:

PDC163-2024

1. That the presentation from Chinoye Sunny, Planner, Development Services, to the Planning and Development Committee Meeting of September 9, 2024, re: **Application to Amend the Official Plan and Zoning By-law, Blackthorn Development Corp., 1000158200 Ontario Inc., 9379 Clarkway Drive, Ward 10, File: OZS-2024-0039**, be received;
2. That the following delegations re: Application to Amend the Official Plan and Zoning By-law, Blackthorn Development Corp., 1000158200 Ontario Inc., 9379 Clarkway Drive, Ward 10, File: OZS-2024-0039 to the Planning and Development Committee Meeting of September 9, 2024, be received; and
 1. Lad Vijaykumar, Brampton Resident
 2. Shankarnarayana Sreedhara, Brampton Resident

3. Jiteshkumar Tripathi, Brampton Resident
 4. Bela Patel, Brampton Resident
 5. Dipak Patel, Brampton Resident
 6. Snehal Patel, Brampton Resident
 7. Laljibhai Patel, Brampton Resident
 8. Nilraj Patel, Brampton Resident
 9. Manisha Patel, Brampton Resident
 10. Saurabh Patel, Brampton Resident
 11. Azad Goyat, Brampton Resident
 12. Divyesh Patel, Brampton Resident
 13. Ritesh Gandhi, Brampton Resident
 14. Santosh Patel, Brampton Resident
 15. Rinal Patel, Brampton Resident
 16. Kapil Bulsara, Brampton Resident
 17. Rutvik Upadhyay, Brampton Resident
 18. Diptesh Patel, Brampton Resident
 19. Asif Mahmood, Brampton Resident
 20. Sujal Patel, Brampton Resident
 21. Satyendra Bhavsar, Brampton Resident
 22. Raj Bains, Brampton Resident
 23. Deep Patel, Brampton Resident
3. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law, Blackthorn Development Corp., 1000158200 Ontario Inc., 9379 Clarkway Drive, Ward 10, File: OZS-2024-0039 to the Planning and Development Committee Meeting of September 9, 2024, be received:
1. Vijay Lad, Brampton Resident, dated August 25, 2024
 2. Aniruddha Patel, Brampton Resident, dated August 26, 2024

3. Rutvik Upadhyay, Brampton Resident, dated August 26, 2024
4. Arpan Shah, Brampton Resident, dated August 27, 2024
5. Jigarkumar Patel, Brampton Resident, dated August 27, 2024
6. Anant Mehta, Brampton Resident, dated August 27, 2024
7. Azad Goyat, Brampton Resident, dated August 27, 2024
8. Sharon Persaud, Brampton Resident, dated August 27, 2024
9. Diptesh Patel, Brampton Resident, dated August 27, 2024
10. Rajkamal Bains, Brampton Resident, dated August 27, 2024
11. Dipak Patel, Brampton Resident, dated August 28, 2024
12. Snehal Patel, Brampton Resident, dated August 28, 2024
13. Ritesh Gandhi, Brampton Resident, dated August 28, 2024
14. Gurpreet Marwaha, Brampton Resident, dated August 28, 2024
15. Chintan Patel, Brampton Resident, dated August 29, 2024
16. Sujal Patel, Brampton Resident, dated August 24, 2024
17. Deep Patel, Brampton Resident, dated August 30, 2024
18. Rinal Patel, Brampton Resident, dated September 1, 2024
19. Kripal Soni, Brampton Resident, dated September 2, 2024
20. Hardik Shah, Brampton Resident, dated September 2, 2024
21. Kalpesh Varma, Brampton Resident, dated September 2, 2024
22. Dharmavir Gohil, Brampton Resident, dated September 2, 2024
23. Jiteshkumar Tripathi, Brampton Resident, dated September 2, 2024
(petition included)
24. Shankarayana Sreedhara, Brampton Resident, dated September 3,
2024
25. Parshad Patel, Brampton Resident, dated August 28, 2024
26. Gayatri Lad, Brampton Resident, dated September 3, 2024
27. Dilip Ahir, Brampton Resident, dated September 3, 2024
28. Saurabh Patel, Brampton Resident, dated September 2, 2024

29. Sandip Makwana, Brampton Resident, dated September 3, 2024
30. Divyesh Patel, Brampton Resident, dated September 3, 2024
31. Urvesh Patel, Brampton Resident, dated September 3, 2024
32. Nikhilesh Modh, Brampton Resident, dated September 3, 2024
33. Hasmita Modh, Brampton Resident, dated September 3, 2024
34. Arvind Rawat, Brampton Resident, dated September 3, 2024
35. Amit Patel, Brampton Resident, dated September 3, 2024
36. Khyati Rawat, Brampton Resident, dated September 3, 2024
37. Marie Gauthier, Brampton Resident, dated September 3, 2024
38. Girish Ahir, Brampton Resident, dated September 2, 2024
39. Manpreet Sethi, Brampton Resident, dated September 3, 2024
40. David Gauthier, Brampton Resident, dated September 3, 2024
41. Lena Gauthier, Brampton Resident, dated September 3, 2024
42. Harsh Oza, Brampton Resident, dated August 30, 2024
43. Khetal Lad, Brampton Resident, dated August 26, 2024
44. Vandana Rawat, Brampton Resident, dated September 3, 2024
45. Vincent Gauthier, Brampton Resident, dated September 3, 2024
46. Jignasa Patel, Brampton Resident, dated September 3, 2024
47. Akash Adhvaryu, Brampton Resident, dated September 4, 2024
48. Sachin Trivedi, Brampton Resident, dated September 4, 2024
49. Rinal Patel, Brampton Resident, dated September 2, 2024
50. Miloni Shah, Brampton Resident, dated September 3, 2024
51. Jaivadan Bulsara, Brampton Resident, dated September 3, 2024
52. Kalpana Bulsara, Brampton Resident, dated September 3, 2024
53. Sunil Lariya, Brampton Resident, dated September 3, 2024
54. Amith Gujjula, Brampton Resident, dated September 5, 2024
55. Kapil Bulsara, Brampton Resident, dated September 3, 2024

56. Manisha Patel, Brampton Resident, dated September 3, 2024

57. Hiral Patel, Brampton Resident, dated September 9, 2024

58. Hetal Mehta, Brampton Resident, dated September 5, 2024.

Carried

- 5.3 Staff Presentation re: Application to Temporarily Amend the Zoning By-law, King Consultants Inc., on behalf of 2222270 Ontario Inc., 394 Orenda Road, Ward 7, File: OZS-2024-0041

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

The following motion was considered:

PDC164-2024

That the presentation from Jan Salaya, Planner, Development Services, to the Planning and Development Committee Meeting of September 9, 2024, re: **Application to Temporarily Amend the Zoning By-law, King Consultants Inc., on behalf of 2222270 Ontario Inc., 394 Orenda Road, Ward 7, File: OZS-2024-0041**, be received.

Carried

- 5.4 Staff Presentation re: Application to Amend the Zoning By-law, Bramalea RR GP Limited c/o LEV Developments Inc., 30 Peel Centre Drive, Ward 7, File: OZS-2024-0044

Items 6.1 and 11.3 were brought forward and dealt with at this time.

Harsh Padhya, Planner, Development Services, presented an overview of the application that included location overview, area context, site photos, development proposal, planning framework summary, Brampton plan designation, major transit station areas, secondary plan designation, zoning by-law, zoning by-law amendment, key issues and considerations, and current status.

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

- Stuart Scheffers, Brampton Resident

- George Jenney, Brampton Resident
- Azad Goyat, Brampton Resident

Committee consideration of the matter included concerns, comments, and questions from the delegates with respect to the following:

- overcrowding in the area
- traffic increase
- lack of privacy
- insufficient parking
- proposed height is not compatible with existing area and development proposal should be adjusted to decrease building height
- safety concerns regarding the accessibility of emergency services due to high proposed building height
- insufficient existing infrastructure

Melissa McKay, Debbie Hemmens, and Carmen Jandu, LEV Living, presented an overview of the application that included background information, area context, proposed development, conceptual site plan, tertiary plan, developments within the tertiary plan, supporting studies, and conclusion and next steps.

The following motion was considered:

PDC165-2024

1. That the presentation from Harsh Padhya, Planner, Development Services, to the Planning and Development Committee Meeting of September 9, 2024, re: **Application to Amend the Zoning By-law, Bramalea RR GP Limited c/o LEV Developments Inc., 30 Peel Centre Drive, Ward 7, File: OZS-2024-0044**, be received;
2. That the following delegation re: Application to Amend the Zoning By-law, Bramalea RR GP Limited c/o LEV Developments Inc., 30 Peel Centre Drive, Ward 7, File: OZS-2024-0044 to the Planning and Development Committee Meeting of September 9, 2024, be received; and
 1. Stuart Scheffers, Brampton Resident
 2. George Jenney, Brampton Resident
 3. Azad Goyat, Brampton Resident

4. Melissa McKay, Debbie Hemmens, and Carmen Jandu, LEV Living
3. That the following correspondence re: Application to Amend the Zoning By-law, Bramalea RR GP Limited c/o LEV Developments Inc., 30 Peel Centre Drive, Ward 7, File: OZS-2024-0044 to the Planning and Development Committee Meeting of September 9, 2024, be received:
 1. Mike Cantras, Brampton Resident, dated August 28, 2024
 2. Susan Loeb, Brampton Resident, dated September 3, 2024
 3. Janis Burns, Brampton Resident, dated September 4, 2024.

Carried

- 5.5 Staff Presentation re: Application to Amend the Official Plan and Zoning By-law, Glen Schnarr and Associates Inc., 2424203 Ontario Ltd., 0 McLaughlin Road, Ward 6, File: OZS-2024-0046

Items 6.3 and 11.4 were brought forward and dealt with at this time.

Chair Palleschi commended staff for their work on this application.

Nitika Jagtiani, Planner, Development Services, presented an overview of the application that included location overview, area context, site photos, development proposal, architectural rendering, planning framework summary, official plan designation, Brampton plan designation, secondary plan designation, proposed official plan amendment, zoning by-law, zoning by-law amendment, key issues and considerations, and next steps.

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

- Tony Fera, Brampton Resident
- Payal Mehta, Brampton Resident
- Harmeet Singh Walia, Brampton Resident
- Jagdish Valluri, Brampton Resident
- Tessa George, Brampton Resident
- Azad Goyat, Brampton Resident
- Arnold Zimmerman, Brampton Resident
- Esha Gandhi, Brampton Resident

- Rajneesh Chattha, Brampton Resident

Committee consideration of the matter included concerns, comments, and questions from the delegates with respect to the following:

- privacy concerns
- traffic congestion and road safety concerns
- inadequate parking
- noise concerns
- environmental concerns
- strain on existing infrastructure, including emergency services

The following motion was considered:

PDC166-2024

1. That the presentation from Nitika Jagtiani, Planner, Development Services, to the Planning and Development Committee Meeting of September 9, 2024, re: **Application to Amend the Official Plan and Zoning By-law, Glen Schnarr and Associates Inc., 2424203 Ontario Ltd., 0 McLaughlin Road, Ward 6, File: OZS-2024-0046**, be received;
2. That the following delegations re: Application to Amend the Official Plan and Zoning By-law, Glen Schnarr and Associates Inc., 2424203 Ontario Ltd., 0 McLaughlin Road, Ward 6, File: OZS-2024-0046 to the Planning and Development Committee Meeting of September 9, 2024, be received; and
 1. Tony Fera, Brampton Resident
 2. Payal Mehta, Brampton Resident
 3. Harmeet Singh Walia, Brampton Resident
 4. Jagdish Valluri, Brampton Resident
 5. Tessa George, Brampton Resident
 6. Azad Goyat, Brampton Resident
 7. Arnold Zimmerman, Brampton Resident
 8. Esha Gandhi, Brampton Resident
 9. Rajneesh Chattha, Brampton Resident

3. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law, Glen Schnarr and Associates Inc., 2424203 Ontario Ltd., 0 McLaughlin Road, Ward 6, File: OZS-2024-0046 to the Planning and Development Committee Meeting of September 9, 2024, be received:
 1. Ponnambalam Vivegananthekumar and Uma Nadarajah, Brampton Residents, dated September 3, 2024
 2. Robb Ghag, Brampton Resident, dated September 2, 2024
 3. Juliana de Lacerda, Brampton Resident, dated September 3, 2024
 4. Ramji Shrestha, Brampton Resident, dated September 1, 2024
 5. Ramji Shrestha, Brampton Resident, dated September 4, 2024
 6. Tony Fera, Brampton Resident, dated September 1, 2024
 7. Teresa and Antonio Neves, Brampton Residents, dated August 31, 2024
 8. Amarjit Singh, Brampton Resident, dated September 1, 2024.

Carried

- 5.6 Staff Presentation re: Application to Amend the Official Plan and Zoning By-law, Malone Given Parsons Ltd., HBNG Holborn Group, TACC Holborn (Block 140) Inc., Northeast Quadrant of Queen Street East and The Gore Road, Ward 8, File: OZS-2024-0037

Item 6.4 was brought forward and dealt with at this time.

Charles Ng, 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, Brampton plan designation, secondary plan designation, proposed official plan amendment, zoning by-law, zoning by-law amendment, key issues and considerations, and current status and next steps.

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

- Kashif Pannu, Brampton Resident
- Satyendra Bhavsar, Brampton Resident

- Bhaskar Sagar, Brampton Resident
- Hasmukh Merja, Brampton Resident
- Vrushant Shah, Brampton Resident
- Jignesh Shah, Brampton Resident
- Diptesh Patel, Brampton Resident
- Azad Goyat, Brampton Resident
- Rakesh Brambhatt, Brampton Resident
- Jitesh Tripathi, Brampton Resident
- Rinal Patel, Brampton Resident
- Divyesh Patel, Brampton Resident

Committee consideration of the matter included concerns, comments, suggestions and questions from the delegates with respect to the following:

- insufficient parking
- inadequate existing infrastructure and community services, which will result in a strain on services
- inaccurate potential employment figures
- major amendments to zoning by-laws
- proposed entry and exit points will create traffic related issues
- garbage around bus stops in the area, partially due to overcrowding
- traffic concerns
- suggestion to widen Queen Street
- concerns surrounding crime levels and safety

Lauren Capilongo, Malone Given Parsons Ltd., on behalf of TACC Holborn (Block 140) Inc., presented an overview of the application that included location overview, history, Brampton official plan designation, related secondary plans and MTSA's, zoning context, proposed development, official plan amendment, zoning by-law amendment, and planning analysis.

The following motion was considered:

PDC167-2024

1. That the presentation from Charles Ng, Planner, Development Services, to the Planning and Development Committee Meeting of September 9, 2024, re: **Application to Amend the Official Plan and Zoning By-law, Malone Given Parsons Ltd., HBNG Holborn Group, TACC Holborn (Block 140) Inc., Northeast Quadrant of Queen Street East and The Gore Road, Ward 8, File: OZS-2024-0037**, be received; and
2. That the following delegation re: Application to Amend the Official Plan and Zoning By-law, Malone Given Parsons Ltd., HBNG Holborn Group, TACC Holborn (Block 140) Inc., Northeast Quadrant of Queen Street East and The Gore Road, Ward 8, File: OZS-2024-0037 to the Planning and Development Committee Meeting of September 9, 2024, be received:
 1. Kashif Pannu, Brampton Resident
 2. Satyendra Bhavsar, Brampton Resident
 3. Bhaskar Sagar, Brampton Resident
 4. Hasmukh Merja, Brampton Resident
 5. Vrushant Shah, Brampton Resident
 6. Jignesh Shah, Brampton Resident
 7. Diptesh Patel, Brampton Resident
 8. Azad Goyat, Brampton Resident
 9. Rakesh Brambhatt, Brampton Resident
 10. Jitesh Tripathi, Brampton Resident
 11. Rinal Patel, Brampton Resident
 12. Divyesh Patel, Brampton Resident
 13. Lauren Capilongo, Malone Given Parsons Ltd., on behalf of TACC Holborn (Block 140) Inc.

Carried

6. Public Delegations (5 minutes maximum)

- 6.1 Delegation re: Application to Amend the Zoning By-law, Bramalea RR GP Limited c/o LEV Developments Inc., 30 Peel Centre Drive, Ward 7, File: OZS-2024-0044

Dealt with under Item 5.4 - Recommendation PDC165-2024

- 6.2 Delegations re: Application to Amend the Official Plan and Zoning By-law, Blackthorn Development Corp., 1000158200 Ontario Inc., 9379 Clarkway Drive, Ward 10, File: OZS-2024-0039

Dealt with under Item 5.2 - Recommendation PDC163-2024

- 6.3 Delegation re: Application to Amend the Official Plan and Zoning By-law, Glen Schnarr and Associates Inc., 2424203 Ontario Ltd., 0 McLaughlin Road, Ward 6, File: OZS-2024-0046

Dealt with under Item 5.5 - Recommendation PDC166-20243

- 6.4 Delegation re: Application to Amend the Official Plan and Zoning By-law, Malone Given Parsons Ltd., HBNG Holborn Group, TACC Holborn (Block 140) Inc., Northeast Quadrant of Queen Street East and The Gore Road, Ward 8, File: OZS-2024-0037

Dealt with under Item 5.6 - Recommendation PDC167-2024

- 6.5 Delegation re: Primary Major Transit Station Areas - City-initiated Official Plan Amendments

Dealt with under Item 5.1 - Recommendation PDC162-2024

7. Staff Presentations and Planning Reports

- 7.1 Staff Report re: Primary Major Transit Station Areas - City-initiated Official Plan Amendments

Dealt with under Item 5.1 - Recommendation PDC162-2024

- 7.2 Staff Report re: Gore Meadows Secondary Plan Area 56: Alternative Process to City-Initiated Secondary Plan Amendment through Precinct Planning, Ward 10

The following motion was considered:

PDC168-2024

1. That the report from Samantha Dela Pena, Planner, Development Services, to the Planning and Development Committee Meeting of September 9, 2024, re: **Gore Meadows Secondary Plan Area 56:**

Alternative Process to City-Initiated Secondary Plan Amendment through Precinct Planning, Ward 10, be received;

2. That Council endorse an alternative planning process for the Gore Meadows Secondary Plan Area that includes the submission of two privately initiated Official Plan Amendments in accordance with the Precinct Planning policies in *Brampton Plan*;
3. That as part of the privately initiated Official Plan Amendment all references to the Gore Meadows Secondary Plan be deleted from *Brampton Plan*;
4. That the community vision and planning principles for each Gore Meadows Sub-Area Precinct Plan(s) be endorsed by Council through an Official Plan Amendment, prior to the approval of any application to Amend the Zoning By-law and/or Draft Plan of Subdivision;
5. That the applicant be required to host a non-statutory Open House with area residents in advance of the Statutory Public Meeting for the Official Plan and Zoning By-law Amendment;
6. That the applicant engage with Development Services and the Parks Planning departments to discuss public parkland and trail network opportunities near and adjacent to the existing Gore Meadows Community Centre, and that the City be satisfied with respect to arrangements between the City and landowner for the location, size and programming of parks, recreational space and institutional lands for each Gore Meadows Sub-area Precinct Plan prior to Council endorsement; and
7. That the City Clerk be directed to forward a copy of this staff report and Council resolution to the Region of Peel and the Toronto Region Conservation Authority for their information.

Carried

8. Committee Minutes

8.1 Minutes - Active Transportation Advisory Committee - August 13, 2024

The following motion was approved on consent:

PDC169-2024

That the Minutes of the Active Transportation Advisory Committee meeting of August 13, 2024, Recommendations ATC033-2024 - ATC040-2024, to the

Planning and Development Committee Meeting of September 9, 2024, be approved as published and circulated.

The recommendations were approved as follows:

ATC033-2024

That the agenda for the Active Transportation Advisory Committee Meeting of August 13, 2024, be approved, as published and circulated.

ATC034-2024

That the presentation from Stephen Laidlaw, re: **CRASH Program**, to the Active Transportation Advisory Committee Meeting of August 15, 2024, be received.

ATC035-2024

That the verbal update from Tyron Nimalakumar, Transportation Planner, Active Transportation, Planning, Building and Growth Management, re: **Second Half of Bike Month**, to the Active Transportation Advisory Committee Meeting of August 13, 2024, be received.

ATC036-2024

That the verbal update from Stephen Laidlaw, Co-Chair, re: **Leading Pedestrian Interval Consideration**, to the Active Transportation Advisory Committee Meeting of August 13, 2024, be received.

ATC037-2024

That the verbal update from Fernanda Soares, Project Manager, Active Transportation, Planning, Building and Growth Management, re: **Active Transportation Contract for the 2024 Work Implementation Plan**, to the Active Transportation Advisory Committee Meeting of August 13, 2024, be received.

ATC038-2024

That the verbal update from Fernanda Soares, Project Manager, Active Transportation, Planning, Building and Growth Management, re: **East-West Cycling Corridor Project Status**, to the Active Transportation Advisory Committee Meeting of August 13, 2024, be received.

ATC039-2024

That the verbal update from Fernanda Soares, Project Manager, Active Transportation, Planning, Building and Growth Management, re: **Brampton**

Mobility Plan, to the Active Transportation Advisory Committee Meeting of August 13, 2024, be received.

ATC040-2024

That the Active Transportation Advisory Committee do now adjourn to meet again on Tuesday, October 8, 2024, at 7:00 p.m. or at the call of the Chair.

Carried

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, Blackthorn Development Corp., 1000158200 Ontario Inc., 9379 Clarkway Drive, Ward 10, File: OZS-2024-0039

Dealt with under Item 5.2 - Recommendation PDC163-2024

- 11.2 Correspondence re: Primary Major Transit Station Areas - City-initiated Official Plan Amendments

Dealt with under Item 5.1 - Recommendation PDC162-2024

- 11.3 Correspondence re: Application to Amend the Zoning By-law, Bramalea RR GP Limited c/o LEV Developments Inc., 30 Peel Centre Drive, Ward 7, File: OZS-2024-0044

Dealt with under Item 5.4 - Recommendation PDC165-2024

- 11.4 Correspondence re: Application to Amend the Official Plan and Zoning By-law, Glen Schnarr and Associates Inc., 2424203 Ontario Ltd., 0 McLaughlin Road, Ward 6, File: OZS-2024-0046

Dealt with under Item 5.5 - Recommendation PDC166-2024

12. Councillor Question Period

Nil

13. Public Question Period

Rajneesh Chattha, Brampton Resident, referenced Item 5.5 on the agenda, and inquired, via email, regarding the following:

- how will residents be compensated if the proposed development negatively affects property values

Chair Paleschi noted that staff will address the resident's concerns as part of the forthcoming recommendation report.

14. Closed Session

Nil

15. Adjournment

PDC170-2024

That the Planning and Development Committee do now adjourn to meet again for a Regular Meeting on Monday, September 23, 2024, at 7:00 p.m. or at the call of the Chair.

Carried

Regional Councillor M. Paleschi, Chair

**Planning and Development Committee
The Corporation of the City of Brampton****Monday, September 23, 2024**

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
Angelo Ambrico, Manager, Development Services
Ellis Lewis, Planner, Development Services
Arjun Singh, Planner, Development Services
Sadaf Shahid-Hussain, Planner, Development Services
Jessica Yadav, Planner, Integrated City Planning
Harjot Sra, Planner, Development Services
Tristan Costa, Planner, Integrated City Planning
Genevieve Scharback, City Clerk
Tammi Jackson, Legislative Coordinator
Gagandeep Jaswal, Legislative Assistant

1. Call to Order

The meeting was called to order at 7:01 p.m. and adjourned at 8:15 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 (Chair), Deputy Mayor Singh, Regional Councillor Santos, Regional Councillor Vicente, Regional Councillor Brar, Regional Councillor Keenan, Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Toor, and City Councillor Power.

Members absent during roll call: Mayor Brown (ex officio).

2. Approval of Agenda

PDC171-2024

That the agenda for the Planning and Development Committee Meeting of September 23, 2024, 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

- 5.1 Staff Presentation re: Application to Temporarily Amend the Zoning By-law, KLM Planning, on behalf of 2538948 Ontario Inc., 0 Mayfield Road, Ward 10, File: OZS-2024-0054

Items 6.1 and 7.1 were brought forward and dealt with at this time.

Arjun Singh, 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, Brampton plan designation, secondary plan designation, zoning by-law, zoning by-law amendment, key issues and considerations, and next steps.

Marshall Smith, KLM Planning Partners Inc., presented an overview of the application that included location context, existing and future policies in regards to the Brampton official plan, existing and future policies in regards to the zoning by-law, development proposal, and example photos.

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

- Rick Ainsley, Brampton Resident

Committee consideration of the matter included concerns and comments from the delegates with respect to the following:

- safety concerns as a result of the increased number of accidents at the subject location
- water drainage issues and flooding concerns
- illegal truck parking at the subject site due to non-compliance with enforcement rules and regulations
- increased traffic congestion
- environmental concerns
- decreased property value of neighbouring properties

Staff noted that the applicant had previously submitted a temporary amendment application at the subject location.

In response to questions of clarification from Committee, staff explained the holding provisions placed on the application, noting that the applicant is required to submit a satisfactory traffic study, detailed engineering study, and a site plan. Staff also noted that the site plan is required to be inclusive of the proposed recreational facility.

Committee noted the importance of ensuring developments maintain compliance with regulations.

The following motion was considered:

PDC172-2024

1. That the presentation from Arjun Singh, Planner, Development Services, to the Planning and Development Committee Meeting of September 23, 2024, re: **Application to Temporarily Amend the Zoning By-law, KLM Planning, on behalf of 2538948 Ontario Inc., 0 Mayfield Road, Ward 10, File: OZS-2024-0054**, be received;
2. That the report from Arjun Singh, Planner, Development Services, to the Planning and Development Committee of September 23, 2024, re: **Application to Temporarily Amend the Zoning By-law, KLM Planning,**

on behalf of 2538948 Ontario Inc., 0 Mayfield Road, Ward 10, File: OZS-2024-0054, be received;

3. That the application for an Amendment to the Zoning By-law submitted by KLM Planning, on behalf of 2538948 Ontario Inc. and 2835755 Ontario Inc. (File: OZS-2024-0054) 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;
4. That in accordance with the Planning Act, Council supports the proposed temporary use for a period of up to 3 years from the date of adoption of the By-law included as Attachment 11 to this report. Should the Ministry of Transportation (MTO) confirm that the temporary use may continue to a date after September 2025, an amending by-law to reflect the new expiry date shall be advanced for Council adoption, and no further public meeting shall be required pursuant to Section 34(17) of the Planning Act;
5. That prior to staff forwarding the by-law to Council for enactment, written confirmation is to be received from the Ministry of Transportation confirming that they have no objection to the temporary use by-law;
6. That the amendment to the Zoning By-law, generally in accordance with the attached Attachment 10 to this report be adopted;
7. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34 (10.4) of the Planning Act, R.S.O., as amended; and
8. That the following delegations re: Application to Temporarily Amend the Zoning By-law, KLM Planning, on behalf of 2538948 Ontario Inc., 0 Mayfield Road, Ward 10, File: OZS-2024-0054 to the Planning and Development Committee Meeting of September 23, 2024, be received:
 1. Rick Ainsley, Brampton Resident
 2. Marshall Smith, KLM Planning Partners Inc.

Carried

- 5.2 Staff Presentation re: Application to Amend the Official Plan and Zoning By-law and for a Draft Plan of Subdivision, Candevcon Ltd., on behalf of Siva Rama Krishna Prasad Ari, 11038 The Gore Road, Ward 10, File: OZS-2024-0004

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

Sadaf Shahid-Hussain, 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, Brampton plan designation, secondary plan designation, block plan designation, zoning by-law, official plan amendment, zoning by-law amendment, key issues and considerations, and current status.

The following delegations addressed Committee and expressed their concerns and comments with respect to the subject application:

- Jatin Chopra, Brampton Resident
- Ronit Bhavsar, Brampton Resident
- Trisha Bhavsar, Brampton Resident
- Satyendra Bhavsar, Brampton Resident
- Rupinder Bhatia, Brampton Resident

Committee consideration of the matter included concerns and comments from the delegates with respect to the following:

- misalignment with the existing characteristics of the neighbourhood
- concerns regarding the effect on the aesthetics of the neighbourhood
- potential negative effect on property value
- incongruent with City's existing plans for the neighbourhood
- insufficient space for proposed entry/exit access point
- detrimental impact to the ecosystem/green space

Registered delegate, Japji Mangat, was not in attendance, therefore their delegation was withdrawn.

The following motion was considered:

PDC173-2024

1. That the presentation from Sadaf Shahid-Hussain, Planner, Development Services, to the Planning and Development Committee Meeting of September 23, 2024, re: **Application to Amend the Official Plan and Zoning By-law and for a Draft Plan of Subdivision, Candevcon Ltd.,**

on behalf of Siva Rama Krishna Prasad Ari, 11038 The Gore Road, Ward 10, File: OZS-2024-0004, be received;

2. That the following delegation re: Application to Amend the Official Plan and Zoning By-law and for a Draft Plan of Subdivision, Candevcon Ltd., on behalf of Siva Rama Krishna Prasad Ari, 11038 The Gore Road, Ward 10, File: OZS-2024-0004 to the Planning and Development Committee Meeting of September 23, 2024, be received; and

1. Jatin Chopra, Brampton Resident
2. Ronit Bhavsar, Brampton Resident
3. Trisha Bhavsar, Brampton Resident
4. Satyendra Bhavsar, Brampton Resident
5. Rupinder Bhatia, Brampton Resident

3. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law and for a Draft Plan of Subdivision, Candevcon Ltd., on behalf of Siva Rama Krishna Prasad Ari, 11038 The Gore Road, Ward 10, File: OZS-2024-0004 to the Planning and Development Committee Meeting of September 23, 2024, be received:

1. Harpreet Gill, Brampton Resident, dated September 2, 2024
2. Japji Mangat, Brampton Resident, dated September 16, 2024
3. Binpreet Josan, Brampton Resident, dated September 16, 2024.

Carried

- 5.3 Staff Presentation re: Application to Temporarily Amend the Zoning By-law, First Gulf Corporation, on behalf of Highway 50 Holding, 10120 Highway 50 (11 Highway 50), Ward 10, File: OZS-2024-0029

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

The following motion was considered:

PDC174-2024

That the presentation from Ellis Lewis, Planner, Development Services, to the Planning and Development Committee Meeting of September 23, 2024, re:

Application to Temporarily Amend the Zoning By-law, First Gulf Corporation, on behalf of Highway 50 Holding, 10120 Highway 50 (11 Highway 50), Ward 10, File: OZS-2024-0029, be received.

Carried

- 5.4 Staff Presentation re: Application to Amend the Official Plan and Zoning By-law and for a Draft Plan of Subdivision, Candevcon Ltd., on behalf of Laiky Chattha Associates Inc., 10484 Clarkway Drive, Ward 10, File: OZS-2024-0035

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

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

The following motion was considered:

PDC175-2024

1. That the presentation from Harjot Sra, Planner, Development Services, to the Planning and Development Committee Meeting of September 23, 2024, re: **Application to Amend the Official Plan and Zoning By-law and for a Draft Plan of Subdivision, Candevcon Ltd., on behalf of Laiky Chattha Associates Inc., 10484 Clarkway Drive, Ward 10, File: OZS-2024-0035**, be received; and
2. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law and for a Draft Plan of Subdivision, Candevcon Ltd., on behalf of Laiky Chattha Associates Inc., 10484 Clarkway Drive, Ward 10, File: OZS-2024-0035 to the Planning and Development Committee Meeting of September 23, 2024, be received:
 1. Vijay Baghi, Brampton Resident, dated September 15, 2024.

Carried

6. Public Delegations (5 minutes maximum)

- 6.1 Delegation re: Application to Temporarily Amend the Zoning By-law, KLM Planning, on behalf of 2538948 Ontario Inc., 0 Mayfield Road, Ward 10, File: OZS-2024-0054

Dealt with under Item 5.1 - Recommendation PDC172-2024

- 6.2 Delegation re: Application to Amend the Official Plan and Zoning By-law and for a Draft Plan of Subdivision, Candevcon Ltd., on behalf of Siva Rama Krishna Prasad Ari, 11038 The Gore Road, Ward 10, File: OZS-2024-0004

Dealt with under Item 5.2 - Recommendation PDC173-2024

7. Staff Presentations and Planning Reports

- 7.1 Staff Report re: Application to Temporarily Amend the Zoning By-law, KLM Planning, 2538948 Ontario Inc. and 2835755 Ontario Inc., 0 Mayfield Road, Ward 10, File: OZS-2024-0054

Dealt with under Item 5.1 - Recommendation PDC172-2024

- 7.2 Staff Report re: Provincial Planning Statement, 2024

Jessica Yadav, Planner, Integrated City Planning, presented an overview of the report that included background information, key implications, summary of implications, and next steps.

Committee expressed concerns regarding employment policies.

Staff responded to questions of clarification from Committee, noting that the City is responsible for conducting tests with respect to employment conversions, as required by the municipality. Staff also clarified the extent and nature of the protected appeal rights.

Additionally, staff responded to a question of clarification regarding the types of employment recognized by the province, noting that the new definition includes manufacturing and warehousing uses as employment, but excludes retail, office, and institutional. Staff noted the importance of building complete communities while working towards meeting housing goals.

Staff commented that they will address all the questions put forward by Committee in a future report, including further information on current practices, key performance indicators, and potential impacts to employment levels.

The following motion was considered:

PDC176-2024

1. That the report from Jessica Yadav, Planner, Integrated City Planning, to the Planning & Development Committee Meeting of September 23, 2024, re: **Provincial Planning Statement, 2024**, be received;
2. That the City Clerk forward this report to the Ministry of Municipal Affairs and Housing; Brampton's Members of Provincial Parliament; the

Association of Municipalities of Ontario; City of Mississauga, Town of Caledon and the Region of Peel; and

3. That the presentation from Jessica Yadav, Planner, Integrated City Planning, to the Planning & Development Committee Meeting of September 23, 2024, re: **Provincial Planning Statement, 2024**, be received.

Carried

- 7.3 Staff Report re: Application for Temporary Zoning By-law Amendment, Countryside Real Estate Holdings Inc. (Pearl Builders), SGL Planning and Design Inc., 0 Countryside Drive, Ward 10, File: OZS-2024-0045

The following motion was considered:

PDC177-2024

1. That the report from Angelo Ambrico, Manager, Development Services, to the Planning and Development Committee of September 23, 2024, re: **Application for Temporary Zoning By-law Amendment, Countryside Real Estate Holdings Inc. (Pearl Builders), SGL Planning and Design Inc., 0 Countryside Drive, Ward 10, File: OZS-2024-0045**, be received;
2. That the application for a Temporary Zoning By-law Amendment submitted by SGL Planning and Design Inc. on behalf of Countryside Real Estate Holdings Inc. (Pearl Builders) 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, and the City's Official Plan, and for the reasons set out in this Recommendation Report;
3. That in accordance with the Planning Act, Council supports the proposed temporary use for a period of up to three (3) years from the date of adoption of the By-law included as Attachment 12 to this report. Should the Ministry of Transportation (MTO) confirm that the temporary use may continue to a date after September 2025, an amending by-law to reflect the new expiry date shall be advanced for Council adoption, and no further public meeting shall be required pursuant to Section 34(17) of the Planning Act;
4. That prior to staff forwarding the by-law for Council enactment, written confirmation is to be received from the Ministry of Transportation confirming that they have no objection to the temporary use by-law;

5. That the amendments to the Zoning By-law generally in accordance with the attached Attachment 12 to this report be adopted; and
6. That no further notice of public meeting be required for the attached Zoning By-law Amendment as per Section 34(10.4) of the Planning Act, R.S.O. c.P. 13, as amended.

Carried

7.4 Staff Report re: City-Initiated Official Plan Amendment to the Vales of Castlemore North Secondary Plan Area 49, Ward 10

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

The following motion was considered:

PDC178-2024

1. That the report from Tristan Costa, Planner, Integrated City Planning, to the Planning and Development Committee Meeting of September 23, 2024, re: **City-Initiated Official Plan Amendment to the Vales of Castlemore North Secondary Plan Area 49, Ward 10**, be received;
2. That the Official Plan Amendment 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 for the reasons set out in this report;
3. That the amendment to the Official Plan, attached as Attachment 7 to this report, be adopted; and
4. That the following correspondence re: City-Initiated Official Plan Amendment to the Vales of Castlemore North Secondary Plan Area 49, Ward 10 to the Planning and Development Committee Meeting of September 23, 2024, be received:
 1. Keith MacKinnon, KLM Planning Partners Inc., on behalf of Sandringham Place Inc. co DG Group, dated October 20, 2023
 2. Keith MacKinnon, KLM Planning Partners Inc., on behalf of Sandringham Place Inc. co DG Group, dated September 20, 2024.

Carried

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 and for a Draft Plan of Subdivision, Candevcon Ltd., on behalf of Siva Rama Krishna Prasad Ari, 11038 The Gore Road, Ward 10, File: OZS-2024-0004

Dealt with under Item 5.2 - Recommendation PDC173-2024

- 11.2 Correspondence re: Application to Amend the Official Plan and Zoning By-law and for a Draft Plan of Subdivision, Candevcon Ltd., on behalf of Laiky Chattha Associates Inc., 10484 Clarkway Drive, Ward 10, File: OZS-2024-0035

Dealt with under Item 5.4 - Recommendation PDC175-2024

- 11.3 Correspondence re: City-Initiated Official Plan Amendment to the Vales of Castlemore North Secondary Plan Area 49, Ward 10

Dealt with under Item 7.4 - Recommendation PDC178-2024

12. Councillor Question Period

Nil

13. Public Question Period

Nil

14. Closed Session

Nil

15. Adjournment

PDC179-2024

That the Planning and Development Committee do now adjourn to meet again for a Regular Meeting on Monday, October 21, 2024, at 1:00 p.m. or at the call of the Chair.

Carried

Regional Councillor M. Palleschi, Chair



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, October 21, 2024

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
Andria Oliveira, Director, Downtown Revitalization
Allan Parsons, Director, Development Services
Henrik Zbogor, Director, Integrated City Planning
Nelson Cadete, Manager, Transportation Planning
Carolyn Crozier, Manager, Development Services
David Vanderberg, Manager, Planning Building and Economic Development
Genevieve Scharback, City Clerk
Charlotte Gravlev, Deputy City Clerk
Gagandeep Jaswal, Acting Legislative Coordinator

1. **Call to Order**

The meeting was called to order at 1:00 p.m. and adjourned at 2:17 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 (Chair), Deputy Mayor Singh, Regional Councillor Santos, Regional Councillor Vicente, Regional Councillor Brar, Regional Councillor Keenan, Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Toor, and City Councillor Power.

Members absent during roll call: Mayor Brown (ex officio).

2. Approval of Agenda

PDC180-2024

That the agenda for the Planning and Development Committee Meeting of October 21, 2024, be approved, as amended, as follows:

To add

Item 9.1: Discussion Item at the Request of Regional Councillor Santos, re: Proposed Provincial Legislation Respecting Provincial Approval for New Bike Lanes that Reduce Lanes of Vehicle Traffic

Item 9.2: Discussion Item at the Request of Regional Councillor Brar, re: Bicycle Lanes

To refer the following item back to staff:

Item 7.3: Staff Report re: Building Improvement Grant Application, 3 Chapel Street, Ward 3, File: BFIP-2023-0006

Carried

Note: Later in the meeting, on a two-thirds majority vote to re-open the question, the agenda was re-opened and Item 9.2 was added under Approval of Agenda and dealt with during the meeting.

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.

(7.2, 8.1, and 11.1)

The following motion was considered:

PDC181-2024

That the following items to the Planning and Development Committee Meeting of October 21, 2024, be approved as part of Consent:

7.2, 8.1, and 11.1

Carried

5. Statutory Public Meeting Reports

Nil

6. Public Delegations (5 minutes maximum)

6.1 Delegation from Daniel Segal, Segal Construction

Registered delegate, Daniel Segal, Segal Construction, addressed Committee and presented a development proposal for attainable housing to address housing concerns in the City of Brampton.

Committee requested staff to contact the delegate and further discuss the proposal.

The following motion was considered:

PDC182-2024

That the delegation from **Daniel Segal, Segal Construction**, to the Planning and Development Committee Meeting of October 21, 2024, be received.

Carried

6.2 Delegation re: 2024 Fee Changes for Development Applications (Tariff of Fees By-law with Respect to Planning and other Municipal Applications – By-law 85-96, as amended)

Item 7.4 was brought forward and dealt with at this time. Related Item 11.1 was approved under the Consent Approval.

Peter Simcisko, Watson and Associates Economists Ltd, presented an overview of the planning application fees review that included a brief introduction, legislative context and activity-based costing methodology, costs and cost recovery levels, fee structure options, calculated annual revenues by option, and other matters.

In response to questions of clarification from Committee, the delegate provided details with regard to the Committee of Adjustment applications, noting the gap in cost recovery.

Committee directed staff to further review Committee of Adjustment application fees, due to the cost recovery gap, and report back to Council thereon.

The following motion was considered:

PDC183-2024

1. That the report from Carolyn Crozier, Carolyn Crozier, Strategic Leader, Project Management, to the Planning and Development Committee Meeting of October 21, 2024, re: **2024 Fee Changes for Development Applications (Tariff of Fees By-law with Respect to Planning and other Municipal Applications – By-law 85-96, as amended)**, be received;
2. That staff be directed to undertake a review of fees associated with Committee of Adjustment applications and **report back** to Council thereon.
3. That Schedule A to the Tariff of Fees By-law with respect to Planning and Other Municipal Applications By-law 85-96, as amended, be amended to reflect the fee changes as set out in Attachment A of this report, to be effective following Council ratification for November 1, 2024; and
4. That the delegation from Peter Simcisko, Watson and Associates Economists Ltd., re: 2024 Fee Changes for Development Applications (Tariff of Fees By-law with Respect to Planning and other Municipal Applications – By-law 85-96, as amended) to the Planning and Development Committee Meeting of October 21, 2024, be received.

Carried

7. Staff Presentations and Planning Reports

7.1 Staff Report re: Residential Driveway Size Standards Review

David VanderBerg, Manager, Development Services, presented an overview of the subject report that included background information, intended outcomes, current driveway size standards, proposed geography for new standards, proposed new standards, coordination with zoning by-law review, current administration of driveways, potential new permit program, and other administrative recommendations.

Committee requested staff to engage contractors with respect to the proposed changes.

In response to questions of clarification from Committee, staff advised that the proposed changes would affect Ward 10 in regard to the potential implementation of a permit program requiring driveway construction approvals prior to work being done. Staff commented that the aim of the proposed changes is to increase compliance with the Zoning By-law and encourage minor variance approvals prior to beginning work.

In response to direction from Committee to investigate the potential of allowing for temporary approvals by the Committee of Adjustment where applicable, staff noted that this may result in additional administrative burden. Staff suggested potentially increasing fees for applications submitted after driveway alteration.

Staff provided details with respect to public engagement objectives and the parameters of the report recommendations.

Regional Councillor Fortini noted potential drainage concerns.

The following motion was considered:

PDC184-2024

1. That the report from David VanderBerg, Manager, Development Services, to the Planning and Development Committee Meeting of October 21, 2024, re: **Residential Driveway Size Standards Review**, be received;
2. That the presentation from David VanderBerg, Manager, Development Services, to the Planning and Development Committee Meeting of October 21, 2024, re: **Residential Driveway Size Standards Review**, be received;
3. That staff be directed to proceed to a public meeting with a Zoning By-law Amendment that provides updated regulations that:
 - I. Reduce the permitted maximum widths and establishes a maximum permitted area for residential driveways in mature neighbourhoods; and
 - II. Adds a schedule to the Zoning By-law identifying the boundaries of the area of the City subject to the new standards as depicted in Attachment 2 to this report.
4. That staff be directed to **report back** to Planning and Development Committee with:

- I. A work plan, including details on financial and staffing implications, to be used in considering whether to implement a potential new City-wide permitting program for residential driveways such that a permit is required anytime a property owner increases the size of their driveway;
- II. Recommendations on enhancing education efforts on driveway size requirements and permitting processes;
- III. A review of linkages with other City programs that can be used to help improve compliance with driveway zoning standards; and
- IV. Exploration of opportunities to encourage the use of permeable paving for driveways.

Carried

7.2 Staff Report re: Potential Zoning Permissions for the Use of Outdoor In-Ground Waste Bins (i.e. Molok brand bins) for Restaurant (Organic) Waste, In Lieu of Indoor Climate-Controlled Rooms

The following motion was approved on consent:

PDC185-2024

1. That the report from Charles Ng, Planner, Development Services, to the Planning and Development Committee Meeting of October 21, 2024, re: **Potential Zoning Permissions for the Use of Outdoor In-Ground Waste Bins (i.e. Molok brand bins) for Restaurant (Organic) Waste, In Lieu of Indoor Climate-Controlled Rooms**, be received; and
2. That staff be directed to develop Zoning By-law performance standards for in-ground waste storage units and incorporate those performance standards through the City's Comprehensive Zoning By-law Review.

Carried

7.3 Staff Report re: Building Improvement Grant Application, 3 Chapel Street, Ward 3, File: BFIP-2023-0006

Referred under Item Approval of Agenda – Recommendation PDC180-2024

7.4 Staff Report re: 2024 Fee Changes for Development Applications (Tariff of Fees By-law with Respect to Planning and other Municipal Applications – By-law 85-96, as amended)

Dealt with under Item 6.2 - Recommendation PDC183-2024

8. Committee Minutes

8.1 Summary of Recommendations - Brampton Heritage Board - Special Meeting - October 2, 2024

The following motion was approved on consent:

PDC186-2024

That the Summary of Recommendations of the Special Brampton Heritage Board meeting of October 2, 2024, Recommendations HB033-2024 - HB040-2024, to the Planning and Development Committee Meeting of October 21, 2024, be approved as published and circulated.

The recommendations were approved as follows:

HB033-2024

That the agenda for the Special Brampton Heritage Board meeting of October 2, 2024 be approved as published and circulated.

HB034-2024

1. That the report from Arpita Jambekar, Heritage Planner, Integrated City Planning, to the Special Brampton Heritage Board meeting of October 2, 2024, re: **Heritage Impact Assessment, 18 River Road – Ward 6**, be received;
2. That the Heritage Impact Assessment Report for 18 River Road, prepared by LHC Heritage Planning & Archaeology Inc, dated October, 2023 be deemed complete;
3. That, based on the recommendation of the HIA, Option 1 for the proposed severance (as described in this report) be selected as the preferred alternative; and,
4. That staff initiate the Heritage Designation process for the property, per HIA finding that it meets criteria 1 and 4 of the Ontario Regulation 9/06 and is eligible for designation under Section 29 Part IV of the Ontario Heritage Act.

HB035-2024

1. That the report from Arpita Jambekar, Heritage Planner, Integrated City Planning to the Special Brampton Heritage Board meeting of October 2,

2024, re: **Heritage Impact Assessment, 12 Rosegarden Drive Ward 10**, dated January 2024 be received;

2. That the Heritage Impact Assessment Report for 12 Rosegarden Drive, prepared by ATA Architects Inc., dated January 2024 be deemed complete; and,
3. That the following recommendations as per the Heritage Impact Assessment by ATA Architects Inc. be followed:
 - i. As a result of a fire at 12 Rosegarden Drive in 2023, which has rendered the building unsafe and made it impossible to salvage or restore, the building must be demolished;
 - ii. A Commemoration of the property should be erected and placed in Gladstone Shaw Park, immediately west of the property. A Commemoration Plan to guide the commemorative strategy is required to be submitted and must adhere to the city's new Terms of Reference for Commemoration Plans.

HB036-2024

1. That the report from Arpita Jambekar, Heritage Planner, Integrated City Planning, to the Special Brampton Heritage Board meeting of October 2, 2024, re: **Heritage Impact Assessment for proposed development at 8525 Mississauga Road– Ward 4**, be received;
2. That the Heritage Impact Assessment Report for the proposed Kaneff Subdivision on Part of the Lionhead Golf Club & Conference Centre Lands, 8525 Mississauga Road, prepared by Paul Dilse, Heritage Planning Consultant, dated June 28, 2023 be deemed complete;
3. That the following recommendations per the Heritage Impact Assessment be included in 2023 Kaneff's Draft Plan of Subdivision:
 - i. Measures including natural or human-made deterrents to movement of people from the proposed park in Block 72 across the buffer and up the hill into the camp should be explored. A Landscape architect should be involved to choose the planting of native thorny shrub roses along the southern edge of the buffer to impede movement and design an eight-foot high chain link fence on which native Ontario vines can be grown where the turning circle and eventual alignment of Street A come close to the camp's southwest corner. Under the direction of a landscape architect, the buffer itself should be planted with native

species to the southern latitudes of the Province to develop into a screen of vegetation as dense as the forest behind.

- ii. For apartment buildings rising above the highest point of land in Camp Naivelt, measures should be explored to soften the impression of their height on the skyline. Opportunities like green roofs, terraced elevations and curvilinear profiles should be explored to design cluster of point towers that would have lesser effect on the skyline than slab towers with larger floor plates. Floors above the camp's highest elevation could be clad in bird-friendly materials that resemble in color the pale blue or light gray shades of typical southern Ontario sky. Nighttime illumination of mechanical penthouses should be minimized; and,
4. That a historical interpretation on-site is recommended which involves following implementation recommendations:
 - i. Mounting site interpretation map of Eldorado Park and vicinity;
 - ii. Creation of a web page and an app on the cultural history of the Credit River Valley at Eldorado Park.

HB037-2024

1. That the report from Tom Tran, Heritage Planner, Integrated City Planning to the Special Brampton Heritage Board meeting of October 2, 2024, re: **Heritage Impact Assessment and Addendum, 11185 Airport Road – Ward 10**, be received;
2. That the following recommendations of the Heritage Impact Assessment prepared by Golder Associates dated October 21, 2021 be received:
 - i. The property is determined to have met four of nine criteria of O. Reg. 9/06 in design/physical value, historical/associative and contextual value, and therefore has cultural heritage value or interest (CHVI) and is worthy of Designation under Part IV of the Ontario Heritage Act;
3. That the following recommendation from the HIA addendum dated August 2024 be received:
 - i. The preferred option to facilitate relocation and rehabilitation of the Sargent Farmhouse as a residence on a new lot in the subdivision is Option 2;

4. That the following recommendation as per the Heritage Impact Assessment Addendum by WSP dated August 8, 2024 be received and followed:
 - i. Option 2: Disassembly of the Sargent Farmhouse and recreation of the front façade and west façade using salvaged brick as a cladding on a new larger dwelling;
5. That a Heritage Conservation Plan, Documentation & Salvage Report and Commemoration Plan be prepared according to the City's Terms of Reference as conditions of the Draft Plan Approval and prior to issuance of the Demolition Permit; and,
6. That a Heritage Delisting Report be presented for the Board's acceptance prior to the issuance of the Demolition Permit for 11185 Airport Road.

HB038-2024

1. That the report from Arpita Jambekar, Heritage Planner, Integrated City Planning, to the Special Brampton Heritage Board meeting of October 2, 2024, re: **Heritage Permit Application for 7 & 9 Wellington Street E – Ward 3**, be received; and,
2. That the Heritage Permit application for 7 & 9 Wellington Street E for repairs to the heritage stone wall, Building 9 (Jail) window replacement and other miscellaneous site improvements at Peel Museum & Archives, be approved.

HB039-2024

1. That the report from Arpita Jambekar, Heritage Planner, Integrated City Planning, to the Special Brampton Heritage Board Meeting of October 2, 2024, re: **Repeal of Heritage Designation for 8990 McLaughlin Road South- Ward 4**, be received;
2. That the recommendation to begin the process to repeal the designation by-law for the property be approved;
3. That the staff be authorized to publish and serve the Notice of Intention to repeal the designation by-law for the property at 8990 McLaughlin Road S in accordance with the requirements of the Ontario Heritage Act;
4. That if no objections to the repeal of the designation by-law are received, a repeal of the designation by-law be passed to de-designate the subject property; and

5. That following the repeal of the designation by-law, staff be authorized to serve a notice of intention to demolish portions of the existing building, following the recommendations from the recently approved Heritage Impact Assessment for the property.

HB040-2024

That the Brampton Heritage Board do now adjourn to meet again for a regular meeting on Tuesday, October 15, 2024 at 7:00 p.m.

Carried

9. Other Business/New Business

- 9.1 Discussion Item at the request of Request of Regional Councillor Santos re: Proposed Provincial Legislation respecting provincial approval for new bike lanes that reduce lanes of vehicle traffic;

In response to a request from Committee, staff provided updates on alternatives to bike lanes and potential changes to the Active Transportation Master Plan in response to community feedback and the proposed provincial legislation. Staff suggested the use of urban shoulders in conjunction with speed cushion programs to address common concerns.

Committee directed staff to conduct an analysis for future Council discussion on the subject matter, emphasizing the importance of implementing a connected lane network, while addressing the proposed provincial legislation.

The following motion was considered:

PDC187-2024

That staff be directed to undertake an analysis to prepare for a future Council discussion in response to the proposed legislation respecting bike lanes, including alternatives to bike lanes that may achieve the same outcomes associated with a balanced approach to transportation, and to include data on bike lane usage by modes of travel other than bicycles.

Carried

- 9.2 Discussion Item at the Request of Regional Councillor Brar, re: Bicycle Lanes
Regional Councillor Palleschi and Regional Councillor Brar expressed concerns with respect to safety and traffic congestion due to bike lanes in high traffic areas

in Wards 2 and 6, and noted the importance of ensuring adequate infrastructure exists on arterial roads prior to continuation of the lane network on smaller roads.

In response to questions from Committee regarding the potential disruption of already existing infrastructure resulting from new bike lanes, staff advised that a future report to Council on the subject matter will include a map highlighting areas of opportunities and constraints.

Regional Councillor Power requested Wards 7 and 8 be included in the direction to staff.

The following motion was considered:

PDC188-2024

That the implementation of new bike lanes on roadways within Wards 2 and 6 and Wards 7 and 8 be halted, until such time as the newly proposed provincial legislation can be assessed, and the data with regards to bike lane usage has been compiled, reported on and reviewed by Council.

Carried

10. Referred/Deferred Matters

Nil

11. Correspondence

- 11.1 Correspondence re: 2024 Fee Changes for Development Applications (Tariff of Fees By-law with Respect to Planning and other Municipal Applications – By-law 85-96, as amended)

The following motion was approved on consent:

PDC189-2024

That the following correspondence re: 2024 Fee Changes for Development Applications (Tariff of Fees By-law with Respect to Planning and other Municipal Applications – By-law 85-96, as amended) to the Planning and Development Committee Meeting of October 21, 2024, be received:

1. Victoria Mortelliti, Building Industry and Land Development Association (BILD), dated October 17, 2024
2. Ian Jones, BGI Group, on behalf of New Life Community Church, dated July 8, 2024.

Carried

12. **Councillor Question Period**

Nil

13. **Public Question Period**

Nil

14. **Closed Session**

Nil

15. **Adjournment**

PDC190-2024

That the Planning and Development Committee do now adjourn to meet again for a Regular Meeting on Monday, November 4, 2024, at 7:00 p.m. or at the call of the Chair.

Regional Councillor M. Palleschi, Chair



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, November 4, 2024

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
Nitika Jagtiani, Planner, Development Services
Arjun Singh, Planner, Development Services
Nasir Mahmood, Planner, Development Services
Jan Salaya, Planner, Development Services
Melinda Yogendran, Planner, Integrated City Planning
Ellis Lewis, Planner, Development Services
Ramsen Yousif, Planner, Development Services
Harjot Sra, Planner, Development Services
Charles Ng, Planner, Development Services
Genevieve Scharback, City Clerk
Tammi Jackson, Legislative Coordinator
Gagandeep Jaswal, Acting Legislative Coordinator

1. Call to Order

The meeting was called to order at 7:00 p.m. and adjourned at 8:28 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 (Chair), Deputy Mayor Singh, Regional Councillor Santos (arrived - 7:02 p.m.), Regional Councillor Vicente, Regional Councillor Brar, Regional Councillor Keenan, Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Toor, and City Councillor Power.

Members absent during roll call: Mayor Brown (ex officio).

2. Approval of Agenda

PDC191-2024

That the agenda for the Planning and Development Committee Meeting of November 4, 2024, be approved, as published and circulated.

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, 7.4, 8.1, 8.2, and 8.3)

The following motion was considered:

PDC192-2024

That the following items to the Planning and Development Committee Meeting of November 4, 2024, be approved as part of Consent:

7.1, 7.2, 7.3, 7.4, 8.1, 8.2, and 8.3

Carried

5. Statutory Public Meeting Reports

5.1 Staff Presentation re: Application to Amend the Official Plan and Zoning By-law, ACI Wright Architects Inc., on behalf of 2706287 Ontario Inc., 8888 The Gore Road, Ward 8, File: OZS-2024-0052

Items 6.6 and 11.2 were brought forward and dealt with at this time.

Nitika Jagtiani, Planner, Development Services, presented an overview of the application that included location overview, area context, site photos, development proposal, architectural rendering, planning framework summary, official plan designation, Brampton plan designation, secondary plan designation, zoning by-law, zoning by-law amendment, key issues and considerations, and next steps.

Registered delegate, Ripanjeet Gill, Brampton Resident, addressed Committee and expressed the following concerns, comments, and questions with respect to the subject application:

- safety concerns as a result of the increased number of accidents
- traffic congestion
- lack of infrastructure and resources to support the proposed population increase
- how is the City planning to prepare for the resulting population increase in this area

Ian Franklin, KLM Planning Partners Inc., consultant on behalf of Forestside Estates, expressed support for the application, including the proposed direct access from The Gore Road.

Committee advised residents to contact their area **councillors** to express any further comments and noted that the concerns raised will be addressed by staff in a forthcoming recommendation report.

The following motion was considered:

PDC193-2024

1. That the presentation from Nitika Jagtiani, Planner, Development Services, to the Planning and Development Committee Meeting of November 4, 2024, re: **Application to Amend the Official Plan and Zoning By-law, ACI Wright Architects Inc., on behalf of 2706287 Ontario Inc., 8888 The Gore Road, Ward 8, File: OZS-2024-0052**, be received;

2. That the following delegation re: Application to Amend the Official Plan and Zoning By-law, ACI Wright Architects Inc., on behalf of 2706287 Ontario Inc., 8888 The Gore Road, Ward 8, File: OZS-2024-0052 to the Planning and Development Committee Meeting of November 4, 2024, be received; and
 1. Ian Franklin, KLM Planning Partners Inc.
 2. Ripanjeet Gill, Brampton Resident
3. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law, ACI Wright Architects Inc., on behalf of 2706287 Ontario Inc., 8888 The Gore Road, Ward 8, File: OZS-2024-0052 to the Planning and Development Committee Meeting of November 4, 2024, be received:
 1. Kavita Batoolall, Brampton Resident, dated October 25, 2024
 2. Nishidh Vinchhi, Brampton Resident, dated October 30, 2024
 3. Sheena Sharma, Brampton Resident, dated October 31, 2024
 4. Ripanjeet Gill, Brampton Resident, dated October 29, 2024.

Carried

- 5.2 Staff Presentation re: Application to Amend the Zoning By-law, Glen Schnarr and Associates Inc., Castlemore Country Properties and 47-1 Country Properties Limited, 5076 Old Castlemore Road, Ward 10, File: OZS-2024-0049

Item 11.4 was brought forward and dealt with at this time.

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

The following motion was considered:

PDC194-2024

1. That the presentation from Arjun Singh, Planner, Development Services, to the Planning and Development Committee Meeting of November 4, 2024, re: **Application to Amend the Zoning By-law, Glen Schnarr and Associates Inc., Castlemore Country Properties and 47-1 Country Properties Limited, 5076 Old Castlemore Road, Ward 10, File: OZS-2024-0049**, be received; and

2. That the following correspondence re: Application to Amend the Zoning By-law, Glen Schnarr and Associates Inc., Castlemore Country Properties and 47-1 Country Properties Limited, 5076 Old Castlemore Road, Ward 10, File: OZS-2024-0049 to the Planning and Development Committee Meeting of November 4, 2024, be received:

1. Katie Pandey, Weston Consulting, on behalf of 10015 Clarkway Drive, dated October 31, 2024.

Carried

5.3 Staff Presentation re: Application to Amend the Official Plan and Zoning By-law, and for a Draft Plan of Subdivision, KLM Planning Partners Inc., Four X North, Mustque, Pencil Top c/o DG Group, 0 and 9752 Mississauga Road, Ward 6, File: OZS-2024-0051

Items 6.1 and 11.1 were brought forward and dealt with at this time.

Nasir Mahmood, Planner, Development Services, presented an overview of the application that included location overview, area context, site context and photos, development proposal, planning framework summary, official plan designation, Brampton plan designation, secondary plan designation, official plan amendment, zoning by-law, key issues and considerations, and current status.

Registered delegate, Abhinav Sharma, Brampton Resident, addressed Committee and expressed the following concerns, comments, and suggestions with respect to the subject application:

- lack of schools within walking distance
- request for a traffic study to be conducted for Mississauga Road, prior to a decision being made, to provide further information on how the proposed population increase will impact traffic
- request to extend Williams Parkway to connect to Heritage Road
- request to conduct a study to ensure that there is adequate park amenities for the area population

Registered delegates, Tim Schilling and Keith MacKinnon, KLM Planning Partners Inc., were in attendance but withdrew their delegation.

Registered delegate, Jerry Brar, Brampton Resident, was not in attendance, therefore their delegation was withdrawn.

The following motion was considered:

PDC195-2024

1. That the presentation from Nasir Mahmood, Planner, Development Services, to the Planning and Development Committee Meeting of November 4, 2024, re: **Application to Amend the Official Plan and Zoning By-law, and for a Draft Plan of Subdivision, KLM Planning Partners Inc., Four X North, Mustque, Pencil Top c/o DG Group, 0 and 9752 Mississauga Road, Ward 6, File: OZS-2024-0051**, be received;
2. That the delegation from Abhinav Sharma, Brampton Resident re: Application to Amend the Official Plan and Zoning By-law, and for a Draft Plan of Subdivision, KLM Planning Partners Inc., Four X North, Mustque, Pencil Top c/o DG Group, 0 and 9752 Mississauga Road, Ward 6, File: OZS-2024-0051 to the Planning and Development Committee Meeting of November 4, 2024, be received; and,
3. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law, and for a Draft Plan of Subdivision, KLM Planning Partners Inc., Four X North, Mustque, Pencil Top c/o DG Group, 0 and 9752 Mississauga Road, Ward 6, File: OZS-2024-0051 to the Planning and Development Committee Meeting of November 4, 2024, be received:
 1. Raghav Dhir, Brampton Resident, dated October 8, 2024
 2. Nikhil Reddy, Brampton Resident, dated October 10, 2024
 3. Kuldip Nirwal, Brampton Resident, dated October 10, 2024
 4. Amar Grewal, Brampton Resident, dated October 10, 2024
 5. Chetan Patel, Brampton Resident, dated October 11, 2024
 6. Shahzad Abbasi, Brampton Resident, dated October 14, 2024
 7. Gurbir Brar, Brampton Resident, dated October 16, 2024
 8. Sasikanth Maruvada, Brampton Resident, dated October 17, 2024
 9. Kishan Pathmanadan, Brampton Resident, dated October 16, 2024
 10. Jerry Brar, Brampton Resident, dated October 17, 2024
 11. Sagar Trivedi, Brampton Resident, dated October 18, 2024
 12. Jatin Patel, Brampton Resident, dated October 17, 2024

13. Sukhdeep Devgan, Brampton Resident, dated October 5, 2024
14. Kartik Shah, Brampton Resident, dated October 29, 2024
15. Mohammad Alam, Brampton Resident, dated October 17, 2024.

Carried

- 5.4 Staff Report re: Application to Amend the Official Plan and Zoning By-law, Blackthorn Development Corp., Dixie Holding Inc., 10 Henderson Avenue, Ward 3, File: OZS-2024-0047

Items 6.8 and 11.3 were brought forward and dealt with at this time.

Jan Salaya, Planner, Development Services, presented an overview of the application that included location overview, area context, site context and photos, development proposal, planning framework summary, official plan designation, Brampton plan designation, secondary plan designation, zoning by-law, zoning by-law amendment, key issues and considerations, and next steps.

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

1. Sandra Beatty, Brampton Resident
2. Imelda Petroff, Brampton Resident
3. Krista Titherington, Brampton Resident
4. Wolfgang Karalus, Brampton Resident
5. Carol Jarvie, Brampton Resident

Committee consideration of the matter included concerns and comments, questions, and suggestions from the delegates with respect to the following:

- lack of infrastructure and services to support the population increase
- no support plan to address rapid population growth
- crime and safety concerns
- shadowing and lack of privacy
- garbage increase and collection
- increased traffic

- disruption to existing local businesses
- incongruent with existing characteristics of the neighbourhood
- potential negative impact on property value
- suggestion to develop low-rise buildings in lieu of proposal presented

Wolfgang Karalus and Carol Jarvie, Brampton Residents, presented a series of questions regarding the subject application. See Item 11.3 for reference.

The following motion was considered:

PDC196-2024

1. That the presentation from Jan Salaya, Planner, Development Services, to the Planning and Development Committee Meeting of November 4, 2024, re: **Application to Amend the Official Plan and Zoning By-law, Blackthorn Development Corp., Dixie Holding Inc., 10 Henderson Avenue, Ward 3, File: OZS-2024-0047**, be received;
2. That the following delegations re: Application to Amend the Official Plan and Zoning By-law, Blackthorn Development Corp., Dixie Holding Inc., 10 Henderson Avenue, Ward 3, File: OZS-2024-0047 to the Planning and Development Committee Meeting of November 4, 2024, be received; and
 1. Sandra Beatty, Brampton Resident
 2. Imelda Petroff, Brampton Resident
 3. Krista Titherington, Brampton Resident
 4. Wolfgang Karalus, Brampton Resident
 5. Carol Jarvie, Brampton Resident
3. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law, Blackthorn Development Corp., Dixie Holding Inc., 10 Henderson Avenue, Ward 3, File: OZS-2024-0047 to the Planning and Development Committee Meeting of November 4, 2024, be received:
 1. Thomas Hulbert, Brampton Resident, dated October 31, 2024
 2. Wolfgang Karalus, Brampton Resident, dated November 3, 2024.

Carried

6. Public Delegations (5 minutes maximum)

- 6.1 Delegation re: Application to Amend the Official Plan and Zoning By-law, and for a Draft Plan of Subdivision, KLM Planning Partners Inc., Four X North, Mustque, Pencil Top c/o DG Group, 0 and 9752 Mississauga Road, Ward 6, File: OZS-2024-0051

Dealt with under Item 5.3 - Recommendation PDC195-2024

- 6.2 Delegation re: Application to Amend the Zoning By-law, G-Force Urban Planners and Consultants, Jindal Developments Ltd., 1955 Cottrelle Boulevard, Ward 8, File: OZS-2023-0045

Item 7.6 was brought forward and dealt with at this time.

Councillor Power commented that a number of concerns were raised by residents with respect to this application. As a result, Councillor Power suggested that this report, along with the registered delegations, be referred back to staff to address resident concerns, potentially in the form of a town hall meeting, prior to moving forward with the application.

The following motion was considered:

PDC197-2024

1. That the report from Charles Ng, Planner, Development Services, to the Planning and Development Committee Meeting of November 4, 2024, re: **Application to Amend the Zoning By-law, G-Force Urban Planners and Consultants, Jindal Developments Ltd., 1955 Cottrelle Boulevard, Ward 8, File: OZS-2023-0045**, be **referred back** to staff for further review; and,
2. That the following delegations re: Application to Amend the Zoning By-law, G-Force Urban Planners and Consultants, Jindal Developments Ltd., 1955 Cottrelle Boulevard, Ward 8, File: OZS-2023-0045 to the Planning and Development Committee Meeting of November 4, 2024, be **referred back** to staff:
 1. Cynthia Sri Pragash, Brampton Resident
 2. Pushap Jindal, Jindal Developments Ltd.

Carried

- 6.3 Delegation from Satvinder Singh Bhatia and Harpreet Kaur Bhatia, Sukhmani Immigration Services, re: Request to Reconsider Refusal of Outside Business Permanent Sign on Upper Level

Satvinder Singh Bhatia, Sukhmani Immigration Services, expressed concerns regarding the refusal of a sign permit at the subject location, and requested reconsideration by the Committee.

Committee referred the matter to staff for further review.

The following motion was considered:

PDC198-2024

That the delegation from Satvinder Singh Bhatia and Harpreet Kaur Bhatia, Sukhmani Immigration Services, re: **Request to Reconsider Refusal of Outside Business Permanent Sign on Upper Level** to the Planning and Development Committee Meeting of November 4, 2024, be **referred back** to staff for further review.

Carried

- 6.4 Delegation re: Community Improvement Plan Boundary Exclusion of Genesis Lodge Ltd.

This delegation was **withdrawn** on October 31, 2024.

- 6.5 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 Ontario Inc., 1206 Steeles Ave West, Ward 4, File: OZS-2022-0037

Registered delegate Marc De Nardis, Gagnon Walker Domes Ltd., was in attendance but **withdrew** his delegation.

(See Item 7.4)

- 6.6 Delegation re: Application to Amend the Official Plan and Zoning By-law, ACI Wright Architects Inc., on behalf of 2706287 Ontario Inc., 8888 The Gore Road, Ward 8, File: OZS-2024-0052

Dealt with under Item 5.1 - Recommendation PDC193-2024

- 6.7 Delegation re: Application to Amend the Zoning By-law, Mayfield Commercial Centre Ltd, Weston Consulting, 6029 Mayfield Road, Ward 10, File: OZS-2024-0026

Item 7.5 was brought forward and dealt with at this time.

Gurvinder Gill, Brampton Resident, expressed support for the proposed zoning change. The delegate further addressed Committee to seek clarification on how current and future site plan applications will affect their lands, which are adjacent

to the subject property. The delegate noted particular areas of concerns, including questions surrounding access easements.

Committee acknowledged the delegate's concerns and directed staff to work with the relevant parties to resolve the matter prior to the enactment of the zoning by-law.

The following motion was considered:

PDC199-2024

1. That the report from Harjot Sra, Planner, Development Services, to the Planning and Development Committee Meeting of November 4, 2024, re: **Application to Amend the Zoning By-Law, Mayfield Commercial Centre Ltd, Weston Consulting, 6029 Mayfield Road, Ward 10, File: OZS-2024-0026**, be **referred** to a future council meeting for matters to be resolved prior to the enacting zoning by-law; and,
2. That the delegation from Gurvir Gill, Brampton Resident, re: Application to Amend the Zoning By-Law, Mayfield Commercial Centre Ltd, Weston Consulting, 6029 Mayfield Road, Ward 10, File: OZS-2024-0026 to the Planning and Development Committee Meeting of November 4, 2024, be received.

Carried

- 6.8 Delegation re: Application to Amend the Official Plan and Zoning By-law, Blackthorn Development Corp., Dixie Holding Inc., 10 Henderson Avenue, Ward 3, File: OZS-2024-0047

Dealt with under Item 5.4 - Recommendation PDC196-2024

7. Staff Presentations and Planning Reports

- 7.1 Staff Presentation re: City-Wide Community Improvement Plan for Affordable Housing

(See Item 7.2)

The following motion was approved on consent:

PDC200-2024

That the presentation from Melinda Yogendran, Principal Planner/Supervisor, Integrated City Planning, to the Planning and Development Committee Meeting

of November 4, 2024, re: **City-Wide Community Improvement Plan for Affordable Housing**, be received.

Carried

7.2 Staff Report re: City-Wide Community Improvement Plan for Affordable Housing
(See Item 7.1)

The following motion was approved on consent:

PDC201-2024

1. That the report from Melinda Yogendran, Principal Planner/Supervisor, Integrated City Planning, to the Planning and Development Committee Meeting of November 4, 2024, re: **City-Wide Community Improvement Plan for Affordable Housing**, be received;
2. That Council enact the Community Improvement Plan (CIP) Area Designation By-law, attached to this report as Attachment 3 to designate the entire city as a CIP area;
3. That Council enact the Community Improvement Plan for Affordable Housing By-law, attached to this report as Attachment 4 to establish a City-Wide Community Improvement Plan for Affordable Housing; and
4. That Council repeal By-law 217-2022 and replace it with the amended Community Improvement Plan By-law for Office Employment attached to this report as Attachment 5 to include the CIP Area Designation By-law, updated recitals, and the original CIP for Office Employment.

Carried

7.3 Staff Report re: Application to Temporarily Amend the Zoning By-law, Highway 50 Holdings Inc., First Gulf Corporation, 10120 Highway 50, Ward 10, File: OZS-2024-0029

The following motion was approved on consent:

PDC202-2024

1. That the report from Angelo Ambrico, Manager, Development Services, to the Planning and Development Committee Meeting of November 4, 2024, re: **Application to Temporarily Amend the Zoning By-law, Highway 50**

Holdings Inc., First Gulf Corporation, 10120 Highway 50, Ward 10, File: OZS-2024-0029, be received;

2. That the Application for Temporary Zoning By-law Amendment, Highway 50 Holdings Inc., First Gulf Corporation, 10120 Highway 50, Ward 10, File: OZS-2024-0029, be approved on the basis 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 the Recommendation Report;
3. That the amendment to the Zoning By-law generally in accordance with the attached Attachment 11 to this report be adopted; and
4. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34 of the Planning Act, R.S.O. c.P. 13, as amended.

Carried

- 7.4 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 Ontario Inc., 1206 Steeles Ave West, Ward 4, File: OZS-2022-0037

The following motion was approved on consent:

PDC203-2024

1. That the report from Ramsen Yousif, Planner, Development Services, to the Planning and Development Committee Meeting of November 4, 2024, re: **Application to Amend the Zoning By-law, and for a Draft Plan of Subdivision, Gagnon Walker Domes Ltd, Mr. Haroon Raza and 2872374 Ontario Inc., 1206 Steeles Ave West, Ward 4, File: OZS-2022-0037**, be received;
2. That the application for an Amendment to the Zoning By-law and for a Draft Plan of Subdivision submitted by Gagnon Walker Domes LTD, on behalf of Mr. Haroon Raza and 2872374 Ontario Inc.(File: OZS-2022-0037) be approved, on the basis that it represents good planning, including that it is consistent with the Provincial Planning Statement and the City's Official Plan, and for the reasons set out in this Recommendation Report;

3. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34 (10.4) of the Planning Act, R.S.O., as amended; and
4. That the amendments to the Zoning By-law, generally in accordance with Appendix 11 attached to this report, be adopted.

Carried

- 7.5 Staff Report re: Application to Amend the Zoning By-law, Mayfield Commercial Centre Ltd, Weston Consulting, 6029 Mayfield Road, Ward 10, File: OZS-2024-0026

Dealt with under Item 6.7 - Recommendation PDC199-2024

- 7.6 Staff Report re: Application to Amend the Zoning By-law, G-Force Urban Planners and Consultants, Jindal Developments Ltd., 1955 Cottrelle Boulevard, Ward 8, File: OZS-2023-0045

Dealt with under Item 6.2 - Recommendation PDC197-2024

8. Committee Minutes

- 8.1 Minutes - Active Transportation Advisory Committee - October 8, 2024

The following motion was approved on consent:

PDC204-2024

That the Minutes of the Active Transportation Advisory Committee meeting of October 8, 2024, Recommendations ATC041-2024 - ATC049-2024, to the Planning and Development Committee Meeting of November 4, 2024, be approved as published and circulated.

The recommendations were approved as follows:

ATC041-2024

That the agenda for the Active Transportation Advisory Committee Meeting of October 8, 2024, be amended,

To Add:

7.2 - Discussion at the request of Dayle Laing, Citizen Member, re: **Survey Brampton Orangeville Rail Trail**

ATC042-2024

That the delegation and correspondence from Donna Laevens-Van West, Brampton Resident, re: **Contra-Flow Lanes on One-Way Streets (Bicycle Excepted Signs)**, to the Active Transportation Advisory Committee Meeting of October 8, 2024, be received.

ATC043-2024

That the presentation from Stephen Laidlaw, Co-Chair, re: **Edmonton Vision Zero**, to the Active Transportation Advisory Committee Meeting of October 8, 2024, be received.

ATC044-2024

That the presentation from Nelson Cadete, Manager, Transportation Planning to the Active Transportation Advisory Committee Meeting of October 8, 2024, re: **Active Transportation Master Plan Implementation – 2024 challenges**, be received.

ATC045-2024

That the presentation from Cindy Evans, Citizen Member, to the Active Transportation Advisory Committee Meeting of October 8, 2024, re: **Balmoral Bike Lanes**, be received.

ATC046-2024

That the verbal update from Fernanda Soares, Project Manager, Active Transportation, Planning, Building and Growth Management, re: **Updates on the 2024 ATMP Implementation Work Plan**, to the Active Transportation Advisory Committee Meeting of October 8, 2024, be received.

ATC047-2024

It is the position of the City of Brampton Active Transportation Advisory Committee that the Committee Chairs work with staff to compose correspondence to the appropriate provincial representatives, on behalf of the Committee, to object to any new legislation that would limit the construction of on street active transportation infrastructure.

ATC048-2024

That the correspondence from Tyron Nimalakumar, Transportation Planner, Planning, Building and Growth Management, re: **Status of Remaining TransCanada PXOs**, to the Active Transportation Advisory Committee Meeting of October 8, 2024, be received.

ATC049-2024

That the Active Transportation Advisory Committee do now adjourn to meet again for a Regular Meeting on Tuesday, December 10, 2024, 4:30 p.m. or at the call of the Chair.

Carried

8.2 Minutes - Brampton Heritage Board - Special Meeting - October 2, 2024

The following motion was approved on consent:

PDC205-2024

That the Minutes of the Special Meeting of the Brampton Heritage Board of October 2, 2024 to the Planning and Development Committee Meeting of November 4, 2024, be received.

Carried

8.3 Minutes - Brampton Heritage Board - October 15, 2024

The following motion was approved on consent:

PDC206-2024

That the Minutes of the Brampton Heritage Board meeting of October 15, 2024, Recommendations HB041-2024 - HB045-2024, to the Planning and Development Committee Meeting of November 4, 2024, be approved as published and circulated.

The recommendations were approved as follows:

HB041-2024

That the agenda for the Brampton Heritage Board meeting of October 15, 2024 be approved, as amended, as follows:

To withdraw:

Item 6.1 - Delegation by David Eckler, Principal, AREA, Architects Rasch Eckler Associates Ltd. re: **Heritage Permit Application (HPA) for 10254 Hurontario St., Brampton, Learment-C. Armstrong House**

HB042-2014

1. That the report from Otmar Melhado, Heritage Planner, to the Brampton Heritage Board Meeting of October 15, 2024, re: **Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 3448 Castlemore Road - Ward 10**, be received;
2. That staff be authorized to publish and serve the Notice of Intention to Designate the property at 3448 Castlemore Road in accordance with the requirements of the Ontario Heritage Act;
3. That, if no objections are received for the Notice of Intention to Designate, a by-law be passed to Designate the subject property;
4. That, if any objections to the designation are received that cannot be resolved, staff be directed to refer the proposed designation to the Ontario Land Tribunal; and
5. That staff be authorized to attend any hearing process held by the Ontario Land Tribunal in support of Council's decision to designate the subject property.

HB043-2024

1. That the report from Arpita Jambekar, Heritage Planner to the Brampton Heritage Board Meeting of October 15, 2024, re: **Recommendation Report for Heritage Impact Assessment and Heritage Permit for 55 Queen St E – Ward 3**, be received;
2. That the Heritage Impact Assessment for 55 Queen St E prepared by Megan Hobson, dated September 11, 2024 be received; and
3. That the Heritage Permit application, for accessibility upgrades to the front entrance and lower-level washroom at 55 Queen St E, be approved as recommended in the Heritage Impact Assessment, subject to the following conditions:
 - i. that the architect provide detailed drawings and specifications for the replicated glazed partition wall and wheelchair ramp railings to heritage staff for final review, prior to the issue of building permits;
 - ii. that the architect and/or heritage consultant monitors demolition and construction work to ensure that original features are preserved wherever possible and that all new work is compatible and completed to the same high standard as the existing; and
 - iii. that the arborist monitors tree protection during construction of the wheelchair ramp.

HB044-2024

1. That the report from Arpita Jambekar, Heritage Planner, to the Brampton Heritage Board Meeting of October 15, 2024, re: **Heritage Impact Assessment and Heritage Permit Application for 10254 Hurontario St – Ward 2**, dated October 9, 2024 be received;
2. That the Heritage Impact Assessment for 10254 Hurontario St. (prepared by AREA Architects, October 9, 2024) addressing proposed alterations and additions to the property, be received;
3. That the Heritage Permit application for Phase 1: Daycare Interior Renovations and Basement Alterations at the southeast of the building including deck and railings at ground floor level and windows within above-grade foundation walls, at 10254 Hurontario St be approved, subject to the following conditions, as recommended by Heritage Staff:
 - i. that the architect provides detailed drawings & specifications for the proposed railing on the deck, prior to the issue of building permits;
 - ii. that the architect and/or heritage consultant monitor construction work to ensure that original features are preserved wherever possible, and that all new work is compatible and completed to the same high standard as the existing; and
4. That an Addendum to the Heritage Impact Assessment addressing the proposed Phase II: 2-storey addition at the West of the building, be submitted as part of the Site Plan and Heritage Permit applications.

HB045-2024

That Brampton Heritage Board do now adjourn to meet again on Tuesday, November 19, 2024, at 7:00 p.m.

Carried

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, and for a Draft Plan of Subdivision, KLM Planning Partners Inc., Four X North, Mustque, Pencil Top c/o DG Group, 0 and 9752 Mississauga Road, Ward 6, File: OZS-2024-0051

Dealt with under Item 5.3 - Recommendation PDC195-2024

11.2 Correspondence re: Application to Amend the Official Plan and Zoning By-law, ACI Wright Architects Inc., on behalf of 2706287 Ontario Inc., 8888 The Gore Road, Ward 8, File: OZS-2024-0052

Dealt with under Item 5.1 - Recommendation PDC193-2024

11.3 Correspondence re: Application to Amend the Official Plan and Zoning By-law, Blackthorn Development Corp., Dixie Holding Inc., 10 Henderson Avenue, Ward 3, File: OZS-2024-0047

Dealt with under Item 5.4 - Recommendation PDC196-2024

11.4 Correspondence re: Application to Amend the Zoning By-law, Glen Schnarr and Associates Inc., Castlemore Country Properties and 47-1 Country Properties Limited, 5076 Old Castlemore Road, Ward 10, File: OZS-2024-0049

Dealt with under Item 5.2 - Recommendation PDC194-2024

12. Councillor Question Period

Nil

13. Public Question Period

Nil

14. Closed Session

Nil

15. Adjournment

PDC207-2024

That the Planning and Development Committee do now adjourn to meet again for a Regular Meeting on Monday, December 9, 2024, at 7:00 p.m. or at the call of the Chair.

Regional Councillor M. Palleschi, Chair



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, December 9, 2024

- 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
 - Angelo Ambrico, Manager, Development Services
 - David Vanderberg, Manager, Planning Building and Economic Development
 - Carolyn Crozier, Strategic Leader, Strategic Leader, Project Management
 - Mana Zavalat, Manager, Development Services
 - Charlton Carscallen, Principal Planner/Supervisor, Integrated City Planning
 - Yin Zhou Xiao, Principal Planner/Supervisor, Development Services
 - Arjun Singh, Planner, Development Services
 - Samantha Dela Pena, Planner, Development Services
 - Chinoye Sunny, Planner, Development Services
 - Satwant Hothi, Planner, Development Services
 - Harjot Sra, Planner, Development Services
 - Genevieve Scharback, City Clerk

1. Call to Order

The meeting was called to order at 7:00 p.m. and adjourned at 8:19 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 (Chair), Deputy Mayor Singh, Regional Councillor Santos, Regional Councillor Vicente, Regional Councillor Brar, Regional Councillor Keenan, Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Toor (arrived - 7:02 p.m.), and City Councillor Power.

Members absent during roll call: Mayor Brown (ex officio).

2. Approval of Agenda

PDC208-2024

That the agenda for the Planning and Development Committee Meeting of December 9, 2024, be approved, as amended, as follows:

To add

Item 7.12: Staff Report re: Application to Amend the Zoning By-law, G-Force Urban

Planners and Consultants, Jindal Developments Ltd., 1955 Cottrelle Boulevard, Ward 8, File: OZS-2023-0045

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, 7.4, 7.6, 7.10, and 7.11)

The following motion was considered:

PDC209-2024

That the following items to the Planning and Development Committee Meeting of December 9, 2024, be approved as part of Consent:

7.1, 7.2, 7.3, 7.4, 7.6, 7.10, and 7.11

Carried

5. Statutory Public Meeting Reports

- 5.1 Staff Presentation re: City-Initiated Zoning By-law Amendment, Residential Driveway Standards, Wards 1, 2, 3, 4, 5, 7 and 8 (RM 67/2024)

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

The following motion was considered:

PDC210-2024

That the presentation from David VanderBerg, Manager, Development Services, to the Planning and Development Committee Meeting of December 9, 2024, re: **City-Initiated Zoning By-law Amendment, Residential Driveway Standards, Wards 1, 2, 3, 4, 5, 7 and 8 (RM 67/2024)**, be received.

Carried

- 5.2 Staff Presentation re: Application to Amend the Official Plan and Zoning By-law, Avalon Developments Inc., Blackthorn Development Corporation, 137 Steeles Avenue West, Ward 4, File: OZS-2024-0040

Item 6.5 was brought forward and dealt with at this time. See also Item 11.1.

Arjun Singh, Planner, Development Services, presented an overview of the application that included location overview, area context, site context and photos, development proposal, planning framework summary, official plan designation, Brampton plan designation, secondary plan designation, zoning by-law, zoning by-law amendment, key issues and considerations, and next steps.

Registered delegate, Joe Cimer, MSH Planning, addressed Committee on behalf of their client, Pier Pointe Inc., to request that MSH Planning be included in discussions with the City of Brampton and Region of Peel, with regards to

population analysis. The delegate expressed the importance of accurate population analysis to plan for and provide infrastructure.

The following motion was considered:

PDC211-2024

1. That the presentation from Arjun Singh, Planner, Development Services, to the Planning and Development Committee Meeting of December 9, 2024, re: **Application to Amend the Official Plan and Zoning By-law, Avalon Developments Inc., Blackthorn Development Corporation, 137 Steeles Avenue West, Ward 4, File: OZS-2024-0040**, be received; and
2. That the delegation from Joe Cimer, MSH Planning, re: Application to Amend the Official Plan and Zoning By-law, Avalon Developments Inc., Blackthorn Development Corporation, 137 Steeles Avenue West, Ward 4, File: OZS-2024-0040 to the Planning and Development Committee Meeting of December 9, 2024, be received.

Carried

- 5.3 Staff Presentation re: Application to Amend the Official Plan and Zoning By-law, MHBC Planning Limited, 11722 Mississauga RD JV, 1000302127 Ontario Inc., 11722 Mississauga Road, Ward 6, File: OZS-2024-0063

Item 6.1 was brought forward and dealt with at this time. See also Item 11.3.

Yin Xiao, Principal Planner/Supervisor, Development Services, presented an overview of the application that included location overview, area context, site context and photos, development proposal, planning framework summary, official plan designation, Brampton plan designation, secondary plan designation, zoning by-law, official plan amendment, zoning by-law amendment, key issues and considerations, and next steps.

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

1. Harpreet Singh Behl and Gurkiran Kaur Behl, Brampton Residents
2. Peter and Sheila Smith, Brampton Residents
3. Ajit Singh Sahota, Brampton Resident

Committee consideration of the matter included concerns, comments, and suggestions from the delegates with respect to the following:

- suggestion to use this space to address the lack of existing infrastructure and services for residents as opposed to using it for industrial purposes
- disruption to residential atmosphere and quality of life
- proposal is in an already dense population area
- potential environmental degradation and impact to the local ecosystem due to the industrial nature of the proposal
- security concerns to existing residents
- septic and sewer system concerns for the residential properties on Mayfield Road that will be affected by this proposal

Committee directed staff to follow up with the Region of Peel regarding the status of the Mayfield Road widening.

Registered delegate, Oz Kemal, MHBC Planning, was in attendance but withdrew their delegation.

The following motion was considered:

PDC212-2024

1. That the presentation from Yin Xiao, Principal Planner/Supervisor, Development Services, to the Planning and Development Committee Meeting of December 9, 2024, re: **Application to Amend the Official Plan and Zoning By-law, MHBC Planning Limited, 11722 Mississauga RD JV, 1000302127 Ontario Inc., 11722 Mississauga Road, Ward 6, File: OZS-2024-0063**, be received; and
2. That the following delegations re: Application to Amend the Official Plan and Zoning By-law, MHBC Planning Limited, 11722 Mississauga RD JV, 1000302127 Ontario Inc., 11722 Mississauga Road, Ward 6, File: OZS-2024-0063 to the Planning and Development Committee Meeting of December 9, 2024, be received;
 1. Harpreet Singh Behl and Gurkiran Kaur Behl, Brampton Residents
 2. Peter and Sheila Smith, Brampton Residents
 3. Ajit Singh Sahota, Brampton Resident

Carried

6. Public Delegations (5 minutes maximum)

- 6.1 Delegation re: Application to Amend the Official Plan and Zoning By-law, MHBC Planning Limited, 11722 Mississauga RD JV, 1000302127 Ontario Inc., 11722 Mississauga Road, Ward 6, File: OZS-2024-0063

Dealt with under Item 5.3 - Recommendation PDC212-2024

- 6.2 Delegation re: Application to Amend the Official Plan and Zoning By-law, Glen Schnarr and Associates Inc., 2424203 Ontario Ltd., 0 McLaughlin Road, Ward 6, File: OZS-2024-0046

See Item 7.5.

Registered delegate, Payal Mehta, Brampton Resident, addressed Committee and expressed the following concerns, comments, and suggestions with respect to the subject application:

- privacy and noise concerns
- potential increase to already existing traffic congestion
- increased risk of fire accidents and thefts as a result of the proposal
- existing lack of green space for area residents
- suggestion to continue with the original proposal for commercial zoning as this would better align with the community needs

The following motion was considered:

PDC213-2024

That the delegation from Payal Mehta, Brampton Resident, re: **Application to Amend the Official Plan and Zoning By-law, Glen Schnarr and Associates Inc., 2424203 Ontario Ltd., 0 McLaughlin Road, Ward 6, File: OZS-2024-0046** to the Planning and Development Committee Meeting of December 9, 2024, be received.

Carried

- 6.3 Delegation re: Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd., 2811135 Ontario Inc., 2803832 Ontario Inc., 1283, 1298, 1300, and 1306 Queen Street West, Ward 5, File: OZS-2023-0024

See Item 7.7.

Registered delegate Marc De Nardis, Gagnon Walker Domes Ltd., was in attendance but **withdrew** his delegation.

- 6.4 Delegation re: Application for a Draft Plan of Subdivision and to Amend the Zoning By-law, Greenvale Homes Ltd., KLM Planning Partners, 2648 Countryside Drive, Ward 10, File: OZS-2021-0065

See Item 7.3.

Registered delegate, Keith MacKinnon, KLM Planning Partners Inc., was not in attendance, therefore their delegation was **withdrawn**.

- 6.5 Delegation re: Application to Amend the Official Plan and Zoning By-law, Avalon Developments Inc., Blackthorn Development Corporation, 137 Steeles Avenue West, Ward 4, File: OZS-2024-0040

Dealt with under Item 5.2 - Recommendation PDC211-2024

7. Staff Presentations and Planning Reports

- 7.1 Staff Report re: Draft Plan of Subdivision and Application to Amend the Secondary Plan and Zoning By-law, Senwood Development Inc., Candevcon Limited, 10159 The Gore Road, Ward 10, File: OZS-2021-0038

The following motion was approved on consent:

PDC214-2024

1. That the report from Samantha Dela Pena, Planner, Development Services, to the Planning and Development Committee Meeting of December 9, 2024, re: **Draft Plan of Subdivision and Application to Amend the Secondary Plan and Zoning By-law, Senwood Development Inc., Candevcon Limited, 10159 The Gore Road, Ward 10, File: OZS-2021-0038**, be received;
2. That Draft Plan of Subdivision and Application to Amend the Secondary Plan and Zoning By-Law submitted by Candevcon Limited on behalf of Senwood Development Inc., File OZS-2021-0038 & 21T-21015B, be endorsed, on the basis that it represents good planning, including that it is consistent with the Planning Act, and for the reasons set out in this Planning Recommendation Report; and
3. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34 of the Planning Act, R.S.O. c.P. 13, as amended.

Carried

7.2 Staff Report re: Application for a Draft Plan of Subdivision and to Amend the Zoning By-law, Opal Valley Developments, Candevcon Limited, 11185 Airport Road, Ward 10, File: OZS-2021-0046

The following motion was approved on consent:

PDC215-2024

1. That the report from Angelo Ambrico, Manager, Development Services, to the Planning and Development Committee Meeting of December 9, 2024, re: **Application for a Draft Plan of Subdivision and to Amend the Zoning By-law, Opal Valley Developments, Candevcon Limited, 11185 Airport Road, Ward 10, File: OZS-2021-0046**, be received;
2. That the application for a Draft Plan of Subdivision and to Amend the Zoning By-law submitted by Candevcon Limited on behalf of Opal Valley Developments Inc. be approved on the basis that it is consistent with the Provincial Policy Statement, and the City's Official Plan, and for the reasons set out in this Recommendation Report; and
3. That the amendments to the Zoning By-law generally in accordance with the attached Attachment 12 to this report be adopted.

Carried

7.3 Staff Report re: Application for a Draft Plan of Subdivision and to Amend the Zoning By-law, Greenvale Homes Ltd., KLM Planning Partners, 2648 Countryside Drive, Ward 10, File: OZS-2021-0065

The following motion was approved on consent:

PDC216-2024

1. That the report from Chinoye Sunny, Planner, Development Services, to the Planning and Development Committee Meeting of December 9, 2024, re: **Application for a Draft Plan of Subdivision and to Amend the Zoning By-law, Greenvale Homes Ltd., KLM Planning Partners, 2648 Countryside Drive, Ward 10, File: OZS-2021-0065**, be received;
2. That the application for a Zoning By-law Amendment and Draft Plan of Subdivision submitted by KLM Planning Partners on behalf of Greenvale Homes Ltd. be approved on the basis that it is consistent with the Provincial Policy Statement, and the City's Official Plan, and for the reasons set out in this Recommendation Report;

3. That the amendments to the Zoning By-law generally in accordance with the attached Attachment 12 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(10.4) of the Planning Act, R.S.O. c.P. 13, as amended.

Carried

- 7.4 Staff Report re: Application to Amend the Zoning By-law, Meridian Planning Consultants, Dar Ul Imaan Institute, 8627 Mississauga Road, Ward 4, File: OZS-2023-0037

The following motion was approved on consent:

PDC217-2024

1. That the report from Satwant Hothi, Planner, Development Services, to the Planning and Development Committee Meeting of December 9, 2024, re: **Application to Amend the Zoning By-law, Meridian Planning Consultants, Dar Ul Imaan Institute, 8627 Mississauga Road, Ward 4, File: OZS-2023-0037**, be received;
2. That the application for an Amendment to the Zoning By-law, on behalf of Dar ul Imaan Institute (File: OZS-2023-0037) be approved, on the basis that it represents good planning, including that it is consistent with the Provincial Planning Statement 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 Attachment 10 to this report be adopted; and
4. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34 (10.4) of the Planning Act, R.S.O., as amended.

Carried

- 7.5 Staff Report re: Application to Amend the Official Plan and Zoning By-law, Glen Schnarr and Associates Inc., 2424203 Ontario Ltd., 0 McLaughlin Road, Ward 6, File: OZS-2024-0046

See Item 6.2.

Chair Palleschi commented on the nature of the application and some of the general concerns expressed by residents of the affected area, including concerns surrounding the natural heritage system.

Committee referred the item to the December 11, 2024 meeting of City Council to allow for further discussions with staff and residents prior to Council ratification.

The following motion was considered:

PDC218-2024

That the report from Mana Zavalat, Manager, Development Services, to the Planning and Development Committee Meeting of December 9, 2024, re: **Application to Amend the Official Plan and Zoning By-law, Glen Schnarr and Associates Inc., 2424203 Ontario Ltd., 0 McLaughlin Road, Ward 6, File: OZS-2024-0046**, be referred to the City Council meeting of December 11, 2024.

Carried

- 7.6 Staff Report re: Application to Amend the Zoning By-law, Glen Schnarr and Associates Inc., Castlemore Country Properties and 47-1 Country Properties Limited, 5076 Old Castlemore Road, Ward 10, File: OZS-2024-0049

The following motion was approved on consent:

PDC219-2024

1. That the report from Arjun Singh, Planner, Development Services, to the Planning and Development Committee Meeting of December 9, 2024, re: **Application to Amend the Zoning By-law, Glen Schnarr and Associates Inc., Castlemore Country Properties and 47-1 Country Properties Limited, 5076 Old Castlemore Road, Ward 10, File: OZS-2024-0049**, be received;
2. That the application for an Amendment to the Zoning By-law submitted by Glen Schnarr and Associates., on behalf of Castlemore Country Properties & 47-1 Country Properties Limited. (File: OZS-2024-0049) be approved, on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, conforms to 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 or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34 (10.4) of the Planning Act, R.S.O., as amended.

Carried

- 7.7 Staff Report re: Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd., 2811135 Ontario Inc., 2803832 Ontario Inc., 1283, 1298, 1300, and 1306 Queen Street West, Ward 5, File: OZS-2023-0024

See Item 6.3.

Regional Councillor Santos requested an amendment to clause 5 to request a letter from the landowner prior to forwarding the matter to Council for enactment.

Regional Councillor Vicente mentioned that at the time of this meeting, the letter had already been submitted by the landowner.

The following motion was considered:

PDC220-2024

1. That the report from Harjot Sra, Planner, Development Services, to the Planning and Development Committee Meeting of December 9, 2024, re: **Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd., 2811135 Ontario Inc., 2803832 Ontario Inc., 1283, 1298, 1300, and 1306 Queen Street West, Ward 5, File: OZS-2023-0024**, be received;
2. That the Application to Amend the Official Plan and Zoning By-Law, Gagnon Walker Domes Ltd – 2811135 Ontario Inc., 2803832 Ontario Inc., Ward: 5, (File: OZS-2023-0024), be approved, on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, the newly approved Provincial Planning Statement and conforms to the City's Official Plan for the reasons set out in the Planning Recommendation Report, dated December 9th, 2024;
3. That the amendments to the Official Plan, as generally attached as Attachment 12, to this report to be adopted;
4. That the amendments to the Zoning By-Law, as generally attached as Attachment 13, to this report be adopted; and
5. That prior to forwarding the implementing zoning by-law to Council for enactment, a letter is to be received from the landowner confirming they

are agreeable to making access arrangements in relation to the abutting lands to the west through a future site plan application, and that a conceptual design for this access arrangement be provided, to the satisfaction of the Commissioner of Planning, Building and Growth Management.

Carried

7.8 Staff Presentation re: Bill 23 and Changes to the Heritage Act

See Items 7.9 and 11.5.

Dealt with under Item 7.9 - Recommendation PDC221-2024

7.9 Staff Report re: Updates to the Heritage Register and Related Matters as a result of Implementation of Provincial Bills 23 and 200

Charlton Carscallen, Principal Planner/Supervisor, Integrated City Planning, presented an overview of recent changes in Provincial legislation that will affect the City in terms of how heritage conservation is addressed and how a balance between conservation and the need to advance intensification can be achieved. The overview included details on the changes to the Ontario Heritage Act, listed and designated properties, the importance of heritage, sustainability, and next steps.

Staff responded to questions of clarification from Committee in regards to public engagement and ratification timelines.

PDC221-2024

1. That the presentation from Charlton Carscallen, Principal Planner/Supervisor, Integrated City Planning, to the Planning and Development Committee Meeting of December 9, 2024, re: **Bill 23 and Changes to the Heritage Act**, be received;
2. That the report from Charlton Carscallen, Principal Planner/Supervisor, Integrated City Planning, to the Planning and Development Committee Meeting of December 9, 2024, re: **Updates to the Heritage Register and Related Matters as a result of Implementation of Provincial Bills 23 and 200**, be received;
3. That staff develop and implement a public consultation plan Strategic Communications regarding bills 23 and 200 and Heritage Conservation and property Designation that focuses on the greater downtown area;

4. That following the consultation, staff will **report back** to Council to initiate a program of Designation of Heritage Properties for Council's consideration under Part IV of the Heritage Act for properties identified in Attachments A and B;
5. That staff be directed to investigate the implementation of the Heritage Incentive Tax Rebate as identified in Section 365.2 of the Planning Act and to **report back** to Council by Q2 2025; and
6. That the Paul Willoughby Heritage Incentive Grant be increased to a maximum of \$25,000 from the current limit of \$10,000 effective Q1 of 2026.

Carried

7.10 Staff Presentation re: Proposed Fee Changes for Committee of Adjustment Applications

See Item 7.11

The following motion was approved on consent:

PDC222-2024

That the presentation from Carolyn Crozier, Strategic Leader, Project Management, to the Planning and Development Committee Meeting of December 9, 2024, re: **Proposed Fee Changes for Committee of Adjustment Applications**, be received.

Carried

7.11 Staff Report re: Proposed Fee Changes for Committee of Adjustment Applications (RM 66/2024)

See Item 7.10

The following motion was approved on consent:

PDC223-2024

1. That the report from Carolyn Crozier, Strategic Leader, Project Management, to the Planning and Development Committee Meeting of December 9, 2024 re: **Proposed Fee Changes for Committee of Adjustment Applications (RM 66/2024)**, be received; and

2. That Schedule A to the Tariff of Fees By-law with respect to Planning and Other Municipal Applications By-law 85-96, as amended, be further amended to reflect the fee changes as set out in Attachment A of this report, to be effective following Council ratification for January 1, 2025.

Carried

- 7.12 Staff Report re: Application to Amend the Zoning By-law, G-Force Urban Planners and Consultants, Jindal Developments Ltd., 1955 Cottrelle Boulevard, Ward 8, File: OZS-2023-0045

Committee referred the item to the December 11, 2024 meeting of City Council.

The following motion was considered:

PDC224-2024

That the report from Charles Ng, Planner, Development Services, to the Planning and Development Committee Meeting of December 9, 2024, re: **Application to Amend the Zoning By-law, G-Force Urban Planners and Consultants, Jindal Developments Ltd., 1955 Cottrelle Boulevard, Ward 8, File: OZS-2023-0045**, be **referred** to the City Council meeting of December 11, 2024.

Carried

8. Committee Minutes

- 8.1 Minutes - Brampton Heritage Board - November 19, 2024

See Item 11.4.

Committee and staff discussed recommendation HB049-2024. Staff noted that the homeowner of the subject property at 76 Main Street South is reconsidering a current development proposal. As a result, Committee directed staff to halt the heritage designation process for the subject location and work with the homeowner to find an alternative approach to the preservation of the property.

Committee discussed an amendment to the recommendation, and suggested that the report be received and staff explore options for the aforementioned alternative approach.

The following motion was considered:

PDC225-2024

That the Minutes of the Brampton Heritage Board meeting of November 19, 2024, Recommendations HB046-2024 - HB048-2024 and HB050-2024 - HB051-2024, to the Planning and Development Committee Meeting of December 9, 2024, be approved; and

That Recommendation HB049-2024 be approved, as amended, as follows:

HB049-2024

1. That the report from Arpita Jambekar, Heritage Planner, to the Brampton Heritage Board Meeting of November 19, 2024, re: **Heritage Impact Assessment, 76 Main Street South – Ward 3**, be received; and
2. That staff be directed to work with the applicant to halt the designation process and preserve the property in another manner.

The recommendations were approved as follows:

HB046-2024

That the agenda for the Brampton Heritage Board Meeting of November 19, 2024 be approved, as amended:

To add:

9.3 Report by Arpita Jambekar, Heritage Planner, re: **Revised Scoped Heritage Impact Assessment and Heritage Permit Phase II of 10254 Hurontario St – Ward 2**

HB047-2024

1. That the report from Arpita Jambekar, Heritage Planner to the Brampton Heritage Board Meeting of November 19, 2024, re: **Heritage Designation of 18 River Road - Ward 6**, be received;
2. That designation of the property at 18 River Road under Part IV, Section 29 of the Ontario Heritage Act (the “Act”) be approved;
3. That staff be authorized to publish and serve the Notice of Intention to Designate for the property at 18 River Road in accordance with the requirements of the Act;
4. That in the event that no objections to the designation are received, a by-law be passed to designate the subject property;
5. That in the event that any objections to the designation are received, staff be directed to refer the proposed designation to the Ontario Land Tribunal, and;

6. That staff be authorized to attend any hearing process held by the Ontario Land Tribunal in support of Council's decision to designate the subject property.

HB048-2024

1. That the report from Arpita Jambekar, Heritage Planner, to the Brampton Heritage Board Meeting of November 19, 2024, re: **Heritage Permit, Documentation, Salvage and Interpretation Plan for 10020 Mississauga Road - Ward 6**, be received;
2. That the Heritage Impact Assessment Addendum, Heritage Documentation and Salvage Plan and Heritage Interpretation Plan for 10020 Mississauga Road prepared by ERA, dated September 10, 2024, be received; and,
3. That the Heritage Permit application for demolition of the house at 10020 Mississauga Road be approved, as recommended by the Heritage Impact Assessment Addendum, subject to the following conditions:
 - i. that the demolition and deconstruction of the subject property follow the process elaborated in the Appendix II of the Documentation and Salvage Plan for the property;
 - ii. that the architect and/or heritage consultant monitors demolition and deconstruction work to ensure that salvaged material is inventoried and stored appropriately and reused as part of the new commemoration features as recommended in the Documentation and Salvage Plan.

HB049-2024

1. That the report from Arpita Jambekar, Heritage Planner, to the Brampton Heritage Board Meeting of November 19, 2024, re: **Heritage Impact Assessment, 76 Main Street South – Ward 3**, be received; and
2. That staff be directed to work with the applicant to halt the designation process and preserve the property in another manner.

HB050-2024

1. That the report from Arpita Jambekar, Heritage Planner, dated November 18, 2024, to the Brampton Heritage Board Meeting of November 19, 2024, re: **Revised Scoped Heritage Impact Assessment and Heritage Permit of Phase II for 10254 Hurontario St - Ward 2** be received;

2. That the revised scoped Heritage Impact Assessment for 10254 Hurontario St prepared by AREA Architects, dated November 1, 2024 for Phase 2 of the proposed alterations and additions to the property be received; and,
3. That the Heritage Permit application submitted on November 12, 2024 for Phase 2: Daycare Ground and Second floor addition on West (rear) façade of 10254 Hurontario St, be approved, as recommended by the Heritage Impact Assessment, subject to the following condition, as recommended by heritage staff:
 - i. that the architect and/or heritage consultant monitors construction work to ensure that original features are preserved wherever possible and that all new work is compatible and completed to the same high standard as the existing.

HB051-2024

That Brampton Heritage Board do now adjourn to meet again on January 21, 2025 at 7:00 p.m.

Carried

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, Avalon Developments Inc., Blackthorn Development Corporation, 137 Steeles Avenue West, Ward 4, File: OZS-2024-0040

See Items 5.2 and 6.5

The following motion was considered:

PDC226-2024

That the correspondence from Nick Pileggi, Macaulay Shiomi Howson Ltd., on behalf of Pier Pointe Inc., dated December 5, 2024, re: **Application to Amend the Official Plan and Zoning By-law, Avalon Developments Inc., Blackthorn Development Corporation, 137 Steeles Avenue West, Ward 4, File: OZS-**

2024-0040 to the Planning and Development Committee Meeting of December 9, 2024, be received.

Carried

- 11.2 Correspondence from the Honourable Paul Calandra, Minister, Municipal Affairs and Housing, dated November 28, 2024, re: Additional Residential Units (ARUs) (RM 58/2024)

See Item 10 - Referred Matters List.

The following motion was considered:

PDC227-2024

That the correspondence from the Honourable Paul Calandra, Minister, Municipal Affairs and Housing, dated November 28, 2024, re: **Additional Residential Units (ARUs) (RM 58/2024)**, to the Planning and Development Committee Meeting of December 9, 2024, be received.

Carried

- 11.3 Correspondence re: Application to Amend the Official Plan and Zoning By-law, MHBC Planning Limited, 11722 Mississauga RD JV, 1000302127 Ontario Inc., 11722 Mississauga Road, Ward 6, File: OZS-2024-0063

See Items 5.3 and 6.1.

The following motion was considered:

PDC228-2024

That the following correspondence re: **Application to Amend the Official Plan and Zoning By-law, MHBC Planning Limited, 11722 Mississauga RD JV, 1000302127 Ontario Inc., 11722 Mississauga Road, Ward 6, File: OZS-2024-0063** to the Planning and Development Committee Meeting of December 9, 2024, be received:

1. Jay and Priyanka Desai, Brampton Residents, dated December 4, 2024
2. Yuvraj Verma, Brampton Resident, dated November 22, 2024
3. Harpreet Singh Bhel, Brampton Resident, dated December 9, 2024

4. Michael Gagnon, Colin Chung, and Andrew Walker, Gagnon Walker Domes and Glen Schnarr and Associates Inc., on behalf of Northwest Brampton Landowners Group Inc., dated December 9, 2024.

Carried

- 11.4 Correspondence re: Item 8.1 - Request for Amendment to Brampton Heritage Board Minutes - November 19, 2024

See Item 8.1.

The following motion was considered:

PDC229-2024

That the correspondence from Marc De Nardis, Gagnon Walker Domes Ltd., on behalf of Kyle Pulis and Emily Miles, dated December 6, 2024, re: **Item 8.1 - Request for Amendment to Brampton Heritage Board Minutes - November 19, 2024**, to the Planning and Development Committee Meeting of December 9, 2024, be received.

Carried

- 11.5 Correspondence re: Updates to the Heritage Register and Related Matters as a result of Implementation of Provincial Bills 23 and 200

See Items 7.8 and 7.9.

The following motion was considered:

PDC230-2024

That the following correspondence re: **Updates to the Heritage Register and Related Matters as a result of Implementation of Provincial Bills 23 and 200** to the Planning and Development Committee Meeting of December 9, 2024, be received:

1. Peter Jakovcic, Tribute Limited, dated December 6, 2024
2. D. Cindy Prince, Amico Properties Inc., dated December 5, 2024
3. Thanos Bala, Longview Developments, dated December 9, 2024.

Carried

12. Councillor Question Period

Nil

13. Public Question Period

Nil

14. Closed Session

Nil

15. Adjournment

PDC231-2024

That the Planning and Development Committee do now adjourn to meet again for a Regular Meeting on Monday, January 13, 2025, at 7:00 p.m. or at the call of the Chair.

Carried

Regional Councillor M. Palleschi, Chair



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, January 13, 2025

- 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
Angelo Ambrico, Manager, Development Services
Nicole Hanson, Principal Planner/Supervisor, Development Services
Vikram Hardatt, Advisor, Special Projects, Integrated City Planning
Tristan Costa, Planner, Integrated City Planning
Chinoye Sunny, Planner, Development Services
Samantha DeLaPena, Planner, Development Services
Genevieve Scharback, City Clerk
Charlotte Gravlev, Deputy City Clerk
Gagandeep Jaswal, Acting Legislative Coordinator

1. **Call to Order**

The meeting was called to order at 7:00 p.m. and adjourned at 7:31 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, as follows:

Members present during roll call: Regional Councillor Palleschi (Chair), Deputy Mayor Singh, Regional Councillor Santos, Regional Councillor Vicente (left - 7:26 p.m.), Regional Councillor Brar, Regional Councillor Keenan, Regional Councillor Medeiros, Regional Councillor Fortini, Regional Councillor Toor (arrived - 7:02 p.m.), and City Councillor Power (arrived - 7:05 p.m.).

Members absent during roll call: Mayor Brown (ex officio).

2. Approval of Agenda

PDC001-2025

That the agenda for the Planning and Development Committee Meeting of January 13, 2025, be approved, as published and circulated.

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 8.1)

The following motion was considered:

PDC002-2025

That the following items to the Planning and Development Committee Meeting of January 13, 2025, be approved as part of Consent:

7.1 and 8.1

Carried

5. Statutory Public Meetings

5.1 File: City-initiated Report 2025-031 - Public Meeting

5.1.1 Staff Report by Vikram Hardatt, Advisor, Special Projects, Integrated City Planning

5.1.2 Delegations - Nil

5.1.3 Correspondence - Nil

In response to the Chair's query if anyone present would like to hear from the City planner on file, or delegate on this item, no one responded. No correspondence was received for this item. Therefore, the Chair proceeded to adjourn this public meeting item.

The following motion was considered:

PDC003-2025

1. That the report from Vikram Hardatt, Advisor, Special Projects, Integrated City Planning, to the Planning and Development Committee Meeting of January 13, 2025, re: City-initiated Official Plan Amendment to the Region of Peel Official Plan Schedule E-4, southeast corner of Winston Churchill Boulevard and Mayfield Road, SPA-1 on Schedule 52-6 of the revised Heritage Heights Secondary Plan, City File: 2025-031, **be received**; and,
2. That Planning staff **be directed to report back** to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation.

Carried

5.2 File: OZS-2024-0033 - Public Meeting

5.2.1 Staff Presentation by Chinoye Sunny, Planner, Development Services

5.2.2 Delegations

5.2.3 Correspondence

Chinoye Sunny, Planner, Development Services, presented an overview of the application that included location overview, area context, site context and photos, development proposal, tertiary plan, planning framework summary, official plan designation, Brampton plan designation, secondary plan designation, zoning by-law, zoning by-law amendment, key issues and considerations, and next steps.

Angela Hiba, Brampton Resident, addressed Committee and expressed concerns and questions of clarification on how the proposed application will affect their property and property lines. The delegate also expressed concerns and questions of clarification with regards to road widening implications, bicycle infrastructure, traffic, and waste removal.

Registered delegate, Richard Domes, Gagnon Walker Domes Ltd., addressed Committee on behalf of Amdev Property Group, and presented an overview of the application that included site context, policy perspective, Brampton plan designation, initial plan summary, revisited plan summary, uses, setback and streetscape, landscape plan, building dimensions, angular plane, and a summary of notable changes.

The following motion was considered:

PDC004-2025

1. That the presentation from Chinoye Sunny, Planner, Development Services, to the Planning and Development Committee Meeting of January 13, 2025, re: Application to Amend the Official Plan and Zoning By-law, Amdev Property Group, 17, 19, 21, 23, 25, 27, and 29 Mill Street North, and 53 Nelson Street West, Ward 1, File: OZS-2024-0033, **be received**;
2. That the following delegation re: Application to Amend the Official Plan and Zoning By-law, Amdev Property Group, 17, 19, 21, 23, 25, 27, and 29 Mill Street North, and 53 Nelson Street West, Ward 1, File: OZS-2024-0033, to the Planning and Development Committee Meeting of January 13, 2025, **be received**; and
 1. Angela Hiba, Brampton Resident
 2. Richard Domes, Gagnon Walker Domes Ltd., on behalf of Amdev Property Group
3. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law, Amdev Property Group, 17, 19, 21, 23, 25, 27, and 29 Mill Street North, and 53 Nelson Street West, Ward 1, File: OZS-2024-0033, to the Planning and Development Committee Meeting of January 13, 2025, **be received**:
 1. Patrick Silva, Brampton Resident, dated January 10, 2025.

Carried

5.3 File: OZS-2024-0065 - Public Meeting

5.3.1 Staff Presentation by Samantha Dela Pena, Planner, Development Services

5.3.2 Delegations - Nil

5.3.3 Correspondence

In response to the Chair's query if anyone present would like to hear from the City planner on file, or delegate on this item, no one responded. Therefore, the Chair proceeded to adjourn this public meeting item.

Registered delegate, Marshall Smith, KLM Planning Partners Inc., was in attendance but withdrew their delegation.

The following motion was considered:

PDC005-2025

1. That the presentation from Samantha Dela Pena, Planner, Development Services, to the Planning and Development Committee Meeting of January 13, 2025, re: Application to Amend the Official Plan and Zoning By-law, and for a Draft Plan of Subdivision, KLM Planning Partners Inc., on behalf of West Humber Developments Inc., 10350 The Gore Road, Ward 10, File: OZS-2024-0065, **be received**; and
2. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law, and for a Draft Plan of Subdivision, KLM Planning Partners Inc., on behalf of West Humber Developments Inc., 10350 The Gore Road, Ward 10, File: OZS-2024-0065, to the Planning and Development Committee Meeting of January 13, 2025, **be received**:
 1. Kamila Lukus, Brampton Resident, dated January 2, 2025.

Carried

6. Planning Applications

Nil

7. General Staff Reports

7.1 Staff Report 2024-857 - Creation of Zoning By-law Regulations to Apply to Large Statues and Monuments

7.1.1 Delegations - Nil

7.1.2 Correspondence - Nil

The following motion was approved on consent:

PDC006-2025

1. That the report from Nicole Hanson, Principal Planner/Supervisor, Development Services, to the Planning and Development Committee

Meeting of January 13, 2025, re: Creation of Zoning By-law Regulations to Apply to Large Statues and Monuments, City File: 2024-857, **be received**; and

2. That staff **be directed to develop** Zoning By-law performance standards for tall statues and monuments and incorporate those performance standards through the public meeting associated with the City's Comprehensive Zoning By-law Review, to be scheduled before the end March 2025.

Carried

7.2 Staff Report 2025-037 - Bram West Secondary Plan Review Process and Update (Wards 4 and 6)

7.2.1 Delegations

7.2.2 Correspondence - Nil

Registered delegate, Patrick Pearson, Glen Schnarr and Associates Inc., addressed Committee on behalf of Bram West Precinct 40-5 Landowners Group Inc., and provided the following comments and suggestions:

- commended staff on the work completed and noted agreement with the staff recommendations
- requested that the Landowners Group Inc. be able to review and comment on the draft concept plan before it is tabled
- requested that staff work in collaboration with the Landowners Group Inc. to explore opportunities to allow block plans to be advanced in conjunction with the secondary plan review

The following motion was considered:

PDC007-2025

1. That the report from Tristan Costa, Planner, Integrated City Planning, to the Planning and Development Committee Meeting of January 13, 2025, re: Bram West Secondary Plan Review Process and Update (Wards 4 and 6), City File: 2025-037, **be received**;
2. That staff **be directed to report back** with the proposed Bram West Secondary Plan land use concept for Council endorsement in Q1 2025 in order to proceed with secondary plan technical studies;

3. That staff **be directed to expedite** the procurement of all technical studies listed in this report, and that Council authorize staff to be excluded from a competitive procurement process as per section 2.3.2 of the Purchasing By-law, to support the timely completion of the Bram West Secondary Plan Review;
4. That Council **advocate to the Province** to work with City staff in evaluating potential alignments of the Bram West Parkway to the Highway 413 Focused Analysis Area;
5. That Council **endorse the proposed work plan** for the Bram West Secondary Plan Review and the approach to support the expediting of development applications where possible, subject to sufficient completion of secondary plan technical studies, as part of a parallel alternative process alongside the Secondary Plan Review; and
6. That the following delegation re: Bram West Secondary Plan Review Process and Update (Wards 4 and 6), City File: 2025-037, to the Planning and Development Committee Meeting of January 13, 2025, **be received**;
 1. Patrick Pearson, Glen Schnarr and Associates Inc., on behalf of Bram West Precinct 40-5 Landowners Group Inc.

Carried

8. **Committee Minutes**

8.1 Minutes - Active Transportation Advisory Committee - December 10, 2024

The following motion was approved on consent:

PDC008-2025

That the Minutes of the Active Transportation Advisory Committee meeting of December 10, 2024, Recommendations ATC050-2024 - ATC057-2024, to the Planning and Development Committee Meeting of January 13, 2025, be approved.

The recommendations were approved as follows:

ATC050-2024

That the agenda for the Active Transportation Advisory Committee Meeting of December 10, 2024, be approved, as amended, as follows:

To Vary the Order to deal with Item 5.4 (Bike Lane Experiences of Other Cities) prior to Item 5.1 (Etobicoke Creek Trail Damage).

ATC051-2024

1. That the presentation from Stephen Laidlaw, Co-Chair, re: **Etobicoke Creek Trail Damage**, to the Active Transportation Advisory Committee Meeting of December 10, 2024, be received; and,
2. That Stephen Laidlaw, Co-Chair, represent the Active Transportation Advisory Committee at a City of Mississauga Cycling Advisory Committee meeting in January 2025 to delegate on the Etobicoke Creek Trail Damage.

ATC052-2024

That the presentation from Stephen Laidlaw, Co-Chair, re: **Mathematics of Vehicular Overtake**, to the Active Transportation Advisory Committee Meeting of December 10, 2024, be received.

ATC053-2024

That the delegation from Dayle Laing, Citizen Member, re: **Bike Lane Experiences of Other Cities**, to the Active Transportation Advisory Committee Meeting of December 10, 2024, be received.

ATC054-2024

That the presentation from Dayle Laing, Citizen Member, re: **Carbon Emissions In The GTHA Brampton at Numbers Shine Brightly**, to the Active Transportation Advisory Committee Meeting of December 10, 2024, be received.

ATC055-2024

That the **Active Transportation Advisory Committee - 2025 Meeting Schedule**, to the Active Transportation Advisory Committee Meeting of December 10, 2024, be received.

ATC056-2024

That the correspondence from Kevin Minaker, Manager, Traffic Operations and Parking, Public Works and Engineering, re: **Other Municipalities Crossride Programs compared to the City of Brampton's**, to the Active Transportation Advisory Committee Meeting of December 10, 2024, be received.

ATC057-2024

That the Active Transportation Advisory Committee do now adjourn to meet again on Tuesday, February 11, 2025, at 7:00 p.m. or at the call of the Chair.

Carried

9. Other Business/New Business

Nil

10. Referred/Deferred Matters

Nil

11. General Correspondence

Nil

12. Councillor Question Period

Nil

13. Public Question Period

Nil

14. Closed Session

Nil

15. Adjournment

PDC009-2025

That the Planning and Development Committee do now adjourn to meet again for a Regular Meeting on Monday, February 10, 2025, at 7:00 p.m. or at the call of the Chair.

Carried

Regional Councillor M. Palleschi, Chair



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, February 10, 2025

- Members Present: Regional Councillor M. Palleschi - Wards 2 and 6
Deputy Mayor H. Singh - Wards 9 and 10
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
City Councillor R. Power - Wards 7 and 8
Nicole Hanson, Principal Planner/Supervisor, Development Services
- Staff Present: Steve Ganesh, Commissioner, Planning Building and Growth Management
Allan Parsons, Director, Development Services
Henrik Zbogor, Director, Integrated City Planning
Angelo Ambrico, Manager, Development Services
David Vanderberg, Manager, Planning Building and Economic Development
Yinzhou Xiao, Principal Planner/Supervisor, Development Services
David DeGroot, Urban Design Manager, Development Services
Nelson Cadete, Manager, Transportation Planning
Hanu Sadanandan Dilip, Urban Designer, Development Services
Rowaidah Chaudhry, Transportation Planner, Integrated City Planning
Ross Campbell, Manager, Zoning and Sign By-law Services
Damanpreet (Preet) Mathouda, Planner, Downtown Revitalization
Genevieve Scharback, City Clerk
Charlotte Gravlev, Deputy City Clerk
-

1. Call to Order

The meeting was called to order at 7:02 p.m. and adjourned at 7:21 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, as follows:

Members present during roll call: Deputy Mayor Singh (Chair), Regional Councillor Palleschi, Regional Councillor Vicente, Regional Councillor Brar, Regional Councillor Keenan, Regional Councillor Fortini (arrived - 7:04 p.m.), and City Councillor Power.

Members absent during roll call: Regional Councillor Santos, Regional Councillor Medeiros, Regional Councillor Toor, and Mayor Brown (ex officio).

2. Approval of Agenda

PDC010-2025

That the agenda for the Planning and Development Committee Meeting of February 10, 2025 be approved as published and circulated.

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, 8.1, 8.2, and 8.3)

The following motion was considered:

PDC011-2025

That the following items to the Planning and Development Committee Meeting of February 10, 2025, be approved as part of Consent:

7.1, 8.1, 8.2, and 8.3

5. General Delegations

Nil

6. Statutory Public Meetings

6.1 File: OZS-2024-0057 - Public Meeting

6.1.1 Staff Presentation by Nicole Hanson, Planner, Development Services

6.1.2 Delegations

6.1.3 Correspondence

Nicole Hanson, Planner, Development Services, presented an overview of the application that included location overview, area context, site context and photos, development proposal, planning framework summary, official plan designation, Brampton plan designation, secondary plan designation, zoning by-law, zoning by-law amendment, key issues and considerations, and next steps.

Grazia and Robert Aquino, Brampton Residents, referenced correspondence included in the agenda and reiterated the following concerns, suggestions, and questions of clarification with respect to the subject application:

- lack of transparency in communication to residents
- clarification surrounding the mention of "part-lots" and "low-density" in the proposal
- proposal is incongruent with the existing characteristics of the neighbourhood
- safety concerns
- suggestion for further public engagement

Staff clarified the terms "part lots" and "low-density" with regards to the subject application and noted that the proposal refers to the development of single detached dwellings.

Committee directed staff to reach out to the delegate to further address the questions and concerns raised.

The following motion was considered:

PDC012-2025

1. That the presentation from Nicole Hanson, Planner, Development Services, to the Planning and Development Committee Meeting of February 10, 2025, re: Application to Amend the Official Plan, Zoning By-law and Draft Plan of Subdivision, Syed Sarwar (Umbria Developers), Glen Schnarr and Associates Inc., 3827, 3847, and 3863 Castlemore Road, Ward 8, File: OZS-2024-0057, **be received**;
2. That the delegation from Grazia and Robert Aquino, Brampton Residents, re: Application to Amend the Official Plan, Zoning By-law and Draft Plan of Subdivision, Syed Sarwar (Umbria Developers), Glen Schnarr and Associates Inc., 3827, 3847, and 3863 Castlemore Road, Ward 8, File: OZS-2024-0057, **be received**; and
3. That the correspondence from Grazia Aquino, Brampton Resident, dated February 5, 2025, re: Application to Amend the Official Plan, Zoning By-law and Draft Plan of Subdivision, Syed Sarwar (Umbria Developers), Glen Schnarr and Associates Inc., 3827, 3847, and 3863 Castlemore Road, Ward 8, File: OZS-2024-0057, **be received**.

Carried

7. Planning Applications

7.1 File: City-initiated - Report 2025-072

7.1.1 Staff Report by Yin Xiao, Planner, Development Services

7.1.2 Delegations - Nil

7.1.3 Correspondence - Nil

The following motion was approved on consent:

PDC013-2025

1. That the report from Yin Xiao, Principal Planner/Supervisor, Development Services, to the Planning and Development Committee Meeting of February 10, 2025, re: City-Initiated Official Plan Amendment to the Region of Peel Official Plan Schedule E-4, City File 2025-072, **be received**;
2. That a **Public Meeting be held** to consider the proposed removal of the 'Employment Area' Designation on Schedule E-4 of the Region of Peel Official Plan from the subject lands, as shown in Attachment 1; and

3. That **staff report back** to Planning and Development Committee following the Public Meeting to share feedback received, as well as recommendations for consideration.

Carried

8. Staff Reports

- 8.1 Staff Report and Presentation by David de Groot, Urban Design Manager, and Nelson Cadete, Transportation Planning Manager, re: Uptown Steeles Avenue Urban Streetscape Improvements Plan and Feasibility Study - Wards 3 and 4

The following motion was approved on consent:

PDC014-2025

1. That the presentation from Hanu S. Dilip, Urban Designer, Development Services, and Rowaidah Chaudhry, Transportation Planner, Integrated City Planning, to the Planning and Development Committee Meeting of February 10, 2025, re: Uptown Steeles Avenue Urban Streetscape Improvements Plan and Feasibility Study - Wards 3 and 4; **be received**;
2. That the report from Hanu S. Dilip, Urban Designer, Development Services, and Rowaidah Chaudhry, Transportation Planner, Integrated City Planning, to the Planning and Development Committee Meeting of February 10, 2025, re: Uptown Steeles Avenue Urban Streetscape Improvements Plan and Feasibility Study - Wards 3 and 4; **be received**; and
3. That **staff be directed to complete a feasibility study** (within the existing approved capital budget) for potential improvements to the Steeles Avenue streetscape the City's Uptown and report back with project milestones, anticipated costs, and a financial strategy to fund the improvements.

Carried

8.2 Staff Report by Ross Campbell, Manager, Zoning and Sign By-law Services, re: Additional Residential Unit (ARU) Registration Process - Electrical Safety Code Compliance – All Wards

The following motion was approved on consent:

PDC015-2025

1. That the report from Ross Campbell, Manager, Zoning and Sign By-law Services, to the Planning and Development Committee Meeting of February 10, 2025, re: Additional Residential Unit (ARU) Registration Process - Electrical Safety Code Compliance – All Wards, **be received**; and
2. That **staff be directed to implement the proposed process change** to streamline ARU registration and provide direct notification to the Electrical Safety Authority (as the approval authority for works undertaken under the Electrical Safety Code) of all registered additional residential units.

Carried

8.3 Staff Report by Damanpreet Mathouda, Planner, Downtown Revitalization, re: Building and Façade Improvement Grant Programs Close-Out - Wards 1 and 3

The following motion was approved on consent:

PDC016-2025

1. That the report from Damanpreet Mathouda, Planner, Downtown Revitalization, to the Planning and Development Committee Meeting of February 10, 2025, re: Building and Façade Improvement Grant Programs Close-Out - Wards 1 and 3, **be received**;
2. That the close-out of the Building and Façade Improvement Grant Programs, effective February 10, 2025, acknowledging the Program's success to date in balance with administrative challenges, and the ongoing and planned major capital investments to revitalize Downtown Brampton, **be approved**;
3. That as part of the close-out of the Building and Façade Improvement Programs, all active, under review applications and all approved, in process applications that receive subsequent Council endorsement, which advance to construction completion **are processed and paid** accordingly;

4. That **no new applications be accepted or considered** after the close-out of the programs on February 10, 2025; and
5. That once all projects are completed and all applicants have been paid accordingly, **any remaining budget in capital project accounts #197827-001, #197827-002, #247827-001 and #247827-002 be returned to their original funding source.**

Carried

9. **Committee Minutes**

Nil

10. **Other Business/New Business**

Nil

11. **Referred/Deferred Matters**

Nil

12. **General Correspondence**

Nil

13. **Councillor Question Period**

Nil

14. **Public Question Period**

Nil

15. **Closed Session**

Nil

16. **Adjournment**

PDC017-2025

That the Planning and Development Committee do now adjourn to meet again for a Regular Meeting on Monday, February 24, 2025 at 7:00 p.m. or at the call of the Chair.

Carried

Deputy Mayor Singh, Acting Chair



Minutes

Planning and Development Committee The Corporation of the City of Brampton

Monday, February 24, 2025

- 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 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 Zbogar, Director, Integrated City Planning
David Vanderberg, Manager, Planning Building and Economic Development
Ramsen Yousif, Planner, Development Services
Andrew Ramsammy, Planner, Development Services
Allyson Sander, Strategic Leader, Legislative Services
Sadaf Shahid-Hussain, Planner, Development Services
Satwant Hothi, Planner, Development Services
Genevieve Scharback, City Clerk
Tammi Jackson, Legislative Coordinator
Gagandeep Jaswal, Acting Legislative Coordinator

1. **Call to Order**

The meeting was called to order at 7:00 p.m. and adjourned at 7:10 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, as follows:

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

Members absent during roll call: Regional Councillor Medeiros (leave of absence), Mayor Brown (ex officio).

2. Approval of Agenda

PDC018-2025

That the agenda for the Planning and Development Committee Meeting of February 24, 2025, be approved, as published and circulated.

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.

(7.2, 7.4, 7.5, 9.1, and 12.1)

The following motion was considered:

PDC019-2025

That the following items to the Planning and Development Committee Meeting of February 24, 2025, be approved as part of Consent:

7.2, 7.4, 7.5, 9.1, and 12.1

Carried

5. **General Delegations**

Nil

6. **Statutory Public Meetings**

Nil

7. **Planning Applications**

7.1 File: OZS-2023-0010

7.1.1 Staff Report by Ramsen Yousif, Planner, Development Services

7.1.2 Delegations

7.1.3 Correspondence

John Corbett, Nick Wood, and Lee Parsons, addressed Committee on behalf of Glen Rouge Developments Inc., and presented an overview of the application that included location overview, property description, background information, proposed development, proposed amendments, office strategy, technical studies, and recommendations and conclusion.

Regional Councillor Palleschi provided location context with regards to the subject application adding that the site features two major corridors and is intended for a diverse mix of uses, communities, and a proposed third hospital, which will create a need for more office space. Councillor Palleschi suggested that the application be deferred until staff can complete a market and economic analysis.

The following motions were considered:

PDC020-2025

That the report from Ramsen Yousif, Planner, Development Services, to the Planning and Development Committee Meeting of February 24, 2025, re: Application to Amend the Official Plan and Zoning By-law, Corbett Land Strategies Inc., Glen Rouge Developments Inc., 2036 Bovaird Drive and 10020, 10024, 10042, and 10054 Mississauga Road, Ward 6, File: OZS-2023-0010, **be deferred** to a future meeting by the end of Q2 2025.

Carried

PDC021-2025

1. That the delegation from John Corbett, Nick Wood, and Lee Parsons, on behalf of Glen Rouge Developments Inc., re: Application to Amend the Official Plan and Zoning By-law, Corbett Land Strategies Inc., Glen Rouge Developments Inc., 2036 Bovaird Drive and 10020, 10024, 10042, and 10054 Mississauga Road, Ward 6, File: OZS-2023-0010, to the Planning and Development Committee Meeting of February 24, 2025, **be received**; and
2. That the following correspondence re: Application to Amend the Official Plan and Zoning By-law, Corbett Land Strategies Inc., Glen Rouge Developments Inc., 2036 Bovaird Drive and 10020, 10024, 10042, and 10054 Mississauga Road, Ward 6, File: OZS-2023-0010, **be received**;
 1. Daniel Steinberg, Mount Pleasant Heights Block 51-3 Landowners Group Inc., dated February 21, 2025.

Carried

7.2 File: City Initiated - Report 2025-089

7.2.1 Staff Report by Andrew Ramsammy, Planner, Development Services, and Allyson Sander, Strategic Leader, Legislative Services

7.2.2 Delegations - Nil

7.2.3 Correspondence - Nil

The following motion was approved on consent:

PDC022-2025

1. That the report from Allyson Sander, Strategic Leader, Project Management, Legislative Services and Andrew Ramsammy, Planner, Development Services, to the Planning and Development Committee Meeting of February 24, 2025, re: File: City Initiated - Zoning By-law Amendment – Outdoor Storage Permissions for Truck Parking, City-wide, Report 2025-089, **be received**;
2. That staff **be directed to proceed to a public meeting** with a Zoning By-law Amendment generally in accordance with Attachment 1 that provides updated regulations to extend outdoor storage permissions for Industrial zoned land to include truck and trailer parking that may not be in

conjunction with or accessory to a business operating within a building on the same lot.

Carried

7.3 File: OZS-2024-0004

7.3.1 Staff Report by Sadaf Shahid Hussain, Planner, Development Services

7.3.2 Delegations - Nil

7.3.3 Correspondence - Nil

Regional Councillor Toor suggested deferral of the application to the next Planning and Development Committee meeting due to significant public interest and proposed changes to the application by the applicant.

The following motion was considered:

PDC023-2025

That the report from Sadaf Shahid-Hussain, Planner, Development Services, to the Planning and Development Committee Meeting of February 24, 2025, re: Application to Amend the Official Plan, Zoning By-law, and Proposed Draft Plan of Subdivision, Candevcon Group Inc., Siva Rama Kirshna Prasad Ari, 11038 The Gore Road, Ward 10, File: OZS-2024-0004, **be deferred** to the Planning and Development Committee Meeting of March 17, 2025.

Carried

7.4 File: City Initiated - Report 2025-097

7.4.1 Staff Report by Andrew Ramsammy, Planner, Development Services

7.4.2 Delegations - Nil

7.4.3 Correspondence - Nil

The following motion was approved on consent:

PDC024-2025

1. That the report from Andrew Ramsammy, Planner, Development Services, to the Planning and Development Meeting of February 24, 2025, re: City-initiated Housekeeping Amendment to Schedule A of Planning Application Fee By-law (By-law 85-96), City-wide, Report 2025-097, **be received**; and,

2. That Schedule A to the Tariff of Fees By-law with respect to Planning and other Municipal Applications By-law 85-96, as amended, **be amended to reflect the changes** as generally set out in Attachment 1 of this report.

Carried

7.5 File: OZS-2024-0028

7.5.1 Staff Report by Satwant Hothi, Planner, Development Services

7.5.2 Delegations - Nil

7.5.3 Correspondence - Nil

The following motion was approved on consent:

PDC025-2025

1. That the report from Satwant Hothi, Planner, Development Services, to the Planning and Development Committee Meeting of February 24, 2025, re: Application to Amend the Zoning By-law, The Biglieri Group Ltd, on behalf of 1000469464 Ontario Inc., 0 Rollingwood Drive, Ward 4, File: OZS-2024-0028, **be received**;
2. That the application for an Amendment to the Zoning By-law, on behalf of 1000469464 Ontario Inc. (File: OZS-2024-0028) **be approved**, on the basis that it represents good planning, including that it is consistent with the Provincial Planning Statement 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 Attachment 13 to this report **be adopted**;
4. That, prior to forwarding the enactment of Zoning By-Law amendment to Council for adoption, a revised Functional Servicing Report (FSR), Phase 2 Environmental Site Assessment (ESA), and Urban Design Brief (UDB) **be submitted** to the satisfaction of the Commissioner of Planning, Building and Growth Management; or alternatively a Holding (H) Symbol be used in conjunction with the zoning by-law amendment to ensure the noted supporting documents are completed;
5. That, prior to forwarding the enactment of Zoning By-Law amendment to Council for adoption, a Phase Two Environmental Site Assessment (ESA) **be submitted and approved** at the direction of the Commissioner of Planning, Building and Growth Management; and

6. That **no further notice or public meeting be required** for the attached Zoning By-law Amendment pursuant to Section 34 (10.4) of the Planning Act, R.S.O., as amended.

Carried

8. **Staff Reports**

Nil

9. **Committee Minutes**

- 9.1 Minutes - Active Transportation Advisory Committee - February 11, 2025

The following motion was approved on consent:

PDC026-2025

That the Minutes of the Active Transportation Advisory Committee meeting of February 11, 2025, Recommendations ATC001-2025 - ATC006-2025, to the Planning and Development Committee Meeting of February 24, 2025, be approved.

The recommendations were approved as follows:

ATC001-2025

That the agenda for the Active Transportation Advisory Committee Meeting of February 11, 2025, be approved, as amended, as follows:

To Add:

7.3 - Correspondence from Enzo Bek, Citizen Member, dated February 9, 2025, re: **Resignation from the Active Transportation Advisory Committee**

ATC002-2025

That the presentation from Stephen Laidlaw, Co-Chair, re: **Bicycle Parking in Brampton**, to the Active Transportation Advisory Committee Meeting of February 11, 2025, be received.

ATC003-2025

That the presentation from Fernanda Soares, Project Manager Active Transportation, Integrated City Planning re: **The 2025 Active Transportation**

Master Plan, to the Active Transportation Advisory Committee Meeting of February 11, 2025, be received.

ATC004-2025

That the **Active Transportation Advisory Committee Sub-Committee Minutes of January 21, 2025**, to the Active Transportation Advisory Committee Meeting of February 11, 2025, be received.

ATC005-2025

That the correspondence from Enzo Bek, Citizen Member, dated February 9, 2025, re: **Resignation from the Active Transportation Advisory Committee**, to the Active Transportation Advisory Committee Meeting of February 11, 2025, be received.

ATC006-2025

That the Active Transportation Advisory Committee do now adjourn to meet again for a Regular Meeting on Tuesday, April 8, 2025, 7:00 p.m. or at the call of the Chair.

Carried

10. **Other Business/New Business**

Nil

11. **Referred/Deferred Matters**

Nil

12. **General Correspondence**

- 12.1 Correspondence from Minister Prabmeet Sarkaria, MPP Brampton South, re: Peel Village and Rooming Houses

The following motion was approved on consent:

PDC027-2025

That the correspondence from Minister Prabmeet Sarkaria, MPP Brampton South, to the Planning and Development Committee Meeting of February 24, 2025, re: Peel Village and Rooming Houses, **be received**.

Carried

13. **Councillor Question Period**

Nil

14. **Public Question Period**

Nil

15. **Closed Session**

Nil

16. **Adjournment**

PDC028-2025

That the Planning and Development Committee do now adjourn to meet again for a Regular Meeting on March 17, 2025, at 7:00 p.m. or at the call of the Chair.

Carried

Deputy Mayor Singh, Acting Chair